

Development Management Sub Committee

Wednesday 9 January 2019

**Application for Planning Permission 18/00892/FUL
At Springwell House, 1 Gorgie Road, Edinburgh
Change of use and conversion of the original Springwell
House buildings from vacant offices to 39 new residential
apartments. Demolition of some rear extensions and
construction of 7 new town houses. Refurbishment of
existing lodge house and construction of new detached
lodge house giving 48 residential units in total. (as
amended).**

Item number	7.2
Report number	
Wards	B07 - Sighthill/Gorgie

Summary

The proposal is acceptable in principle and is of a suitable design, form and scale which will not be damaging to the character and appearance of the surrounding area. The proposal will not have an adverse impact on the unique historical and architectural character of the listed buildings on the site, or their setting. The proposal will result in the creation of a satisfactory residential environment, will not have a detrimental impact on the amenity of neighbouring residents, and does not raise any issues in respect of the additional planning matters relevant to the application.

The proposal represents a departure from policy Hou 6 and the Council's Guidance for Developer Contributions and Affordable Housing due to the absence of any on site or alternative off site affordable housing provision from the scheme.

The absence of any affordable housing provision is considered to be justified in the context of this application having regard to the exceptional circumstances relating to the proposal. The proposed development will safeguard the retention of two important listed buildings which are currently vacant and deteriorating, and which contribute to the historical character of the local area.

Links

<u>Policies and guidance for this application</u>	LDPP, LHOU01, LHOU03, LDES01, LDES04, LDES05, LEN03, LEN04, LEN09, LEN12, LEN16, LEN21, LEN22, LHOU05, LHOU06, LTRA02, NSG, NSHAFF, NSGD02,
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Report

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House buildings from vacant offices to 39 new residential
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amended).**

Recommendations

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

Background

2.1 Site description

The site is the Springwell House complex, most recently in use as Council and NHS Social Work and Health Centre. The site covers a total area 0.64 hectares and is dominated by two Scots Baronial style buildings originally constructed in 1863. Springwell House consists of the larger, three storey, former asylum building which is located at the centre of the site and forms the primary built feature. A baronial style lodge house is situated at the main entrance to the site on Gorgie Road. The smaller building is a three storey, cruciform plan, gabled villa situated adjacent to the eastern boundary of the site, running parallel to Ardmillan Terrace.

The two original buildings are linked by a non-original two storey post war extension. Another large, two and three storey extension has also been constructed to the side and rear of the smaller building fronting out onto Ardmillan Terrace. Several later addition single storey extensions to the main building lead out southwards from its rear elevation.

The south western corner of the site is currently in use as a car park for the adjacent Springwell Medical Centre.

The surrounding area has a mixed residential/commercial nature and is characterised by tenement flats and terraced dwellinghouses. Various commercial uses are located in the surrounding area including Gorgie City Farm directly to the west and the Springwell Medical Centre to the south. North Merchiston Cemetery is situated adjacent to the southern boundary of the site.

An extensive line of trees is located adjacent to the northern boundary wall of the site. Additional clusters of trees are also located adjacent to the later addition single storey extensions leading out from Springwell House, and along the southern and western boundaries of the site.

Both original buildings and the lodge house are category C listed buildings (listing reference: 26743, listing date: 9/2/1993).

2.2 Site History

4 May 2018 - Application submitted for listed building consent for alterations to Springwell House to facilitate the construction of 39 residential apartments (application reference: 18/00892/FUL).

Main report

3.1 Description Of The Proposal

The proposal seeks planning permission to create a total of 48 dwellings on the site.

Thirty nine flats will be formed within Springwell House, the villa building and a newly constructed contemporary extension which will be sited adjacent to the eastern and southern boundary of the site. The non-original extension situated to the side and rear of the villa building will be demolished and a new contemporary extension constructed in its place. The new extension will largely occupy the same footprint as the existing extension and will be of a similar form and design. It will incorporate facing brickwork on the external elevations and PPC aluminium framed windows. The new extension incorporates a pitched roof element to be sited adjacent to the villa building.

The link building which joins Springwell House and the villa building will be retained and overclad with new facing brickwork and new aluminium windows.

The composition of the flatted dwellings is as follows:

- One studio apartment
- 27 one bedroom apartments
- Seven two bedroom apartments
- Four three bedroom apartments

A new contemporary style three bedroom lodge house will be constructed within the north west corner of the site. The exterior of the lodge house will be finished in facing brick work.

