

Full Planning Application
at
8A Ellersly Road
Edinburgh
EH12 6JA

Development Quality Sub-Committee
of the Planning Committee

Proposal: Sub-divide mansion house to form 2 dwelling houses plus 1 penthouse dwelling, associated alterations
Applicant: Period House Development Company Ltd.
Reference No: 03/01260/LBC

1 Purpose of report

To recommend that the application be **GRANTED** subject to;

Conditions

1. The works hereby permitted shall be commenced no later than five years from the date of this consent.
2. The fireplaces previously removed from the ground floor drawing rooms shall be restored to the satisfaction of the Head of Planning and Strategy prior to the flats being first occupied.
3. All new plasterwork and timber details shall be finished to match the original detailing to the satisfaction of the Head of Planning & Strategy.
4. All new and/or replacement windows shall be single glazed, timber sash and case,

5. Detailed drawings at 1:10 scale of the profile/cross section and elevation of the proposed roof deck balustrade shall be submitted to and approved in writing by the Head of Planning and Strategy prior to the penthouse work commencing
6. All stone repairs shall be carried out in natural stone to match existing.
7. The application shall be referred to the Scottish Ministers prior to determination.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
 2. In order to safeguard the character of the statutorily listed building.
 3. In order to safeguard the character of the statutorily listed building.
 4. In order to safeguard the character of the statutorily listed building.
 5. In order for the Head of Planning and Strategy to consider these in detail and in the interests of the safeguarding the character of the listed building
 6. In order to safeguard the character of the statutorily listed building.
 7. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
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2 Main report

Site description

The application relates to Belmont House, a large, symmetrical mansion house surrounded by its residual, parkland curtilage amounting to 1.2ha. It includes the original driveway and porte cochere, with parcels of garden ground immediately to the west, north and east of the house. It does not include the original coach house which is now in a separate feu.

The mansion house is by William H. Playfair, circa 1828. It is an Italianate style, category A listed building (Ref: Item 319A).

The site is within the West Murrayfield Conservation Area.

Site history

November 1991 - Application withdrawn for 6 dwellings and change of use and extension of main house to form hotel in outline.

February 1992 - Planning permission granted to erect 6 dwelling houses in the grounds (as amended to 5) (2398/91).

April 1995 - Planning permission granted to erect 5 dwelling houses in outline (2838/94).

July 1998 - Planning permission granted (as a renewal) to erect five dwelling houses, subject to the following reserved matters:

Siting, levels, access roads, landscaping and external appearance. Additional conditions included tree protection; houses to be built in accordance with the Villa Policy; access road to be implemented before the houses are commenced; and the Belmont Road access being used for emergency purposes only (1008/98).

August 2001 - Planning application for 5 dwellings - reserved matters, withdrawn (01/192/FUL).

April 2002 - Planning permission granted for the erection of 5 houses (as amended) in outline. The initial submission was a detailed application but lacked any house types or details and was therefore granted as a further outline consent (02/263/OUT).

Other consents exist for individual houses, and are under implementation, for Plots 1-3 and 4/5 within the original policies of Belmont House: Plot 1 03/768/FUL; Plot 2 03/430/FUL; Plot 3 02/3901/FUL and Plots 4/5 (one dwelling) 02/4651/FUL.

Development

The application is for the conversion and alteration of the main villa to three units: west wing 13 apartments; east wing 17 apartments; and penthouse 8 apartments. This will be achieved by dividing the villa vertically in two and creating a new penthouse flat by converting and adapting the top floor and adding a roof terrace with tensioned wire balustrade.

The penthouse will be provided with a garage within the rear wing of the building via a new slapping and garage door in the external sidewall.

The rear (north) elevation will be partially rebuilt to allow for a new access to the penthouse apartment. A new stone portico will be formed on the west elevation for a formal entrance to the west house. New windows and French doors will be formed in the gable elevations.

Consultations

No consultations undertaken.

Representations

The application was advertised on 23 May 2003. Two letters have been received, one from The Scottish Civic Trust and one from The Cockburn Association:

The Scottish Civic Trust contend that the new penthouse structure should be moved back away from the eaves and the balustrade detail made as minimal as possible in order to improve the impact on the architecture of the house. It also seeks clarification as to whether the main balcony is to be physically subdivided. It objects to the demolition of the wine bins to make way for a gym and questions how the garden ground is to be apportioned. Fencing would be aesthetically inappropriate. The use of 'stone to match' should be natural.

The Cockburn Association objects on the grounds that the two penthouse garages are too close to the porte-cochere, so that the principal entrance to the house will be compromised. A more sensitive solution would be to create separate garages in the embankment to the north of the house. It is also concerned about the roof terrace above the penthouse.

Policy

The site is allocated as Housing and Compatible Uses in the Central Edinburgh Local Plan, where existing residential character and amenities are to be safeguarded.

Relevant Policies:

Policy CD2 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting listed buildings and seeks to safeguard their character and setting.

Policy CD17 (MATERIALS) sets out requirements for materials in new developments and seeks a greater use of stone, roofing slate and other traditional materials in appropriate cases.

Policy CD19 (BUILDING ALTERATIONS) sets out requirements for the design, form, materials and positioning of alterations and extensions.

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external alterations.

