

Development Management Sub Committee

Wednesday 6 February 2019

**Application for Listed Building Consent 18/02722/LBC
At Royal Hospital For Sick Children, 9 Sciennes Road,
Edinburgh**

Internal and external alteration to Category B-listed main hospital building to convert to residential use; removal of 20th century extensions, with associated fabric repairs and reinstatement; alteration to boundary wall to form public realm; alteration of former curtilage Pharmacy Store to convert to residential use.

Item number	6.1(d)
Report number	
Wards	B15 - Southside/Newington

Summary

The proposals for the restoration of this historic building and its conversion to a suitable, sustainable use, safeguards the character and special interest of this listed building and its setting, in compliance with relevant development plan policies and the Council's non-statutory guidance on Listed Buildings and Conservation Areas. Furthermore, the proposals safeguard and enhance the character and appearance of the Marchmont, Meadows and Bruntsfield Conservation Area and are consistent with the Conservation Area Character Appraisal, which recognises the contribution this land mark building makes to the Area's character.

Links

[Policies and guidance for this application](#)

LDPP, LEN03, LEN04, LEN06, CRPMAR, CRPMAR,

Report

Application for Listed Building Consent 18/02722/LBC At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh

Internal and external alteration to Category B-listed main hospital building to convert to residential use; removal of 20th century extensions, with associated fabric repairs and reinstatement; alteration to boundary wall to form public realm; alteration of former curtilage Pharmacy Store to convert to residential use.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The site is approximately 1.72 hectares in area. It lies to the south of the Meadows, and is bounded by Sciennes Road, Sylvan Place, Rillbank Crescent, and Millerfield Place.

The site is currently occupied by a variety of buildings which make up the accommodation for the Royal Hospital for Sick Children. The main hospital building is a Category B listed building (LB30480, listing date 15/01/92), built in 1892-95, designed by George Washington Browne. The building is formed in a U-shaped block framing a courtyard area, with the principal elevation addressing Sciennes Road to the south. The central administrative block extends to four storeys in height and the two symmetrical ward wings are three storeys in height.

The hospital building has been altered over the years and has lost significant external detailing. It has had several additions made to it and new linkages between buildings provided.

To the north east is a mortuary chapel, also designed by George Washington Browne (1895) built at the same time as the main hospital building. This building is Category A listed (LB52347, listing date 26 May 2015) and contains the first complete mural scheme by Phoebe Traquair, one of only three in Scotland. The mortuary chapel building was extended in footprint (1904) and height by an additional storey (1931).

A pharmacy store building is located to the immediate east of the main hospital building, adjoining the boundary with Sciennes Primary School. This is a single storey building with pitched slate roof, and is likely to have been built in the late 19th century.

Hospital related uses expanded into surrounding terraced villas located on Rillbank Terrace (both sides) and Millerfield Place (west side) during the 20th century, and several properties have been extended to the rear to provide additional accommodation. There have been further additions of modular buildings to the rear of Rillbank Terrace/ Millerfield Place, which result in a dense and somewhat cluttered built environment within this part of the site.

To the south of the site is Sciennes Road, along which a strip of open space is located along the southern edge, used in part by Sciennes Primary School as outdoor play space. Detached residential properties back onto Sciennes Road, and this residential character extends into the Grange neighbourhood of the city to the south of the site. 15 and 17 Hatton Place is a residential dwelling located to the immediate south of the open space strip, and is a category C listed semi-detached property (LB30339, listing date 15 January 1992). The rear elevation of this building is located opposite the main hospital building.

The north of the site is bounded by Rillbank Terrace which runs parallel to Melville Drive, separated by a strip of grassy open space within which mature trees are situated. The extensive open space of the Meadows lies beyond Melville Drive, giving the northern edge of the site an open aspect, punctuated by the mature trees.

The east of the site is bounded by Millerfield Place which comprises a row of Category C listed terraced properties (LB30455, listing date 15 January 1992) which are in private residential use, and the Category B listed Sciennes Primary School (LB30479, listing date 15 January 1992).

The west of the site is bounded by Sylvan Place, which contains a mix of tenement and terraced residential properties. Several terraced residential properties (Nos 1-5 Sylvan Place, to the northern end (west side) of Sylvan Place and Nos. 1-7 Fingal Place are Category B listed (LB30483, LB30484 and LB30371, listing date for all groupings 14 December 1970).

