

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

Development Quality Sub-Committee
of the Planning Committee

Proposal: Part demolition and alterations to the gate piers, boundary walls and railings
Applicant: Southside Capital Ltd.
Reference No: 02/01672/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. Details of new railings to the southern boundary shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. All stone repairs shall be carried out in natural stone to match existing.

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 enable the Head of Planning & Strategy to consider this/these matter/s in detail.
 4. In order to safeguard the character of the statutorily listed building.
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2 Main report

Site description

The application refers to the category B listed (Tollcross Ward) walls, piers, railings and gates that enclose the RIE site on Lauriston Place, Middle Meadow Walk and North Meadow Walk.

The low lying, polished ashlar sandstone boundary walls, with obelisk type piers and spearheaded railings, demarcating the northern boundary were erected between 1877 and 1879. The eastern boundary is enclosed by a two metre high, rubble stone wall with polished ashlar coping. Sections of this wall have been rendered in past years. The walls and railings along the southern boundary comprise three sections. The eastmost section, contemporary with the north and east boundaries, matches the arrangement to Lauriston Place, with the omission of the obelisk type piers. The relatively modern central section consists of a metre high sandstone wall with arrow headed railings. The final section comprises an ashlar plinth with heavy sectioned, thistle headed railings, which formerly demarcated the southern extent of the former Merchant Maiden Hospital by William Burn, erected between 1816 and 1819 and since demolished.

The RIE site is situated within the Marchmont and Meadows Conservation Area and World Heritage Site.

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.

There is no planning history relevant to the determination of this application.

Development

The application proposes the following works:

- restore the original wall and railings on Lauriston Place and relocate the western section to the boundary north of the Accident and Emergency Department;
- demolish the central section of the boundary wall on Middle Meadow Walk and remove the render from the remaining sections;
- retain the original walls and railings on the southern boundary and replace the modern central section with contemporary style steel railings.

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 24 May 2002. Two letters of representation were received.

Tollcross Community Council states that the redevelopment of the RIE site should incorporate the design of the original boundaries, while allowing freer movement between the development area and Meadows.

The Friends of the Meadows and Bruntsfield Links request that the best sections of the existing cast iron railings and finials, stone walls and gates are used as a template to extend along the whole of the southern boundary of the site.

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 makes no specific reference to the boundary walls and railings in terms of whether these elements should be retained.

Relevant Policies:

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

Non-statutory guidelines 'ALTERATIONS TO LISTED BUILDINGS' provide general guidance for assessing proposals for both internal and external 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 existing boundary to the north of the Accident and Emergency Department is fragmented by a two-way vehicular access. This route will be closed off as part of the Quartermile development and a new main entrance to the site will be formed to the west of the Surgical Hospital. The relocation of the existing wall and railings in the western section to the east side will rationalise the boundary enclosure to the new hotel whilst retaining important original fabric. Two remaining sections of walls and railings from the western side will replace a severely eroded sandstone wall adjacent to the existing tenement on Lauriston Place.

The demolition of the central section of boundary wall on Middle Meadow Walk is an acceptable compromise in order to create an eastern gateway to the site and the loss of original fabric will be offset by the restoration of the remaining sections of wall which are currently rendered.

The existing wall and railings in the middle section of the southern boundary are of no historic or architectural merit and detract from the appearance of the original boundaries to either side. The proposed contemporary style replacement railings will provide an appropriate setting for the original enclosures whilst signalling the new Quartermile development.