The original lodge house will be converted to form a one bedroom dwellinghouse

The existing access from Gorgie Road will be enlarged by 2 metres to allow access for emergency vehicles and refuse collection lorries. This will be facilitated by relocating two existing stone piers 2 metres to the west and rebuilding a section of the northern boundary wall in a new position.

Seven two storey three bedroom townhouses will be constructed in the south western corner of the site. The townhouses will be created through the demolition of several later addition single storey extensions situated to the rear of Springwell House. The exterior of the townhouses will be finished in facing buff brick and the buildings will have PPC aluminium framed windows.

Supporting Documents

The applicant has submitted the following supporting documents which are available to view via planning and building standards Online Services:

- Transport Statement;
- Tree Survey Report, Schedule and Constraints Plan;
- Bat Survey;
- Drainage Strategy Plan;
- Design Statements;
- Valuation Report; and
- Supplementary Transport Note and Swept Path Analysis.

Scheme 4

The submitted drawings were amended to reflect the extent of tree coverage on the site, the proposed tree works, the widened access from Gorgie Road and the finalised vehicle parking and cycle storage layout.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - 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.

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.

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?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) The proposal is acceptable in principle;

- b) The design, scale, form and density of the proposal is acceptable and the proposal will have a detrimental impact on the character and appearance of the surrounding area;
- c) The proposal would have a detrimental impact on the unique architectural and historical character of the listed building or its setting;
- d) The proposal raises any issues in respect of the delivery of affordable housing;
- e) The proposal would result in the creation of a satisfactory residential environment;
- f) The proposal will have a detrimental impact on the amenity of neighbouring residents;
- g) The proposal raises any issues in respect of parking and road safety;
- h) The proposal raises any issues in respect of developer contributions and infrastructure delivery;
- i) The proposal raises any issues in respect of other matters relevant to its determination, and
- j) Any matters raised in representations have been addressed.

a) Principle of the Proposal

Policy Hou 1 of the adopted Edinburgh Local Development Plan (LDP) states that in respect of housing development, priority will be given to the delivery of the housing land supply and the relevant infrastructure as detailed in part 1 section 5 of the plan on suitable sites in the urban area, provided proposals are compatible with other policies in the Plan.

The application site is designated within the LDP as being in the urban area. The principle of residential development in this location is acceptable and the proposal complies with policy Hou 1, provided other policies within the LDP are met.

b) Design of the Proposal

LDP policy Des 1 states that planning permission will not be granted for poor quality or inappropriate design which would be damaging to the character or appearance of the area around it. Policy Des 4 states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape.

The proposal seeks to retain Springwell House and the villa building which form the most important built features on the site. The most significant new development on the site involves the demolition of the post war extension situated to the side and rear of the villa building and its replacement with a new extension building.

The new extension will be similar in height, form and scale to the structure which it is replacing. The front (north) elevation has been designed to mirror the pitched roof style and general appearance of the villa building and forms a more sympathetic built feature which represents an improvement on the appearance of the existing flat roof extension. The resultant effect will be a minor positive change in the overall appearance of the eastern boundary of the site and the wider Ardmillan Terrace streetscape.

The new lodge house is of an appropriate contemporary design which mirrors the appearance of the original lodge house sited adjacent to the main entrance. The overall visual impact of this new building on the established streetscape will also be limited by its position adjacent to the high stone boundary wall which marks the western boundary of the site.

The use of buff facing brick as the predominant external material is acceptable within the context of the development. The existing extensions encompass brick exteriors and the use of a similar material for the new extensions will ensure that there is only a minor change in the overall impact which development on the site has on both the surrounding streetscape, and the listed structures within the site.

The design and form of the townhouses is appropriate. The location of the townhouses is such that they will be predominantly obscured from wider view by the positioning of the new retaining wall and Springwell Medical Centre.

The proposal includes provision for a two tier bike rack cycle store to be located adjacent to the north eastern corner of the site. The cycle store will be situated in an appropriate location, set back from the main streetscape, and will be partially obscured from view by presence of the high stone boundary wall which bounds the site.

The proposed development has a suitable mix of house types and sizes in compliance with policy Hou 2.

The proposed development has a density level of 75 dwellings per hectare (d/ha). This an appropriate level of development which has regard to the varying density levels in the surrounding area, reflected in the presence of both tenement flats and terraced dwellinghouses situated on the adjacent streets. The proposed development is not therefore considered to be overdevelopment of the site and complies with policy Hou 4.