The wider surrounding area is predominantly residential in character, comprising a mixture of tenements and terraced properties to the north of Sciennes Road, and less dense, detached residential properties to the south of Sciennes Road. Marchmont local centre is located approximately 100m to the west of the site boundary and contains a mix of retail and commercial uses at the ground floor levels of tenement buildings.

There are a total of 28 trees present on the site currently, which are varying in quality and condition.

Access into the site at present is located via Rillbank Terrace to the north, Sciennes Road to the south and Sylvan Place to the west.

This application site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

2.2 Site History

13 December 2017 - Proposal of application notice approved for a Mixed use development comprising residential (houses and flats) purpose-built student accommodation, commercial use (Classes 1, 2 and 3), community use (Class 10 and 11), cycle and car parking provision and ancillary works. Development will involve demolition of some existing buildings, new build development and alteration/conversion of existing buildings. (Application reference 17/05052/PAN).

13 June 2018 - Planning Application submitted for mixed use development comprising residential (8 houses and 118 flats), student accommodation 323 beds, communal space, cycle/car parking provision, public realm enhancements, associated works and infrastructure. Development involves partial demolition of existing buildings, erection of new buildings and change of use/conversion of retained buildings. Application currently pending determination. (Application reference 18/02719/FUL).

20 June 2018 - Application for listed building consent submitted for Internal and external alterations of Category C-listed Nos. 11-21 (inclusive) Millerfield Place to convert to residential use including rear extensions; minor alteration, including sensitive reinstatement and repair of garden boundary walls. Application pending determination. (Application reference 18/02723/LBC).

20 June 2018 - Application for Conservation Area Consent submitted for substantial demolition in a Conservation Area, currently pending determination. (Application reference 18/02720/CON)

20 June 2018 - Application for Listed Building Consent submitted for Internal and external alteration to Category A- listed Mortuary Chapel building to convert to public and residential use; conservation and repair of murals in situ; removal of 20th century hospital extensions with associated fabric repairs and reinstatement, currently pending determination. (Application reference 18/02725/LBC).

Main report

3.1 Description Of The Proposal

The proposals comprise Internal and external alteration to Category B-listed main hospital building to convert to residential use; removal of 20th century extensions, with associated fabric repairs and reinstatement; alteration to boundary wall to form public realm; alteration of former curtilage Pharmacy Store to convert to residential use.

The proposed alterations and restoration to the main hospital building include:

- Downtaking of unlisted, recent 20th century infill development and extensions on both corners of north facing, rear elevation and replacement with metal, contemporary style cladding and glazing.
- Downtaking of bed and stair tower at centre of north elevation and reinstatement and or repair of original masonry facade.
- Re-instatement of two original dormers, to match existing, at site of existing bed and stair tower.
- Removal of infill development on east and west wings of north facing, front elevation and replacement with new windows and glazed balconies.

- Recladding of escape tower on the east elevation of east wing, (and west elevation of west wing), with cladding matching that on north elevation.
- Replacement of two, single storey extensions on roof of central building with light weight, glazed extensions.
- Alterations to windows, including formation of new doorway within existing window on east elevation of west wing, formation of new window openings on north and west elevations and formation of new entrance door, for disabled access on south elevation.
- Down taking of internal walls, suspended ceilings and stairs installed during 20th century and installation of new central stairway.
- Reconfiguration of floor layout to form separate apartments and new stair and lift cores.
- The replacement of existing windows where necessary, with timber double glazed units to match the existing, with details subject to the Council's approval.

The proposed works for the conversion to the former pharmacy store to form two apartments include:

- The refurbishment or replacement of exiting windows with either timber or aluminium framework.
- Replacement of timber cladding with metal, rain screen cladding.
- The removal of redundant service apparatus.
- Downtaking of internal walls and reconfiguration of existing floor layouts.

The proposals include the restoration of the red sandstone, boundary wall and gate piers on the Sciennes Road frontage and the formation of a new opening in the boundary wall on the west side of this frontage, to provide pedestrian access to the area of public realm. This will necessitate the removal of a section of the existing wall on this frontage.