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

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Ward affected 32 -Tollcross

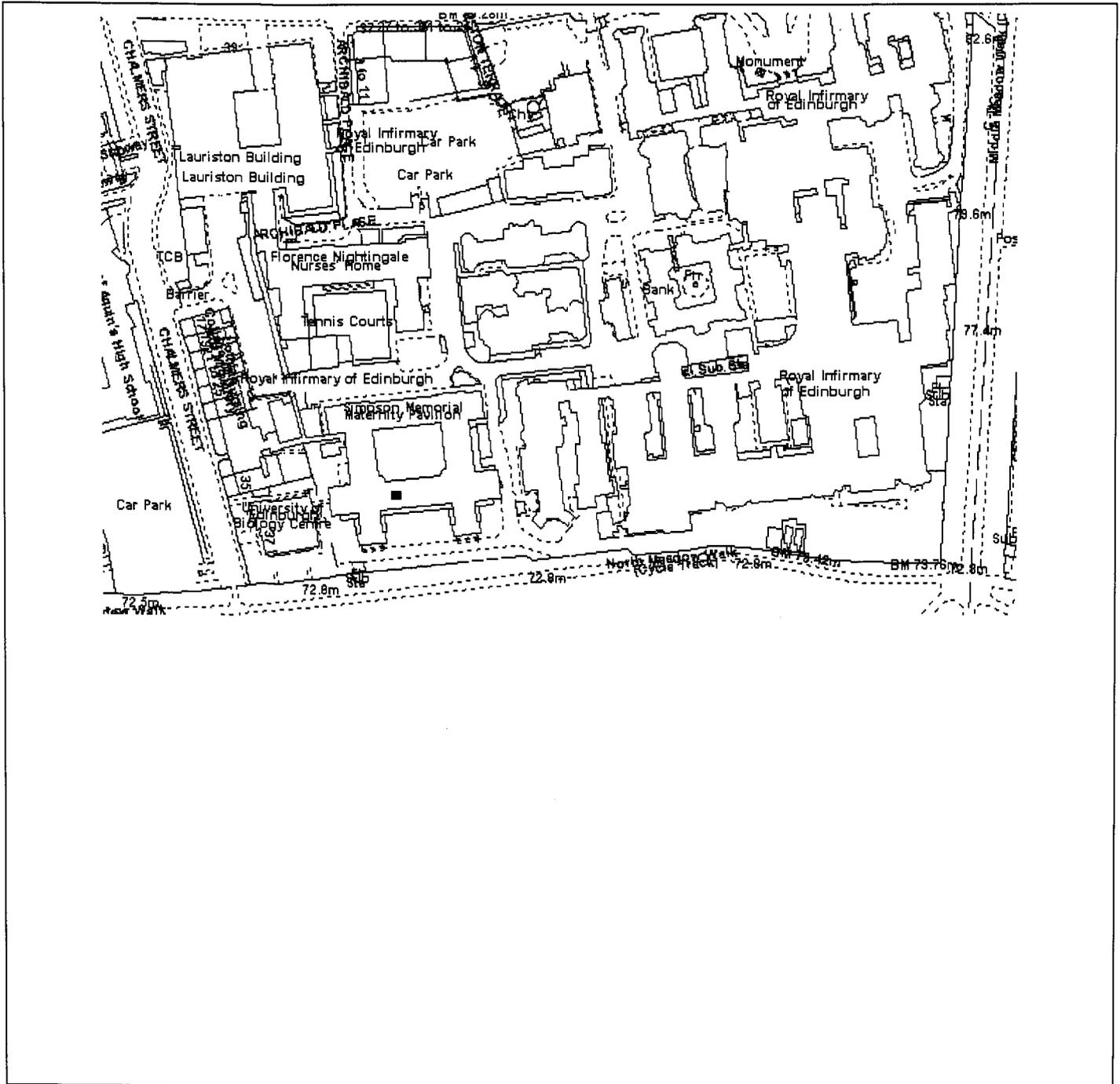
Local Plan Central Edinburgh

**Statutory Development
Plan Provision** Mixed Activities Zone

File AF

Date registered 10 May 2002

**Drawing numbers/
Scheme** 2 + 232



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PLANNING APPLICATION

Address	Royal Infirmary		
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Application number:	02/01672/LBC	WARD	32- Tollcross
THE CITY OF EDINBURGH COUNCIL			
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY			