

Listed Building Consent Application
at
Royal Infirmary
1 Lauriston Place
Edinburgh
EH3 9EE

Development Quality Sub-Committee
of the Planning Committee

Proposal: Alterations to the Red Home
Applicant: Southside Capital Ltd.
Reference No: 02/03813/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 application shall be referred to the Scottish Ministers prior to determination.
3. The Royal Commission on the Ancient and Historical Monuments of Scotland shall be given access to the site, at any reasonable time in a period of at least three months from the date of this consent, for the purposes of recording the building, structure or other item of interest.
4. Details of the glazed screens to the north-east tower shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

5. Sample/s of the proposed materials; shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
6. All meeting bars, mullions, and glazing bars of the replacement windows shall correspond to the original window pattern, to the satisfaction of the Head of Planning & Strategy.
7. The stonecleaning shall be waterwash only, up to a maximum pressure of 200 psi; no chemicals or other substances shall be added to the stonework.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
3. In order to safeguard the interests of architectural heritage.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
6. In order to safeguard the character of the statutorily listed building.
7. In order to safeguard the character of the statutorily listed building.
8. NB This consent is for Listed Building Consent only. Work must not begin until other necessary consents, eg Planning Permission, have been obtained.

2 Main report

Site description

The application property is the two storey, Queen Anne style Red Home by Sydney Mitchell and Wilson, dating from 1890-92. The building, which was formerly a nurses home, is situated to the east of the Ear, Nose and Throat and Ophthalmological Pavilions in the centre of the RIE site within the Marchmont and Meadows Conservation Area and World Heritage Site.

The category B listed (Tollcross Ward) Red Home is square in plan and built round a central courtyard. The external walls are constructed in red "pressed" brick with buff sandstone dressings and decorative banding. The windows are timber framed sash and case windows and the roof covering is grey slate. A single storey conservatory on the east elevation links the building to the former George Watson's Hospital.

Site history

The RIE site has been in hospital use since the construction of George Watson's Hospital in 1740 and has been developed largely without statutory planning control. Health Boards and other specified health service bodies were removed from Crown Exemption in 1991.

October 2002 - application for the demolition of the Red Home withdrawn (02/01666/LBC).

Development

The application is for the conversion of the Red Home to three restaurants involving the retention of the exterior walls, with the formation of two large openings in the west elevation and north-east corner, and significant alterations to the courtyard elevations and interior.

The large opening on the west elevation will be created through the removal of the existing bay window at ground floor level within the projecting central bay and installation of a steel cantilevered beam forming a new lintel. The astragalled glazing in the central section of the tripartite window above will be replaced with plate glass. The slated roof of the north-west corner tower is to be removed and replaced with a silicone pointed glass structure with the original decorative lantern retained above.

The external walls of the north-east corner tower will be demolished and new steel reinforced brick columns will be erected at the two outer corners to support stainless steel framed etched glass sliding and fixed panels completing the north and east elevations.

General restoration work is proposed, including the cleaning of the existing brickwork using a high pressure water wash and indentation of rendered sandstone with matching stone. The original windows will be restored and replaced where necessary with timber framed sash and case windows to match the original pattern. Modern glazed doors will be replaced with semi-glazed timber panelled doors and damaged rainwater goods will be repaired or replaced with cast iron replicas.

The courtyard elevations will be demolished and replaced with steel framed glazing between banded brickwork supporting walls. A new silicone pointed glass roof will replace sections of the existing slate roof on the internal pitches.

Internally, the existing partitions and first floor will be removed and a new curvilinear mezzanine floor will be installed with peripheral partitions forming kitchens, stores and WCs. Partitions will be erected in the projecting elements at ground level to form stores and staff changing facilities.

This application is one of nine separate applications for listed building consent for alterations to or demolition of listed structures on the RIE site. The associated application for planning permission is for the redevelopment of the site as a new urban quarter entitled "Quartermile" comprising residential uses in the south and east sections of the site with commercial and retail uses concentrated in the centre. Extensive landscaping is proposed to create green space around the retained historic buildings and contemporary style new structures.

Supporting Information

The application is accompanied by a Heritage Statement, Condition Survey and model.

The former provides comprehensive descriptions of the historic and architectural development of each listed building, accompanied by plans and photographs, and justifications for the proposed alterations to or demolition of the structures. The Statement concludes that the present buildings on the RIE site present an incongruous mix of differing qualities and styles as a result of over two hundred years of development.

The Condition Survey details the structural form, defects and loading capacity of each listed building in written and photographic form.