Supporting Information

The following documents have been provided in support of the application;

- Planning Statement;
- Heritage Statement; and
- Design and Access Statement.

These documents are available to view on the Planning and Building Standards Online Service.

3.2 Determining Issues

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of permission. In determining applications for listed building consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposals will impact on the character and special interest of the listed building;
- b) The proposals will safeguard the setting of the listed building;
- c) The proposals will preserve or enhance the character or appearance of the conservation area;
- d) Any impacts of equalities and human rights have been addressed; and
- e) Any comments raised have been addressed.

a) The Impact on the Character and Special Interest of the Listed Buildings

In determining applications for listed building consent, the Development Plan is not a statutory test. However the policies of the Local Development Plan (LDP) inform the assessment of the proposals and are a material consideration.

Policy Env 4 of the LDP states that alterations to listed buildings will be permitted where these alterations are justified and where there is no diminution of the building's interest. The Guidance on Listed Buildings and Conservation Areas presumes against any alterations that would seriously detract from the character of the listed building.

Alterations and Extensions to Hospital Building

Historic Environment Scotland (HES) guidance 'Managing Change in the Historic Environment: Extensions' states that: Extensions to listed buildings must protect the character and appearance of the building and should be subordinate in scale and form; located on a secondary elevation and designed in a high quality manner, using appropriate materials. The small scale additions to this listed building consist of the replacement of non-original infill development on the east and west sides of the north elevation and replacement of existing extensions at roof level with glazed, roof top extensions.

The proposed roof top extensions are slightly higher and have a slightly larger footprint than the existing additions at roof level. Historic Environment Scotland has raised concerns that the location of these extensions would result in the obstruction of original, stone mullion and transom windows on both gable elevations and detract from the roofscape. At present there are existing, unsympathetic style additions located at these locations, which have a different massing. The proposed lightweight, largely transparent appearance of the proposed replacement structures minimises their visual impact. Their location on each gable end of the central building, is in keeping with the building's symmetrical layout. On balance, they are considered an appropriate, contemporary response, which is suitably subservient in scale and form and safeguards the character and special interest of the listed building. However, further drawings will be required, showing details of how the extensions will be fixed to the gable ends of the listed building. This information will be required by condition.

The proposed infill development at both corners of the north facing, rear elevation replace the existing infill development on the east side of the building and more substantial extensions to the hospital accommodation on the west side. The existing additions on this part of the building block views of the original façade and detract from the building's character and setting. The use of aluminium framed glazing and 'Rainscreen' cladding in the replacement façade treatment will create a clear contrast between the original and new elements of the building and ensure that the original façade is more coherent and legible. It is concluded that the overall impact of these interventions, when considered alongside the merits of the respective redevelopment scheme (as proposed under application reference 18/02719/FUL), will safeguard the special interest of this building and its character.

Proposed Window Alterations

The HES guidance note on 'Managing Change in the Historic Environment: Windows' states that where the location of new windows are appropriate in principle, the design must take account of the size, proportion, materials and detailing of the surrounding windows. It further advises that generally replacement windows should seek to match the original windows in design, form, method of opening and materials.

The proposed new windows on the south elevation of both the east and west wings and their associated, glazed balconies, replace unsympathetic style, infill developments at these locations. Their matching, centralised location on each wing, enhance the symmetrical appearance of the overall southern elevation. Their height and proportions are similar to the original windows on this part of the building and in keeping with the strong vertical proportions on these gable ends.

Although welcoming the removal of these 20th century, lounge balcony infills, HES has raised concerns about the appropriateness of the proposed glazed balconies and their reflective qualities. It has requested that an alternative design solution is considered, which is sympathetic to the bold, Baroque style of this building. The design and materials used in these alterations contrasts with that of the original listed building. However, their light weight structure provides a minimalist intervention, which although clearly modern in style, is relatively unobtrusive and has no significant impact on the character and special interest of the listed building. Overall these alterations represent a considerable enhancement in comparison with the existing, unsympathetic style infill development at these locations.

The proposed installation of new window openings and fenestration on both the rear elevation and west elevation, at ground floor level, are the same width as the original windows on these elevations. They also follow their alignment, in accordance with the principles of HES Managing Change guidance. A condition is proposed, requiring enlarged drawings of the proposed window design, to ensure that the framework and glazing pattern matches those on existing windows.

