

Full Planning Application
at
10 Pattison Street
Edinburgh
EH6 7HF

Development Quality Sub-Committee
of the Planning Committee

Proposal: Change of use from warehouse to residential housing (as amended)
Applicant: Georgian Antiques.
Reference No: 01/02404/FUL

1 Purpose of report

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

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.
2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site;
Note: samples of the materials may be required.
3. Details of bin store design and materials shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
4. Details of new windows and doors shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.

5. The rooflight/s shall be of an appropriately detailed 'conservation' type, which shall be approved in writing by the Head of Planning & Strategy before work commences on site.
6. Sample/s of the proposed render and blockwork shall be submitted to and approved in writing by the Head of Planning & Strategy before work commences on site.
7. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
8. The approved landscaping scheme shall be fully implemented within six months of the completion of the development, and thereafter shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive, for whatever reason, as often as is required to ensure the establishment of the approved landscaping scheme.
9. Details of boundary walls, gates and railings shall be submitted to and approved in writing by the Head of Planning & Strategy before work is commenced on site.
10. Prior to the issuing of planning permission, the developer shall enter into a suitable legal agreement to provide a financial contribution to local education provision, to be agreed with the Director of Education.
11. The development shall not commence until a scheme for protecting the residential development hereby approved from noise from surrounding industrial and commercial uses has been submitted to and approved in writing by the Head of Planning & Strategy; all works which form part of the approved scheme shall be completed to the satisfaction of the Head of Planning & Strategy before any part of the development is occupied.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.
2. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
3. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
4. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
5. In order to retain and/or protect important elements of the existing character and amenity of the site.

6. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
7. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
8. In order to ensure that the approved landscaping works are properly established on site.
9. In order to enable the Head of Planning & Strategy to consider this/these matter/s in detail.
10. To ensure adequate infrastructure provision to accommodate the development and its future occupants.
11. In order to protect the amenity of the occupiers of the development.
12. NB This consent is for planning permission only. Work must not begin until other necessary consents, eg listed building consent, have been obtained.

2 Main report

Site description

The application site relates to a large 4 storey and attic M-gabled brick warehouse, dating from 1897. The property is red brick with white brick and painted concrete margins. There is a small area of ground to the rear of the property. A single storey outshot is located on the south elevation. The interior of the building is characterised by cast iron support columns on all floors.

The property is in use as an antiques warehouse.

To the north of the site is a recently constructed 3 storey Barratts housing development. To the west is a 5 storey Port of Leith housing development. Open car parking and single storey commercial buildings lie to the east of the site, on Poplar Lane. To the south of the site is a guest house and 2 storey residential properties.

The property is listed category C(S). It is not within a conservation area.

Site history

There is no relevant planning history for this site.

Development

This is an amended scheme to change the use of the warehouse to residential. The scheme proposes 28 flats over 5 floors. Ground floor flats have been incorporated into duplex apartments over ground and first floors. 28 car parking spaces and 23 cycle spaces are provided. 17 of the parking spaces are within the ground floor of the warehouse and the remaining 11 are external to the building, accessed off Poplar Lane. All the cycle parking is within the ground floor of the warehouse.

A landscaped area of open space is to be formed to the south of the building. This is 136 sq.m in size, representing 10.7% of the total site area.

Bin stores are provided off Poplar Lane.

It is proposed to cut into the west elevation to provide light into the development. The roofline on the north and south elevations will be foreshortened by 2m in order to achieve this.

Other external alterations include:

North elevation (Pattison Street):

- installation of additional rooflights
- new mild steel gates to be installed to the existing pend
- replacing an existing window with a timber and glazed door at ground floor level
- replacing 3 existing windows with full height timber/glazed doors with mild steel balcony
- installation of a new timber/glazed door at ground floor level
- removal of existing chimney: bricks to be reclaimed and reused

South elevation:

- removal of existing single storey outshot
- installation of additional rooflights
- existing window openings widened and cills lowered to form new timber/glazed doors
- 2 new timber/glazed doors at ground floor level

East elevation:

- replacement of 3 no. window openings with timber/glazed doors with mild steel balcony detail

West elevation

- it is proposed to cut into this elevation in order to gain light into the development. The cut away section would be finished to a contemporary design in smooth render, ceramic blockwork, lead flat roof and timber windows. The cut away extends 20m into the building and its impact at roof level is to reduce the ridge height of the north and south elevations by 2m.

The existing chimney will be dismantled and bricks reclaimed and the existing slate roof will be stripped and reslated using slates to match.

The scheme has been reduced from 31 flats. It was initially proposed to demolish some of the north and south elevations and there was no provision for open space or cycle parking.