Non-statutory guidelines on 'DOOR ALTERATIONS IN LISTED BUILDINGS AND CONSERVATION AREAS' supplement local plan conservation and design policies, providing additional guidance on door alterations.

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window alterations.

3 Conclusions and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals preserve the building or its setting or any features of special architectural or historic interest which it possesses? If they do not, there is a presumption against the granting of consent;
- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether the proposals have an adverse impact on the character of the listed building.

The conversion of the villa is limited to the existing structure, apart from the new penthouse which will create a new rooftop profile, but one which is no higher than that removed. The deck above this penthouse has been cut back and thin tensioned wire cable balustrade employed, so that the overall impact of the roof terrace on distant views of the elevations will be minimal.

The only major external alterations to the villa are the construction of a portico for the west wing at ground level, the re-building of the north east wing to allow a new stair access for the penthouse, the new glass fronted penthouse floor arrangement and new sash and case windows and a French door in the gables to give access onto the porch roofs. The new west wing portico is designed with columns in stone and a balustrade on top to echo the design which runs around the building and which exists on the original porte-cochere on the east wing. The new rear stair tower will be in matching stone and fenestration design. These proposals are in keeping with the house - the penthouse being an improvement of that existing. The fenestration to the rear ground floor is to be rationalised. The penthouse garage doors have been amended to vertical boarding finish. Their location within the service wing is acceptable, despite their relative proximity to the porte-cochere.

These alterations will not significantly affect the external character of the listed building.

Internally, the main public rooms on the ground floor will remain intact. A condition is recommended to ensure the fireplaces previously removed to storage by Miller Belmont Ltd. are restored. The main coffered ceiling and columns in the hall, as subdivided, will remain. The removal of the secondary stairs to the basement is not significant. On the first floor, the main bedrooms will be restored by the removal of earlier partitions, except for the most westerly front room which has previously been partitioned due to a later stair access. A walk-through wardrobe is to be formed in this area, which will not alter the room's current size and relationship to the position of the fireplace. The new windows at either end of the building over the porticos will be traditional timber sash and case. The new penthouse will create a clerestorey set back from the balustrade. This will be a conservation gain over the existing arrangement where the structure abuts the balustrade in a 'E' shape. In the basement, the former wine racks in the east wing have previously been removed. Forming a gym in this room is acceptable.

The proposals comply with the development plan and non-statutory policies and have no adverse impact on the character of the listed building.

There are no other material planning considerations which outweigh this conclusion.

It is recommended that the Committee approves this application, subject to the conditions stated.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/Tel Duncan Robertson on 0131 529 3560 (FAX 529 3717)

Ward affected 15 -Murrayfield

Local Plan Central Edinburgh

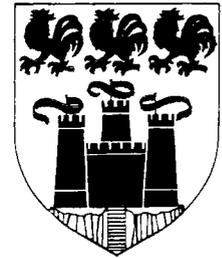
**Statutory Development
Plan Provision** Housing and Compatible Uses

File A/F

Date registered 8 April 2003

**Drawing numbers/
Scheme** 24 - 49
Scheme 3

THE COCKBURN ASSOCIATION THE EDINBURGH CIVIC TRUST



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REJECT
AMENDS
CODE 01

CITY DEVELOPMENT PLANNING & STRATEGY	
PASS TO	DNZ-LBC
14 MAY 2003	
FILE No	ACTION & DATE

13 May 2003

Dear Sir

● Planning application 03/01260/LBC for the subdivision of Belmont house to form 2 no dwelling houses with associated garages and flats and a penthouse flat at 8A Ellersley Road, Edinburgh.

The Association has had the benefit of viewing the plans for the above set of proposals as well as paying a site visit and wishes to make the following comments.

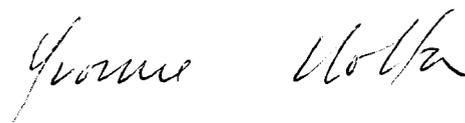
The retention and subdivision of this substantial property within the Murrayfield area of Edinburgh is to be welcomed. In particular, the removal of the extension to the rear of the house will benefit the property greatly. After meeting the client we are assured that its replacement will be one of a far higher grade in building quality terms.

However, we object to the siting of the 2 garage units assigned to the penthouse flat. The proposals show that these garages are to be incorporated at ground level on the eastern elevation of the mansion. The access doors to the garages lie next to the entrance to the flat. All 3 of these entrances have been placed very close to the porte clochere which is the most attractive feature of this A listed house. Although, the 2 subdivided properties are to be visually separated by a curved hedge, this principal elevation of the house is nonetheless compromised.

● We would suggest that a more sensitive solution would be the creation of separate garages situated on the site of the embankment to the north of the house. The new entrance to the flat could then be further removed from the porte clochere. Also, if this entrance were to be of a rectangular form rather than copying the curved form of the original entrance to the house, it would play a far more visually subservient role.

We also harbour concerns over the roof terrace above the penthouse flat in terms of the design of the railings and its impact on the proportions of the house.

We hope that all of the above is useful in achieving a successful subdivision of this property and would urge the City Council to require the architects to revisit these aspects of their design. We would be grateful to be notified once amended plans have been received at the City Development offices.


Yvonne Holton, Planning Assistant