The proposals include provision for the replacement of existing windows, where necessary on the building. If approved such proposals will require to conform to Council's non statutory guidance on Listed Buildings and Conservation Areas which advises that:

'The complete replacement of original windows will only be approved where they have clearly deteriorated beyond practicable repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair; a professional survey may be requested. In the event that replacement windows can be justified, they should be designed to replicate the original details, including materials, design and opening method.'

If approved, a condition will therefore be necessary, requiring that an inspection is carried out, prior to the commencement of new development, to assess and record the condition of existing windows on the building. The results of this survey should provide sufficient evidence of those which are identified as beyond repair and requiring suitable replacement. A further condition, requiring full details of all proposed replacement windows, is necessary, to ensure that they are a suitable match for those to be replaced. Where any such replacement windows are installed, only slim profile, double glazing will be acceptable, in accordance with the Council's relevant non statutory guidance.

The proposals include the retention of the decorative leaded glazing, which is a significant feature on the rear elevation, in accordance with advice given in the Council's non statutory guidance on Listed Buildings and Conservation Areas and protects this aspect of the building's special interest and character.

Other External Alterations

HES has requested that the applicant considers the removal, rather than re-cladding of the existing stair escape towers on the outside elevation of each wing of the hospital building. The applicant has advised that the construction of these interventions will have resulted in considerable damage to the original, external building fabric. Any associated restoration scheme is therefore likely to be complex. It is acknowledged that these recent interventions are not situated at such sensitive locations as the other larger and more prominent 20th century interventions proposed for removal. On balance, their re-cladding is considered acceptable in this context, given the overall benefits brought about to the character and special interest of this listed building through the overall, proposals for the restoration and conversion this listed building.

Pharmacy Store Alterations

The proposed alterations to the pharmacy store, to allow for its conversion to residential accommodation, provides for the character of the existing building to be retained, alongside the introduction of some contemporary design alterations. The refurbishment and or replacement of windows where necessary is acceptable, subject to the submission of suitable glazing specifications, as will be required by planning condition.

The removal of redundant services and signage will enhance the building's character and appearance. The replacement of the weatherboarding on the elevation facing onto the courtyard, with metal Rainscreen cladding, compliments the contemporary alterations to the main hospital building. Existing features on this elevation have been largely altered, with original openings boarded over or painted out. On balance, the proposed replacement façade treatment is not considered to adversely affect the character or special interest of the listed building. The sandstone façade facing on to Sciennes Road frontage is to be retained in its current form, thereby safeguarding the character and Special interest of this building and the attached, sandstone boundary wall.

The Architectural Heritage Society of Edinburgh objected to the extract vent on a window on the Sciennes Road frontage of this building, given its proposed residential use. However, it is noted that this equipment will be removed as part of the overall proposals.

Boundary Wall Works

Historic Environment Scotland's document Managing Change in the Historic Environment: External Walls states that external walls of a historic building are an important element of defining its character. The design, materials and methods of construction, including the colour texture and finish of stonework all contribute to its character.

In the Listed Building Description entry for the RHSC, the existing boundary wall treatment is described as comprising:

'low coursed rubble walls to centre with tall balustrade frieze and pair of symmetrical gateways with squared columns capped by tall, three tiered pyramidal caps on ball feet. Solid walls extend to either side with 4 round arched details to coping stones.'

A 'V' shaped section of the boundary wall to the west of the hospital entrance on Sciennes Road, which has a total length of 10 metres (inclusive of its return), will be removed. This will enable open access to the public realm and north south route. This section of wall is incomplete and no longer continues to the corner of the RHSC site, due to construction of the accident and emergency corner building in 1992. It contains no significant decorative details, and its loss is considered justifiable in the context of the proposed redevelopment scheme, which includes significant improvements to the public realm on this part of the site. Its removal will allow for views over the landscaped courtyard and new pedestrian access route situated between the hospital building and new development to the west (proposed under planning application reference 18/02719/FUL). Full specifications of the design, jointing and stonework details used in the proposed restoration scheme and at the proposed new opening position will be required by planning condition, to ensure this work matches the existing.