The architects have also produced a detailed 3-dimensional model depicting the entire development and immediate surroundings.

Consultations

No consultations undertaken.

Representations

The application was advertised on 1 November 2002. Two letters of representation were received.

The Edinburgh World Heritage Trust welcomes the retention and re-use of the Red Home.

The AHSS also commends the retention of the building, but states that the proposed entrance details require some refinement, with greater regard for the original concept of the west elevation.

Policy

Town and Country Planning (Scotland) Act 1997

Section 25 - Status of Development Plans

"Where, in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise".

National Planning Guidance

NPPG 18: Planning and the Historic Environment (April 1999) promotes the protection, conservation and enhancement of the historic environment and reflects the existing statutory framework and existing guidance set out in the "Memorandum of Guidance on Listed Buildings and Conservation Area, 1998".

The Memorandum of Guidance on Listed Buildings and Conservation Areas (1998)

Para. 2.21: "When considering applications for alterations or extensions, planning authorities should satisfy themselves that no unnecessary damage to historic structures will be caused, that additions are in keeping with other parts of the building, and that any new external or internal features harmonise with their surroundings."

Lothian Structure Plan (approved 4 July 1997)

Policy ENV3A states that the overall character and appearance of Lothian's high quality urban areas, particularly the form of Edinburgh's distinct Old and New Town of the World Heritage Site and the city's landscape and historical features, should be protected and where possible enhanced.

Policy ENV5 states that local plans shall contain policies to maintain and enhance the character of conservation areas and to protect all listed buildings and their settings.

Central Edinburgh Local Plan (adopted 29 May 1997)

The site is located within the Mixed Activities Zone and is identified as a Major Development Opportunity with preferred land uses being housing, academic or other institutions, hotel or commercial uses, small scale employment uses and public short stay parking.

Planning Brief (approved by the Planning Committee, May 1998)

The brief, which includes an addendum approved in August 2000, seeks to ensure the re-integration of the site with the wider city. The listed buildings on the site should be retained and re-used in balance with the best planning of the site, which should incorporate a mix of uses and housing tenures and promote high quality development with an identifiable urban form of individual character.

The brief states that the Bryce and Sydney Mitchell and Wilson buildings are robustly constructed in a confident, grand manner and appear to be in good condition. A key objective is therefore to reassert their setting by re-establishing breathing space around the buildings through the removal of modern accretions.

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 CD20 (WINDOW ALTERATIONS) sets out different levels of control for window alterations for listed buildings, non listed buildings in conservation areas and non listed buildings in defined areas of window control.

Policy CD21 (STONE CLEANING) establishes a presumption (with stated qualifications) against stonecleaning proposals.

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

Non-statutory guidelines on 'WINDOW ALTERATIONS' supplement local plan conservation and design policies, providing additional guidance on window 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 'STONE CLEANING' set criteria for assessing such proposals.

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 are 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 domestic style and scale of the Red Home is markedly different to the imposing, institutional RIE buildings of the 19th century. The existing structure is secluded and inward looking, creating a strategic barrier within the site. In order to function effectively as a focal space at the heart of the site, the Red Home is to be converted to restaurant uses which necessitate extensive alterations to create usable spaces for the operators and clientele. These spaces will also integrate with the proposed glazed atrium between the Ear, Nose and Throat and Ophthalmological Pavilions.

The proposed alterations to the external elevations are relatively conservative. The new opening in the west elevation will be formed within an existing projecting element retaining the symmetry of the building and the plate glazing in the tripartite windows above will maintain an appropriate visual balance of solid to void. The most interventionist alteration is the demolition of the original elevations to the north-east corner tower. However, this alteration is considered justifiable in order to create a gateway entrance to the building from the main east-west axis of the Quartermile development. The remaining roof structure will be supported, physically and visually, on the new reinforced brick columns and the glazed panels will create the necessary solidity to complete the north and east elevations. The proposed glazing of the north-west tower is designed to balance the transparent appearance of the north-east entrance from principal aspects and create an architecturally interesting space for the function room at mezzanine level. These significant alterations will be offset by conservation gain through the installation of semi-glazed panelled doors in place of modern doors and general fabric repairs.

The essential quality of the Red Home is derived mainly from its external elevations therefore the proposed demolition of the courtyard walls will not have an unduly adverse effect on the historic and architectural character. The replacement glazed screens are of high quality design and materials and the banded brickwork supporting walls reflect the original construction detailing. The sections of the internal roof pitches to be removed are relatively transparent as existing with elongated rooflights at close, regular intervals. The proposed silicone pointed glass roof will therefore have minimal impact on the appearance of the roofscape.

