

Development Management Sub Committee

Wednesday 9 January 2019

**Application for Listed Building Consent 17/04138/LBC
At Corstorphine Hospital, 136 Corstorphine Road,
Edinburgh
Re-development of the former Corstorphine Hospital
building to form 54 residential apartments.**

Item number	6.1(c)
Report number	
Wards	B06 - Corstorphine/Murrayfield

Summary

The proposals have special regard to the desirability of preserving the building and its setting and the special features of historic and architectural interest that it possesses.

Links

[Policies and guidance for this application](#) LDPP, LEN04, NSG, NSLBCA,

Report

Application for Listed Building Consent 17/04138/LBC At Corstorphine Hospital, 136 Corstorphine Road, Edinburgh Re-development of the former Corstorphine Hospital building to form 54 residential apartments.

Recommendations

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

Background

2.1 Site description

The application refers to the former Corstorphine Hospital site comprising an 'L' shaped plot of land of approximately 1.61 hectares on the north side of Corstorphine Road to the west and south of Edinburgh Zoo. The hospital closed in 2014.

The site slopes upwards from Corstorphine Road and contains a variety of buildings, notably the original hospital at the top of the site: an Italianate-style, T-plan, two-storey, sandstone structure by Peddie and Kinnear, dating from 1866 with the addition of two-storey symmetrical pavilions to the east and west in 1891. The building has a number of later 20th century additions to the rear and a three-storey, glazed curtain wall enclosure was added to the front elevation in 1961-2.

The South Lodge, a single-storey, Italianate style structure dating from 1866, is situated on the west side of the main entrance off Corstorphine Road.

The original hospital and pavilions, the South Lodge and the gatepiers, railings and boundary walls are category C listed (reference 52367, listed on 11 January 2016). The following structures are excluded from the listing: the modern flat-roofed wings to rear of the main hospital, the glazed curtain walling on the front elevation, the later flat-roofed extension on the South Lodge and the rendered North Lodge in the north-east corner of the site.

The remaining building on site is the former Murray Park Nursing Home: a single-storey, pitch-roofed, reconstituted stone structure, dating from the 1980's.

The site is bounded by the original sandstone walls, comprising a dwarf wall and hedge along Corstorphine Road and full-height walls along the side and rear boundaries. There are four stone gatepiers with railings in between, terminating each end of the curved, recessed main entrance.

2.2 Site History

26 August 1998 - planning permission granted to construct a nursing home for young people (application reference 98/01160/FUL).

Current planning application under consideration for re-development of the former Corstorphine Hospital to form 76 residential apartments (including 44 new build apartments) and associated community hub, vehicular access, car parking and landscape works (application reference 17/04137/FUL).

Related Planning History

27 May 2005 - planning permission granted for the erection of 30 extra care residential flats on the site adjacent to Corstorphine Hospital at Kaimes Road/Corstorphine Road (application reference 04/04047/FUL).

Main report

3.1 Description Of The Proposal

The application is for redevelopment of the former hospital building for residential use comprising 30 apartments in the original hospital building and 24 apartments in two new rear extensions to the main hospital building.

The South Lodge will be converted to a community hub and management/concierge services centre.

The key additional external and internal alterations to the listed hospital building comprise:

- the demolition of the modern flat-roofed extensions to the rear and erection of two near-symmetrical, contemporary style, four storey extensions finished in coursed ashlar sandstone with bronze-coloured anodised aluminium glazing frames and cladding panels on the top storeys, adjoining the rear junctions of the side pavilions with the central block;
- the replacement of the existing three-storey curtain walling on the main elevation with a two-storey, bronze-coloured anodised aluminium-framed structure incorporating external terraces at first floor level with glass balustrades;
- the lowering of the cill heights of the windows at ground floor level and continuation of the existing surrounds in matching sandstone;
- the re-opening of previously blocked-up windows and introduction of transoms to all windows where new floor levels will be introduced;
- the installation of conservation type rooflights on the side and rear roof pitches;
- the infill of door openings with bronze-coloured anodised aluminium-framed entrance screens;

- the replacement of the existing windows with white-painted, timber-framed windows to match the original pattern and insertion of new transoms in windows which will be split by new floor levels;
- the erection of new partitions in the former wards to form living accommodation; and
- the removal of the existing main stair and installation of a new stair and lift in the same location.

The existing modern extension on the South Lodge will be replaced with a contemporary style, flat-roofed structure housing internal and external seating areas. The extension will be finished in bronze-coloured, anodised aluminium cladding panels with a glazed balustrade around the roof terrace.

The gateposts, dwarf wall and railings on the east side of the main vehicular entrance will be relocated further east on the same alignment to form a wider access.

Supporting Document

The applicant has submitted the following document in support of the application which are available to view via the Planning and Building Standards Online Services:

- Design Statement

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.

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 preserve the character of the listed building and its setting; and
- b) public comments have been addressed.

a) Character and of Listed Building and its Setting

LDP Policy Env 4 permits proposals to alter or extend a listed building where the alterations or extensions are justified; there will be no unnecessary damage to the building's historic structure or diminution of its interest; and any additions are in keeping with other parts of the building.