Consultations

Archaeology

An archaeological desktop study was undertaken in order to examine the possible archaeological implications of the development. The desktop study has revealed that there are no known archaeological constraints upon this proposed development.

Environmental and Consumer Services

No objections, subject to conditions, on protecting the residential use from noise from the surrounding industrial and commercial uses.

Transport

No objection to the application, subject to conditions being applied, on parking and public footways.

Education

School Capacities

Scheme 1

This site is located within the catchment areas of Leith Primary School, Leith Academy, St Mary's Leith Roman Catholic Primary School and Holyrood Roman Catholic High School.

Leith Primary School is below capacity at present and is expected to remain in this position for the forecast period.

Leith Academy is operating above capacity and is expected to remain in this position for the forecast period. Accordingly, developer contributions should be sought towards alleviating accommodation pressures at this school. Based on a development of 31 flats, a contribution of £2325 would apply.

St Mary's (Leith) Roman Catholic Primary School is operating at capacity and is expected to remain in this position for the forecast period. Accordingly, developer contributions should be sought towards alleviating accommodation pressures at this school. Based on a development of 31 flats, a contribution of £1060 would apply.

Holy Rood High School is expected to reach capacity by 2003. However, it is anticipated that the effect of this development will be negligible on this denominational school roll.

The forecasts are based on 2000 Start of Session School Rolls and housing completion identified in the Draft Housing Land Audit 2000. Revised child to house ratios have been applied.

Summary

There is no spare capacity at Leith Academy and St Mary's Leith Roman Catholic Primary Schools. Accordingly, a total contribution of £3385 should be sought towards alleviating the accommodation pressures at these schools.

Scheme 3:

Based on the revised number of units being 28:

- a contribution of £2100 would apply for Leith Academy
- a contribution of £998 would apply for St. Mary's Leith.
- Total contribution of £3098.

Representations

{\ul Scheme 1:}

The application was advertised on the 6 July 2001.

Four letters of representation were received.

One letter of comment was received from Spokes, the Lothian Cycle Campaign, pointing out that the scheme did not provide cycle parking. Parking should be provided in secure accommodation on the ground floor, in accordance with council policy.

Three letters of objection were received, from the Cockburn Association, Architectural Heritage Society of Scotland and the Port of Leith Housing Association. Grounds of objection area as follows:

- proposed demolition of a major part of the rear wall of the building
- proposed demolition of some of front wall
- size of original window openings would be altered and would bear no relationship to existing fenestration
- new glazing fails to echo the solid and massive character of warehouse
- principle of conversion is acceptable, but not at expense of original features and character of the building.
- windows on westmost gable on boundary between Port of Leith Housing Association and development site
- accommodation would be cramped internal doors at 45 degree angles testimony to lack of space
- 31 flats is overdevelopment

Scheme 2 was not re-advertised or re-notified.

Scheme 3

Representees were renotified of Scheme 3 on 23 January 2003.

Two letters were received.

The Port of Leith Housing Association had no comments.

The Cockburn Association maintained its objection. Whilst the option to cut into the west elevation of the building in order to gain light is less disruptive of views of the building from the surrounding area, it is concerned about the stepped roofline on the north and south elevation drawings and considers the original form of the warehouse should be retained.

Scheme 4 was not re-advertised or re-notified.

Policy

The site is within a Mixed Activities Zone as identified in the North East Edinburgh Local Plan.

Relevant Policies:

Policy E18 (LISTED BUILDINGS) sets out criteria for assessing proposals affecting a listed building and its setting, including alterations, extensions and changes of use.

Policy E19 (LISTED BUILDINGS - USES): establishes a qualified presumption in favour of retaining a listed building in, or its restoration to, its original use.

Policy E28 (WINDOW ALTERATIONS): sets out criteria for assessing window alteration and replacement proposals to listed and non-listed buildings in defined areas (with examples).

Policy E26 (QUALITY OF NEW DEVELOPMENT): sets out general design requirements for new development, and requires particular attention to be paid to main approach roads to the city centre and seafront and waterfront locations.

Policy H7 (HOUSING AMENITY) establishes a presumption against new development and changes of use likely to introduce increased levels of traffic or activity to the detriment of residential amenity or the reasonable prospects of further residential development where this is an objective of the Local Plan.

Policy T10 (PRIVATE CAR PARKING) requires all new development to comply with approved car parking standards as set out in the Development Control Handbook

Non-statutory guidelines on the 'SETTING OF LISTED BUILDINGS' supplement local plan conservation and design policies, providing guidance for the protection and enhancement of the setting of listed buildings.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Policy T7 (CYCLE PARKING) requires new development to provide secure cycle parking in conformity with approved standards and in appropriate public locations where it contributes to greater cycle use.