Internally, the low floor to ceiling heights are unsuitable for the proposed restaurant uses and there are no significant internal architectural features. The removal of the first floor and reconfiguration of the internal space is therefore 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
Head of Planning and Strategy

Contact/tel Clare Leith on 0131 529 3510 (FAX 3717)

Ward affected Tollcross

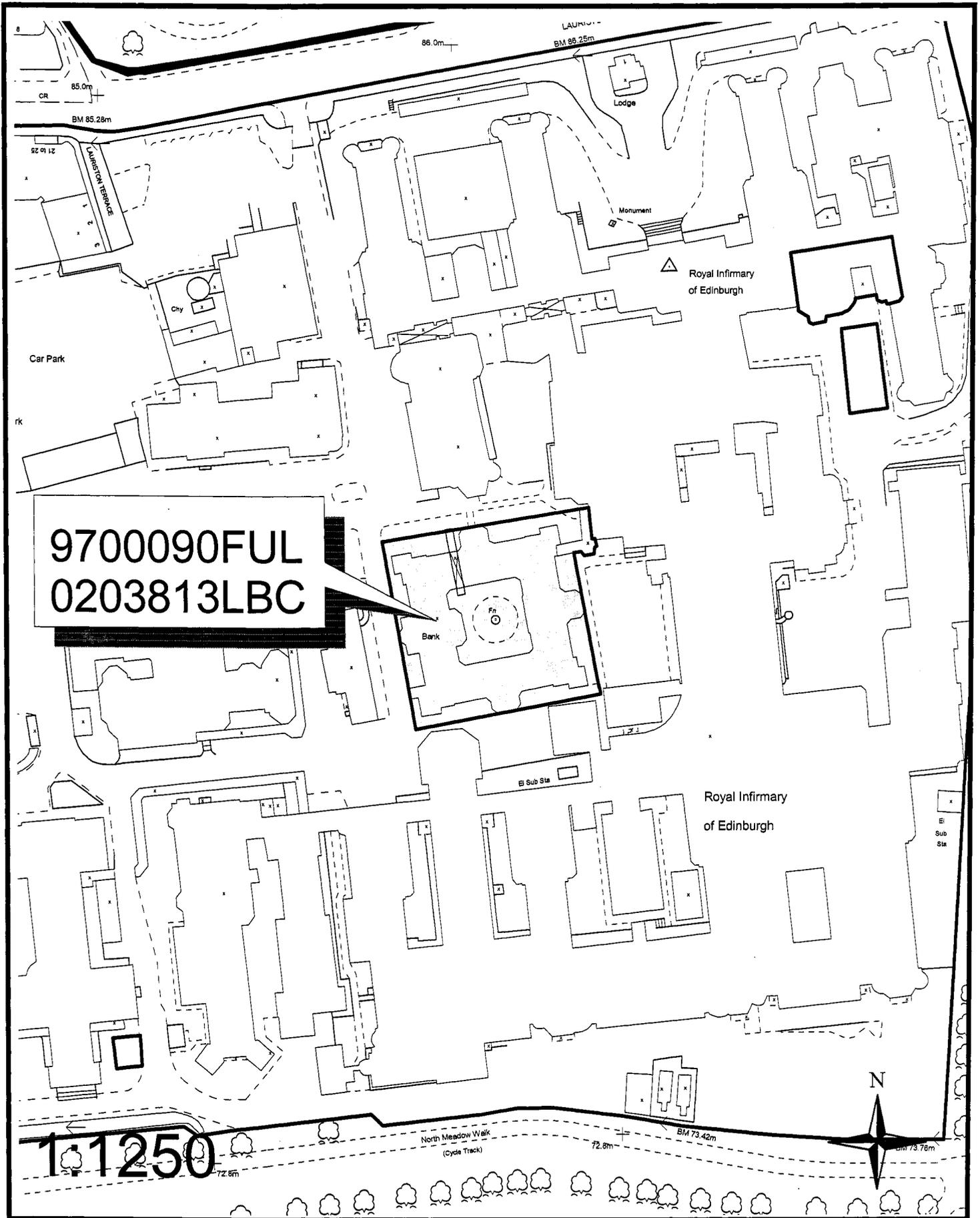
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Mixed Activities Zone

File AF

Date registered 22 October 2002

**Drawing numbers/
Scheme** 5 + 214-7
S1



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PLANNING APPLICATION

The City Development Department - Planning