Internal Works

The HES list entry for this building notes that the only surviving interior detail to the main block is the main entrance lobby and inner hall which retains its original plan form with double doors and decorative timber glazed fanlights and cornicing. Elsewhere the applicant indicates that the survival of historic features is piecemeal and in many cases compromised. The Heritage report notes that the administration block has the greatest potential for containing any surviving architectural features. However, difficulties in accessing the interior of the listed building, owing to its existing use, has meant that it has only been partially inspected at this stage.

As full information of the building interior is not available at this stage, a condition is proposed requiring the carrying out of a detailed survey of the building interior, providing records of all significant architectural or historic features found and details of any proposed mitigation measures to be undertaken. The results of the survey will require to be submitted for the approval of the Planning Authority.

In conclusion it is considered that these conservation led proposals, will safeguard the character and special interest of the listed building, in accordance with the requirements of LDP Policy Env 4 and the Council's relevant non statutory guidance. Conditions are included, requiring any additional information where necessary, to ensure that the full details are acceptable.

b) Impact on the setting of the Listed Building

LDP Policy Env 3 states that development within the curtilage or affecting the setting of a listed building will only be permitted if not detrimental to the architectural character, appearance or historic interest of the building or its setting.

Historic Environment Scotland's document 'Managing Change in the Historic Environment: Setting' defines setting as 'the way the surroundings of a historic asset or place contributes to how it is understood, appreciated and experienced'. Contributory factors can include views to, from and across or beyond the historic asset and key vistas that give the historic asset a context.

The immediate setting of this listed building includes the main hospital building, the category 'C' listed pharmacy building and the front forecourt facing onto Sciennes Road, which is bounded by the listed wall and piers. The building is best appreciated when seen from its principal elevation on the Sciennes Road frontage, where its relatively large size and distinct red sandstone facade gives it a strong presence on this street frontage. However, it can also be appreciated in views from the south, where it forms a terminating point in views across the Meadows towards the head of Rillbank Terrace.

The partial restoration of the ornate boundary wall on the south facing site frontage, will safeguard this important feature and enhance the building's setting on this prominent frontage. The associated proposals for improvements to the landscaping and public realm in the courtyard fronting on to Sciennes Road, as proposed under planning application reference 18/02719/FUL will further enhance the building's setting from this aspect.

The removal of the existing 20th century buildings and other interventions on the north and west sides of this listed building (as considered under application reference 18/02720/CON), will greatly improve the setting of the listed building. These buildings currently screen much of the north and west elevations and detract from its character and setting. The dountaking of these structures will substantially open up the site, and form a new public realm around the main hospital. This will enable the original form and architectural character and of the building, set within surrounding open space, to be seen and appreciated, as originally intended by its architect.

In conclusion it is considered that the proposals as a whole, safeguard and enhance the setting of this listed building, in compliance with the provisions of LDP policy Env 3 (listed Buildings - Setting).

c) Impact on the setting of the Conservation Area

Policy Env 6 presumes against development that does not preserve or enhance the special character and appearance of the Conservation Area and or that this inconsistent with the conservation area character appraisal.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal identifies the essential architectural character of the Marchmont area as well-proportioned tenements planning in long blocks that take advantage of the gently sloping site. Scots Baronial style is noted as the principal architectural style, and tenemental front gardens provide setting to buildings. The area is characterised by Victorian and Georgian tenemental perimeter blocks that are of uniform height, massing and use of stone and slated roofs. There is a predominance of residential uses within the area, and the mature landscape of the Meadows and Bruntsfield Links with its rich historical background forms the core of the Conservation Area. The main RHSC building is identified as a focal point within the Conservation Area.

The removal of the existing 20th century buildings and other interventions on the north and west sides of this listed building, as referred to in section 3.3 (b) above, will greatly improve the setting of the listed building. These proposals will significantly enhance the setting of this distinct red sandstone, landmark building and the contribution it makes towards the character of the conservation area.

The general improvements brought about through the restoration scheme, including the removal of unsympathetic infill developments on the building frontage, as well as other recent additions, will further enhance the contribution this landmark building makes to the character and appearance of the Conservation Area.