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 contribute 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 original category C listed hospital building was altered significantly and unsympathetically inside and out in the later 20th century. The most imposing addition is the 1960's three-storey, glazed curtain wall enclosure on the principal elevation and the flat-roofed, rendered extensions to the rear. The removal of these structures is a significant conservation gain and the proposed replacement structures are appropriate additions in terms of scale, design and materials. The geometric, rhythmic forms, ratio of solid to void and mix of sandstone with bronze-coloured aluminium respect the historic architecture of the listed building whilst clearly distinguishing the old from the new.

The new curtain walling on the front elevation will re-expose the original arched windows at third floor level and restore a version of the previously removed open arches with balustraded terrace above. The irregular rhythm to the louvres has no negative impact on the original architectural style and the design of the new extension is symmetrical complementing the symmetry of the main facade.

The proposed four storey extensions to the rear break the normal convention of being subservient in height to the original listed building. However, given the steep upwards slope of the site, these structures will not be visible from the main public viewpoints or within the lower sections of the site. The location of two large accommodation blocks to the rear of the main building where they will not be conspicuous ensures that the new build element within the landscape setting of the building remains appropriate in scale.

The landscape setting of the listed building will be further enhanced by the demolition of the 20th century structures to the rear of the main building which are an amalgamation of service structures added over time which have no architectural cohesion. These outbuildings will be replaced with green landscaping which will make a positive contribution to the landscape setting.

The other proposed alterations to the original hospital building are restrained and appropriate, respecting the original fenestration pattern, window surrounds and door openings. Many of the original windows have been lost and/or altered over time, including the introduction of heavy transoms and mullions to windows in the flanking pavilions. The proposed transoms in the majority of replacement windows are necessary where new floor levels will be introduced and these are of minimal depth to avoid having a detrimental impact on the external appearance of the building. The lowered cills of the windows at first floor level on the main elevation will not be highly conspicuous behind the glazed balustrade of the new extension, so there will be no significant visual disruption to the original horizontal planes. A condition has been applied to ensure that the detailing of the new windows is appropriate.

There are no significant internal architectural features or spaces, so the proposed internal alterations will have no detrimental impact on the building's special historic or architectural interest.

The existing flat-roofed extension on the South Lodge, which is an unsympathetic, modern addition, will be replaced with a contemporary extension of appropriate scale and design.

The relocation of the gateposts, dwarf wall and railings on the east side of the main entrance on the same alignment further east will have no adverse impact on the basic design of the entrance.

The proposed alterations and extensions are therefore justified and will cause no unnecessary damage to the building's historic structure or diminution of its interest.

b) Public Comments

Material Objections

- the massing of the new north extensions are disproportionate to the existing building and should be subservient to the existing building - this has been addressed in section 3.3 a).
- the lowering of the cills and transoms to the first floor will change the fundamental horizontal planes of the classical design - this has been addressed in section 3.3 a).
- a regular rhythm to the new louvers on the south facade would enhance the existing classical design - this has been addressed in section 3.3 a).

Non-material Objections

- The other comments regarding the new apartment block to the south of the listed hospital building and affordable housing provision relate to the associated application for planning permission (reference number 17/04137/FUL).

Conclusion

The proposals have special regard to the desirability of preserving the building and its setting and any features of special architectural or historic interest it possesses and are acceptable.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
2. Details of the new windows hereby approved in the listed building, including sections, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to enable the planning authority to consider this/these matter/s in detail.

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.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 application has been assessed and has no impact in terms of equalities or human rights.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 22 September 2017. One representation was received from the AHSS objecting to the proposals.

A full assessment of this representation can be found in the main report in the Assessment Section.

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 site is located within the Edinburgh Local Development Plan, within the Urban Area.

Date registered

7 September 2017

Drawing numbers/Scheme

01, 02 - 08, 09A, 10, 11, 12A + 13 - 39,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Appendix 1

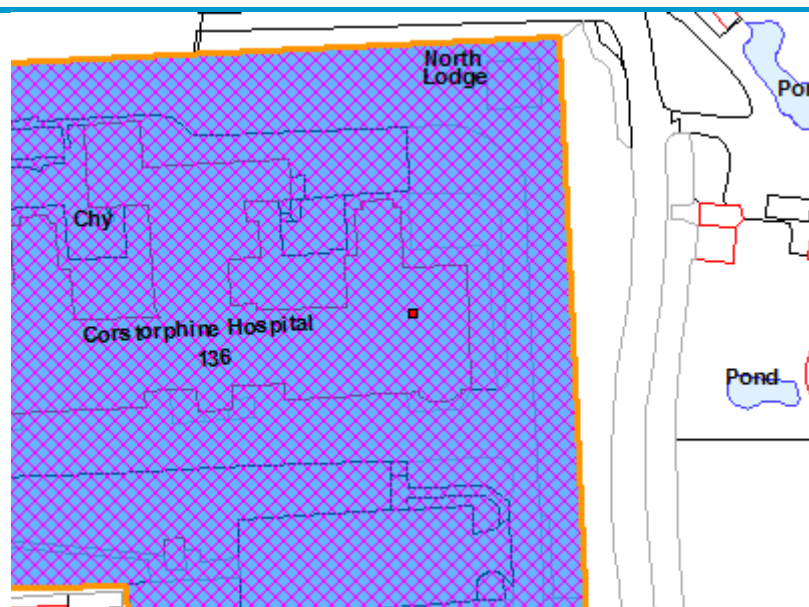
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Consultations

Historic Environment Scotland

We have considered the information received and do not have any comments to make on the proposals. Our decision not to provide comments 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.

Location Plan



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