The design of the proposal is acceptable, will not be damaging to the character and appearance of the surrounding area and will have a minor positive impact on the character of the wider townscape. The proposal complies with policies Des 1 and Des 4 and housing policies Hou 2 and Hou 4.

c) Character, Appearance and Setting of the Listed Building

LDP policy Env 4 states that proposals to alter a listed building will be permitted where there will be no unnecessary damage to historic structures or diminution of its interest. In addition, policy Env 3 states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

The single storey outshoots to the rear of the Springwell House are not original features and do not contribute to the historic character of the main building. Their removal to facilitate the construction of the townhouses is acceptable and will not have a detrimental impact on the character of the building.

The post war link building connecting Springwell House and the villa, and the extension to the rear and side of the villa are all later additions which hold no particular architectural merit and the removal of which will have no impact on the character of either building.

The proposal seeks to maintain and refurbish the original windows which are still situated within Springwell House and the villa building, preserving the character of both buildings.

The key aspect of the setting of Springwell House is the open area separating the principal elevation of the main building from the high stone wall which bounds Gorgie Road. The proposals will maintain this degree of openness, with the new lodge house being situated adjacent to the western boundary of the site and in a position where it will not interfere with the interpretation of the main building's principal elevation. The majority of the trees adjacent to the northern boundary wall, which also serve to contribute to the setting of the site, will be retained.

The original lodge house adjacent to the main entrance gates will be maintained in situ. The lodge house is an important building which serves to clearly denote the main entrance to the site. Maintaining the lodge house will ensure that a key historical built feature will be retained.

The relocation of the two gate piers at the main entrance to the site on Gorgie Road is appropriate in the context of the scheme. The piers will be situated in appropriate positions so as to ensure that they maintain a suitable degree of symmetry with the other piers on the opposite side of the entrance. The overall impact on the appearance of the site entrance will therefore be minimal.

The proposal will not have an adverse impact on the unique architectural and historical character of the listed building or its setting. The proposal complies with LDP policies Env 3 and Env 4.

d) Delivery of Affordable Housing

LDP Hou 6 states that planning permission for residential development, including conversions, consisting of twelve or more units should include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings the provision should normally be on-site. Whenever practical, the affordable housing should be integrated with the market housing.

The Council's Affordable Housing team was consulted on the proposal.

On site delivery of affordable housing through a registered social landlord (RSL) was considered but was discounted for three main reasons: the high purchase cost, potential maintenance liability for a listed building and need to take on minority ownership within a shared stairwell all contribute to making it unviable for an RSL to deliver affordable provision on site.

Two alternative methods of delivery were also assessed: unsubsidised share equity and golden share. 12 units were originally proposed for shared equity, although only one unit within the development is suitable in both size and eligibility thresholds making this option unviable.

Golden Share, which would have involved 12 units being sold at a 20% discount on their market value was also discounted as a potential delivery mechanism, as was a commuted sum for the delivery of affordable housing at another location.

Golden Share and a commuted sum were discounted due to the impact they would have on the financial viability of the proposal as a whole. The developer has undertaken a valuation survey outlining the purchase and development costs associated with the development which has been subject to an independent open book assessment by council surveyors. The assessment verified that under a 'best case scenario' where the development delivered affordable housing through the Golden Share Mechanism, only a 3% profit would be achieved. This level of profit is far below normal expected market levels of profit which would normally be expected for a scheme of this type and would render the development as a whole financially unviable.

Having regard to the above, the Affordable Housing team has advised that no form of affordable housing provision is feasible in respect of this development. The proposal represents a departure from LDP policy Hou 6. However, the circumstances regarding this application are considered to be exceptional. In addition, the proposal will safeguard the retention and refurbishment of listed buildings which form important features of both architectural and historical interest, which contribute significantly to the character and appearance of the surrounding area, and which are currently vacant and deteriorating. Having regards to the difficulties of providing affordable housing onsite through an RSL, and the impact any form of alternative provision would have on the financial viability of the scheme as a whole, the absence of any affordable housing provision is acceptable in the context of this application.

e) Creation of a Satisfactory Residential Environment

Policy Des 5 of the LDP states that planning permission will be granted for development where it is demonstrated that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. Policy Hou 5 states that planning permission will be granted for the change of use of existing buildings in non-residential use to housing provided a satisfactory residential environment can be achieved and housing would be compatible with nearby uses. In addition, policy Hou 3 states that planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

All of the proposed apartments and houses accord with the floorspace requirements for studio, one, two and three bedroom dwellings outlined in the Edinburgh Design Guidance. The habitable rooms of all dwellings will have access to acceptable levels of daylight.