The partial restoration of the ornate boundary wall on the south facing site frontage will also make a positive contribution to the streetscape, in accordance with the guidance given in the Conservation Area Character Appraisal.

In conclusion, the proposals will both preserve and enhance the special character and appearance of the Marchmont, Meadows and Bruntsfield Conservation Area, by enhancing the character and setting of this listed, building, which is recognised as an important landmark building.

d) Equalities and Human Rights

An Equalities and Human Rights Impact assessment was carried out in relation to the proposals subject to the relevant planning application site covering the overall redevelopment proposals covering the hospital grounds (reference 18/02719/FUL). The findings are summarised in the report to committee on that application.

A new disabled access entrance will be created on the north elevation of this listed building and a lift is proposed within this part of the building. Vehicle parking spaces for disabled drivers will be provided in the rear courtyard. These proposals will provide safe and convenient access provision for both future residents and visitors with mobility impairments to this building. Other lifts are proposed elsewhere in the building.

The provision of disabled access on the frontage of the building and its proposed wings was not found feasible. This would necessitate the provision of substantial ramp structures, owing to the change in levels at that location. Such structures would seriously detract from the character and special interest of these prominent elevations. The proposals for disabled access are safe and convenient and considered the best solution given the constraints involved in the conversion of this listed building.

e) Public Comments

Material Objections

- Existing boundary walls should be retained and repaired where possible and not impacted upon by new development - this matter is addressed in sections 3.3(a) and (b).
- Inappropriate cladding materials for alterations to main building - these should be more in keeping with traditional materials - this matter is addressed in section 3.3 (a).
- Building fenestration should be regularised and the original window to wall ratio respected - this matter is addressed in section 3.3(a).
- Lack of sufficient drawings details. The submitted drawings and background information provides sufficient detail on which to base a decision. Conditions are included where any additional detailing is required.

- The new external screens to the pharmacy store are inappropriate. Building should have retained timber detailing and proposed glazed areas reduced - this matter is addressed in section 3.3(a).
- Inappropriate location of extract vent in the gable sash and case window of the pharmacy store - this matter is addressed in section 3.3(a).

Material Comments in Support

- Support for the intention to restore the main hospital building as a stand-alone building - this is a matter addressed in section 3.3 (b).

Non-Material Comments

- Concerns regarding proposals for underground parking provision - this aspect of the proposal is not part of this listed building application and is addressed in paragraph 3.3 of the report on planning application reference 18/02719/FUL.
- Proposed student building is too tall and unsympathetic in design and will impact adversely on the main hospital building - the proposals for these new buildings are not subject to this Listed Building Application and are addressed in the report on planning application 18/02719/FUL.
- Building line at Sciennes Road should be set back to allow re-instatement of the front boundary wall - the proposals for development on the this part of the site are not part of this listed building application and are addressed in paragraph 3.3 of the report on planning application 18/02719/FUL.

Conclusion

The proposals for the restoration of this historic building and its conversion to a suitable, sustainable use, safeguards the character and special interest of this listed building and its setting, in compliance with relevant development plan policies and the Council's non statutory guidance. Furthermore, the proposals safeguard and enhance the character and appearance of the Marchmont, Meadows and Bruntsfield Conservation Area and are consistent with the Conservation Area Character Appraisal, which recognises the contribution this landmark building makes to the Area's character.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. No works shall commence on site until a 1:20 drawing is submitted for the approval of the Planning Authority, showing the full details of:
 - a) All existing stonework to be removed or replaced on the existing sandstone boundary wall on Sciennes Road; and
 - b) Details of the proposed replacement stonework, including specifications of the sandstone, coursing pattern, finish and jointing and relevant architectural or decorative details, including the design details at the position where the wall meets the proposed new pedestrian access opening, on its western end.

2. Upon vacant possession of the main hospital building, a detailed survey shall be undertaken of the building interior, or any areas to be exposed as a result of the approved scheme, to assess and record all features of architectural or historic interest found and; proposals for any mitigation measures to be undertaken, including the repair, and/or retention of any such features within the finalised layout proposals. The results of this survey shall be submitted in a report to the Planning Authority, to include detailed plans of the building interior, showing any modifications proposed, as a result of the proposed findings.
3. Prior to commencement of works hereby approved, a survey of the existing windows shall be undertaken to assess and record their condition. Where windows are to be replaced evidence shall be submitted to demonstrate that they are beyond reasonable repair and details of any replacement windows shall be submitted for the approval of the Council, as planning authority. Such details shall include size, depth, profile, materials, design of glazing pattern and method of opening.
4. Prior to the commencement of works, detailed drawings and sections at 1: 20 scale shall be submitted for the approval of the Planning Authority of the proposed glazed balconies. The submitted plans shall identify their precise positioning on the existing building and proposed means of fixing to the existing building fabric.
5. Prior to the execution of works, 1:20 scale drawings and sectional drawings shall be submitted, for the written approval of the Planning Authority, providing clear details of the exact positioning of the proposed glazed, roof top extensions, in relation to the existing architectural features on the adjacent, gable ends of the pitched roof on the main hospital building; and the fixings to be used to attach these structures to the adjacent building fabric.
6. All areas of the existing building where the original building façade is to be reinstated under the approved plans shall be replaced with natural sandstone to match the colour, texture, pattern of coursing and jointing of the existing façade on this building.
7. Full details of all additional windows to be installed at the positions indicated on the approved plans shall be submitted, for the approval of the Planning Authority, including 1:20 scale drawings showing:
 - a) The dimensions, design, including size and depth and profile of the proposed framework and materials, glazing pattern and means of opening.
 - b) The proposed window surround design and materials.

No works shall commence on site until these details have been approved in writing by the Planning Authority.

Reasons:-

1. In order to retain and/or protect important elements of the existing character and amenity of the site.

2. To ensure that all features of special interest within this building are fully recorded and protected where necessary and where appropriate, provide for the finalised proposals to incorporate any additional features of special interest found, within the building interior.
3. To ensure that adequate justification has been provided for the removal of the original windows, in the interests of safeguarding the character and special interest of the listed building.
4. In order to safeguard the character and special interest of the listed building.
5. In order to ensure that the character and special interest of the listed building is safeguarded.
6. In order to ensure that the character and special interest of the listed building is safeguarded.
7. In order to safeguard the character of the statutorily listed building.

Informatives

It should be noted that:

1. The works hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. This consent is for listed building consent only. Work must not begin until other necessary consents, eg planning permission, have been obtained.

Financial impact

4.1 The financial impact has been assessed as follows:

Contributions have been required under the legal agreement in respect of the corresponding planning application for these works (planning application reference 18/02719/FUL). The relevant contributions are to be made towards health care, education and local transport infrastructure.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The proposals subject to this application were assessed in terms of equalities and human rights under the respective planning application for the proposed works (application reference 18/02719/FUL). The impacts are identified in the Assessment section of the report to committee on that application.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 26 June 2018. A total of three representations were received, including two from neighbouring occupiers and one from the Architectural Heritage Society of Scotland.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

**Statutory Development
Plan Provision**

The Edinburgh Local Development Plan identifies the Royal Hospital for Sick Children site as lying within the Urban Area. The site is located within the Marchmont, Meadows and Bruntsfield Conservation Area.

Date registered

13 June 2018

Drawing numbers/Scheme

1-16, 17A, 18- 20, 21A, 22-33,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Julie Ross, Planning Officer

E-mail:julie.ross@edinburgh.gov.uk Tel:0131 529 4468

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

Appendix 1

Application for Listed Building Consent 18/02722/LBC At Royal Hospital For Sick Children, 9 Sciennes Road, Edinburgh

Internal and external alteration to Category B-listed main hospital building to convert to residential use; removal of 20th century extensions, with associated fabric repairs and reinstatement; alteration to boundary wall to form public realm; alteration of former curtilage Pharmacy Store to convert to residential use.

Consultations

Response - Historic Environment Scotland

We welcome sensitive proposals that can offer a sustainable, long term future for distinctive, landmark historic buildings such as category B listed Royal Hospital for Sick Children.

The Royal Hospital for Sick Children is a late 19th century purpose built childrens' hospital. It is an early significant work by the architect George Washington Browne, a prominent Scottish architect of the period, and has fine Free Renaissance and Baroque stone detailing, such as the entrance porch.

The building has been extended to the west and north, however its late 19th century design and U-plan is discernible, particularly to the entrance elevation, and is a focal point in the urban streetscape which is largely characterised by tenements. The building forms an important architectural group with the category A listed mortuary chapel to the north east. We will be responding separately on your Council's consultation on proposals for the mortuary chapel (your ref: 18/02725/LBC).

The proposed conversion of the building to residential use would see the removal of later, 20th century extensions. Their removal offers a welcome opportunity to regain the building's original, bold architectural form. The hospital's prominent, flanking, 3-storey pavilion wings make a particularly strong contribution to the character and appearance of the building. Inappropriate modern infilling of the south facing balconies, removal of the open stone parapets on the octagonal corner towers and addition of full height escape towers all detract significantly from the building's special interest.

We would ask that the removal of the modern escape stair towers along with balustrade reinstatement to the octagonal towers (and main building) be included within the proposed works. Removal of the unsympathetic escape stair towers and reinstatement of the octagonal towers' missing parapets would significantly enhance the building's appearance (the design and access statement includes photographs showing the original appearance of the pavilion wings).

Whilst welcoming the proposed removal of the modern day lounge balcony infills facing Sciennes Road, the current proposal for replacement glazed balconies on the pavilions' south elevations should be reconsidered. The reflective quality of glazed balustrades in this location could in our view detract from the building's character. We would ask that a design solution, sympathetic to the hospital's bold Baroque style be developed. If it is not possible to reinstate the original form of the infill, (which would be most welcome) a more appropriate design could be adopted.

The scheme

We would ask that the removal of the modern escape stair towers along with balustrade reinstatement to the octagonal towers (and main building) be included within the proposed works. Removal of the unsympathetic escape stair towers and reinstatement of the octagonal towers' missing parapets would significantly enhance the building's appearance (the design and access statement includes photographs showing the original appearance of the pavilion wings).

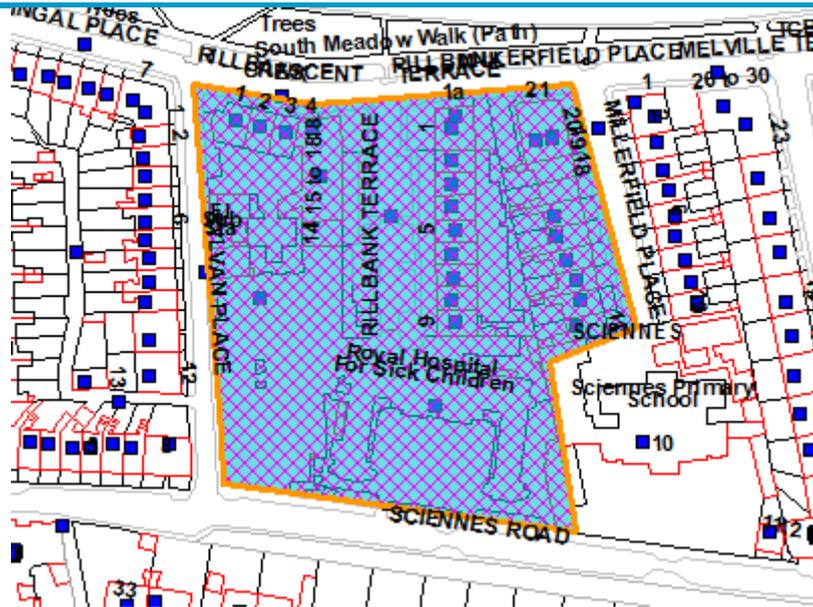
Whilst welcoming the proposed removal of the modern day lounge balcony infills facing Sciennes Road, the current proposal for replacement glazed balconies on the pavilions' south elevations should be reconsidered. The reflective quality of glazed balustrades in this location could in our view detract from the building's character. We would ask that a design solution, sympathetic to the hospital's bold Baroque style be developed. If it is not possible to reinstate the original form of the infill, (which would be most welcome) a more appropriate design could be adopted.

The scheme includes proposals for the addition of elevated, roof-top glazed box extensions on the side gables of the building's central block. These extensions would obscure a range of original stone mullion and transom windows on both east and west gable elevations and would detract from the building's roofscape, being visible in numerous views from north and south. We would ask that these elements be removed from the proposals.

Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Location Plan



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