Policy H2 (HOUSING DEVELOPMENT - MIXED ACTIVITIES ZONE) encourages, and sets out criteria for assessing, proposals for housing development within the Mixed Activities Zone.

Policy H3 (HOUSING - CONVERSION OF NON-RESIDENTIAL BUILDINGS) encourages, and sets out criteria for assessing, the change of use of suitable non-residential buildings to housing.

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 permission. For the purposes of this issue, "preserve", in relation to a 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 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:

- a) whether the proposed use is acceptable in this location;
- b) whether the proposals have an adverse impact on the setting of the listed building;
- c) whether the design is satisfactory given the setting of the site;
- d) whether the proposals are detrimental to residential amenity or road safety.

a) The local plan defines the site as within the Mixed Activities Zone where housing development is encouraged on suitable sites. The principle of conversion to housing is acceptable, subject to adequate parking provision and compatibility with other objectives of the plan. The conversion to flats creates a new sustainable use for the building and is acceptable in principle.

b) The proposed external alterations introduce a contemporary treatment by cutting into the west elevation to allow light into the building. The roofline on the north and south elevations will require to be reduced by 2 metres in line with this cut away section. Although this is a radical alteration, the strong uniform facades will be retained on 3 elevations and this will mitigate the impact of the cut away and the alterations to the roof. Without these alterations the building could not viably be converted to residential use.

Other external alterations are relatively minor and have been designed to improve the amenity of the flats whilst retaining the essential character of the building.

Most of the car parking is inside the building and the remaining parking and the open space have been designed with minimal impact on the setting of the listed building.

The original pend into the building on the Pattison Street elevation will be retained and gates installed. The replacement of existing windows with new timber doors with mild steel balconies is considered to be acceptable and respects the pattern of the existing fenestration. The conversion work respects the industrial character of the building. The interior of this warehouse contains no features of architectural interest, although the cast iron columns on all floors and steel beam construction will be retained.

The proposals will preserve the listed building and its setting as much of the fabric of the building will be retained.

c) The main design intervention is the cut away section on the west elevation. This is designed in a contemporary fashion using high quality materials and represents a creative solution to getting sufficient light into the building. On the remaining elevations the new doors and other features have been sensitively designed to respect the character of the warehouse and keep the rhythm of its elevations.

d) Transportation has no objections to this scheme, subject to conditions on parking and public footways. The amended scheme reduces the number of flats from 31 to 28, thus achieving 100% parking and 82% cycle parking.

The impact of the building on light to surrounding properties is no greater than at present. The windows on the Poplar Lane elevation overlook a car park and commercial property. Those on Pattison Street are around 18 metres from the flats opposite. Other windows are more than 9 metres from the boundaries.

With regard to the proposed development itself, the removal of a large section of the building on the west elevation has implications for amenity. The distance between windows will be 7 -10metres. This does not comply with non statutory policy on Daylighting, Privacy and Sunlight, which requires there to be a distance of 18 metres between windows when directly opposite. The problem does not occur on the ground floor and the only habitable rooms affected on the first, second and third floors are second bedrooms and kitchens. However, on the top floor the rooms affected include all the main habitable rooms. This affects 2 large flats.

Clearly, it is important to find a viable new use for the building. Living in a converted warehouse does require a level of communal living and occupiers of the top 2 flats will find ways of minimising potential privacy problems in the way they furnish the properties. It is considered that a relaxation of the privacy guideline is justified.

Daylighting to some of the rooms in the lower flats will be affected by the sheer height of the building, but again this mainly affects kitchens and second bedrooms and does not justify a reason for refusal.

The floorspace of the individual units is adequate. The size of flats ranges from 62 sq m to 119sq m. The ground floor units have been accommodated within duplex flats over ground and first floor level and the scheme has been significantly amended to prevent single aspect flats and flats only looking over the car park. In conjunction with the open space provision, it is considered the flats will achieve a sufficient level of amenity.

The proposals comply with the development plan and non-statutory policies, do not adversely affect the setting of the listed building, are of suitable design quality and have no detrimental impact on residential amenity or road safety. A relaxation of privacy and daylighting standards is justified in this case.

There are no 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 22 -Lorne

Local Plan North East Edinburgh

**Statutory Development
Plan Provision** Mixed Activities

File

Date registered 27 June 2001

**Drawing numbers/
Scheme** 012084-89
Scheme 4



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PLANNING APPLICATION

Address	10 Pattison Street, Edinburgh, EH6 7HF		
Proposal	Change of use from warehouse to residential housing (as amended)		
Application number:	01/02404/FUL	WARD	22- Lorne

**THE CITY OF EDINBURGH COUNCIL
THE CITY DEVELOPMENT DEPARTMENT- PLANNING & STRATEGY**