All of the townhouses will have access to a private garden area to the rear.

The proposal includes provision for 1370 square metres of amenity space within the curtilage of the site which can be utilised by residents. This represents 21% of the total site area and accords with the requirements of policy Hou 3. The site is also located within convenient walking distance of Murieston Park to the north and Harrison Park to the south.

Environmental Protection had originally requested that a noise impact assessment be undertaken in order to ascertain prospective noise levels for the proposed apartments on the site. The site is located within an established urban area with numerous nearby residential properties along Ardmillan Terrace, Gorgie Road, Dalry Road and Henderson Terrace which experience noise from several commercial premises, road traffic and the railway line. It is not anticipated that prospective residents will be subjected to noise levels in excess of the levels which other nearby residents experience and a Noise Impact Assessment is not considered necessary in the context of this application. Any decision to install specific glazing measures to satisfy the individual requirements of prospective occupants in respect of noise levels in the apartments will lie with the developer.

The proposal will result in the creation of a satisfactory residential environment and complies with policies Des 5, Hou 3 and Hou 5.

f) Impact on the Amenity of Neighbouring Residents

In addition to the criteria outlined in section e) of the report, Policy Des 5 of the LDP requires proposals to demonstrate that the amenity of neighbouring developments is not adversely affected.

The proposal will not result in any loss of daylight or adverse overshadowing for any neighbouring property.

The windows of the flats which will be located within the new building adjacent to the villa, flats 13, 14, 27, 28 and 39, will all be sited further than 18 metres from the windows of the residential flats situated on the opposite side of Ardmillan Terrace. This distance is sufficient to maintain an acceptable level of privacy and prevent any overlooking.

The proposal will not have an adverse impact on the amenity of neighbouring residents and complies with LDP policy Des 5.

g) Parking and Road Safety

Policy Tra 2 requires proposed car parking provision to comply with and not exceed the parking levels set out in Council Guidance.

The application site is located within zone 1 of the Parking Standards outlined in the Edinburgh Design Guidance. Residential developments in zone 1 should have a maximum car parking provision of one space per dwelling. The standards also detail that the proposal should have a minimum of 90 cycle parking spaces.

The proposal includes provision for 30 spaces within the curtilage of the site, including three disabled access bays. Each of the seven townhouses in the south western corner of the site will have their own spaces provided by an internal garage. This gives the proposal a total provision of 73%.

The provision is considered to be acceptable. The site is located within close proximity to bus stops serving seven bus routes providing access across the city, and will provide good access and public transport links for prospective residents.

The proposal includes provision for 88 cycle parking spaces which is considered to be an acceptable provision. The spaces will be provided through a secure cycle store and non-standard store situated behind the rear elevation of Springwell House which will give 28 spaces, and a two tier high rise store to be located adjacent to the north eastern corner of the site.

The Roads Authority was consulted on the proposal and raised no objection subject to two separate contributions of £2000 for the introduction of waiting and loading restrictions, and the progression of a stopping up order for a section of footway along the eastern boundary of the site. These contributions will be secured through a legal agreement to be concluded before any final decision notice is granted. The Roads Authority did not raise any concerns regarding vehicle movements to and from the site or road safety.

Access to the rear of the development will be facilitated by the private entrance road which also serves the Springwell Medical Centre to the south. There are currently gates at the junction between Ardmillan Terrace and this road which are closed out with clinic hours to prevent indiscriminate parking. The applicant has advised that these gates will be removed as part of the sale agreement for the site and access to both the development and medical centre will be controlled by barriers. This will allow refuse lorries and residents vehicles to access the development unhindered.

The proposal does not raise any issues in respect of parking and road safety and complies with LDP policy Tra 2 and Tra 3.

h) Developer Contributions and Infrastructure Delivery

LDP policy Des 1 states that proposals will be required to contribute to the education provision where relevant.

Children and Families (CF) was consulted on the proposal and identified that the site falls within sub area T-1 of the Tynecastle Education Contribution Zone. CF have stated that a contribution of £10,392 indexed linked towards the delivery of the education infrastructure actions for this zone will be required should consent be granted. This amount will be secured by a legal agreement to be concluded before any final decision notice is granted.

The proposal complies with LDP policy Des 1 and does not raise any issues in respect of developer contributions.

i) Other Matters Relevant to the Determination of this application

The following matters are considered relevant to the determination of this application:

Flood Prevention

Policy Env 21 states that planning permission will not be granted for development that would increase a flood risk or be at risk of flooding itself.

Flood Risk Assessments and Drainage Strategies were submitted for both schemes. Flood Prevention was consulted on the proposal and raised no objection.

The proposal complies with policy Env 21.

Waste Provision

LDP policy Des 5 requires developments to demonstrate that refuse and recycling facilities have been sensitively integrated into the design.

The development includes provision for two bin stores to be situated on the site. One bin store will be located close to the rear elevation of Springwell House, adjacent to the rear cycle store, and one will be situated in the north eastern corner of the site, adjacent to the two tier cycle store.

Both bin stores will be situated in appropriate locations which will limit their visual impact on the wider area and their impact on the amenity of prospective residents.

Waste Services was consulted on the proposal and raised no objection. The proposal includes provision for adequate levels of refuse and recycling facilities which have been sensitively integrated into the design and complies with policy Des 5.

Protected Species

Policy Env 16 states that planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law.

A Bat Assessment and Survey Report was submitted in support of the application. The survey outlined that there were no bat roosts present within the buildings and that the potential to support roosting bats is low.

The proposal complies with policy Env 16.

Tree Removal

Policy Env 12 states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or any other tree or woodland worthy of retention unless necessary for good arboricultural reasons.

A tree survey has been submitted as part of the application in order to identify the species and condition of all mature trees present on the site. The survey, updated drawings and tree removal plan denote that the following trees will be removed as part of the development.

- Three sycamore trees in the south western corner of the site, denoted within the survey and accompanying plan as T7, T8 and T9. These trees are all identified as being category U and are in a poor condition.
- Two clusters of self-seeded sycamore and ash trees adjacent to the rear outshoot buildings, denoted within the survey and accompanying plan as T10. These trees are all identified as being category U and are in a poor condition with a limited life span.
- Two small hawthorn and ash trees located in front of the principal elevation of Springwell House, denoted as T11 and T12. The hawthorn tree is identified as being a poor specimen while the ash is identified as being of reasonable quality. Both trees are identified as being category C.
- A whitebeam tree situated in the North West corner of the site, denoted as T 13. This tree is identified as having a poor shaped crown and needing attention and is assessed as being category C.
- Two rowan trees situated within a row of several such species adjacent to the north boundary wall of the site, denoted as T 17 and T 26. Both of these trees are identified as being category U and are no longer viable.
- One bird cherry tree situated in the north east of the site adjacent to the northern boundary wall, denoted as T 30. This tree is identified as being category C with a weak crown and is a poor specimen.

The majority of the tree removals on the site consist of poor quality specimens located towards the side and rear of the main building, in particular the two clusters of self-seeded ash and sycamore trees. In addition to their poor condition, these trees are also largely obscured from wider view owing to the position of the various buildings located on the site and their contribution to the visual character of the surrounding area is limited. The removal of these trees will have no impact on the visual character of the surrounding area.

The extensive row of predominantly rowan trees along the northern boundary wall of the site forms an important natural feature which makes a positive contribution to both the setting of the site and the wider streetscape. The vast majority of these trees will be retained preserving the character of this row. A sizeable lime tree located in the north east corner of the site, providing a key boundary feature, will also be retained in situ.

A condition will be applied to any consent to restrict tree removal to the approved removal plan, and to require details of root protection measures to safeguard those trees which are to be retained to be submitted and approved before work commences.

The proposal complies with policy Env 12.

Air, Water and Soil Quality

Policy Env 22 states that planning permission will only be granted for development where there will be no significant effects for health, the environment and amenity.

Environmental Protection has requested that a site survey is undertaken prior to the commencement of development in order to establish whether there is a risk to human health from contaminants in the land. The applicant will be required to complete and submit a contaminated land investigation for approval by the Council before any works commence on site.

The proposal complies with policy Env 22.

Development of a Site of Archaeological Significance

LDP policy Env 9 states that planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that no significant archaeological features are likely to be affected by the development.

The City Archaeologist was consulted on the proposal and highlighted the site as being a location of archaeological significance. A condition will be attached requiring a programme of archaeological work to be undertaken prior to the commencement of development on site.

The proposal does not raise any issues in respect of the development of a site of Archaeological Significance and complies with LDP policy Env 9.

j) Matters Raised in Representations

Objection Comment

Material Considerations

- Proposal will have an adverse impact on vehicle movements and access arrangements to the site - addressed in section 3.3 (f).
- Proposal is overdevelopment and will have an adverse impact on the character and appearance of the surrounding area - addressed on section 3.3 (b).
- Proposal may have an adverse impact on protected species - addressed in section 3.3 (i).

General Comment

Non-Material Consideration

- Overlooking into the neighbouring medical centre - The planning process does not safeguard privacy distances for non-residential institutions.

Conclusion

In conclusion, the proposal is acceptable in principle and is of a suitable design, form and scale which will not be damaging to the character and appearance of the surrounding area. The proposal will not have an adverse impact on the unique historical and architectural character of the listed buildings on the site, or their setting. The proposal will result in the creation of a satisfactory residential environment, will not have a detrimental impact on the amenity of neighbouring residents and does not raise any issues in respect of parking and road safety, waste collections, tree removal, protected species, flood prevention, soil quality or development of a site of archaeological significance.

The proposal represents a departure from policy Hou 6 and the Council's Guidance for Developer Contributions and Affordable Housing due to the absence of any on site or alternative off site affordable housing provision from the scheme.

The absence of any affordable housing provision is considered to be justified in the context of this application, having regards to the exceptional circumstances relating to this proposal. The impact of the estimated build costs on the overall profit level of the proposal would mean that the inclusion of any affordable housing provision would render the proposed development financially unviable. In addition, the proposed development will safeguard the retention of two important listed building which are currently vacant and deteriorating, and which contribute to the historical character of the local area.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.
2. Only the tree/s shown for removal on the approved drawing number 36 (applicant reference SWH-(00)-002) and the submitted tree survey report shall be removed, and no work shall be carried out on the remaining trees at any time without the approval of the Planning Authority.
3. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction". Details of the location of the proposed fencing shall be submitted to the planning authority prior to the commencement of works on the site.
4. 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.

5. Prior to the commencement of development:

- (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Reasons:-

1. In order to safeguard the interests of archaeological heritage.
2. In order to safeguard protected trees.
3. In order to safeguard protected trees.
4. In order to enable the planning authority to consider this/these matter/s in detail.
5. In order to enable the planning authority to consider this/these matter/s in detail.

Informatives

It should be noted that:

1. Planning permission shall not be issued until a suitable legal agreement has been concluded for the following developer contributions.

Children and Families

A contribution of £10392 towards the Tynecastle Education Contribution Zone.

This shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Roads Authority

A contribution of £2000 to progress a suitable order to introduce waiting and loading restrictions as necessary.

A contribution of £2000 to progress a Stopping Up Order of a section of footway along the eastern boundary of the site on Ardmillan Terrace

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
3. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
4. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
5. Cycle parking provision to be set at a minimum of 90 spaces located in covered and secure stores, in accordance with the Edinburgh Design Guidance 2017 (see Note 2);
6. Car parking to be set at a maximum of 37 spaces inclusive of spaces suitable for disabled use as per the Edinburgh Design Guidance 2017
7. All accesses must be constructed to an adoptable standard
8. In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;
9. The applicant should note that new road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity
10. The applicant should be advised that:
 - a. as the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category D - New Build);
 - b. as the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category E - Sub divided, or converted);
11. Any sign, canopy or similar structure mounted perpendicular to the building (i.e. overhanging the footway) must be mounted a minimum of 2.25m above the footway and 0.5m in from the carriageway edge to comply with Section 129(8) of the Roads (Scotland) Act 1984.

12. The City of Edinburgh Council acting as Roads Authority reserves the right under Section 93 of The Roads (Scotland) Act 1984 to adjust the intensity of any non-adopted lighting applicable to the application address.
13. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved.
14. Electric vehicle charging outlets should be considered for this development. Passive provision should be made as a minimum, including ducting and infrastructure to allow a charging point(s) to be readily accommodated in the future.
15. If any bats or bat roosts are discovered during construction work, a licensed bat worker should be employed to assess the situation accordingly.

Financial impact

4.1 The financial impact has been assessed as follows:

The application is subject to a legal agreement for developer contributions.

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 meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

One letter of objection and one general comment were received in respect of the application. A full summary of the matters raised in these representations can be found in section 3.3 (j) of the main report.

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 in the urban area in the Edinburgh City Local Plan.

Date registered

6 March 2018

Drawing numbers/Scheme

01, 02A, 03 - 14, 15C, 16A, 17C – 19C, 20A, 21 - 22, 23B - 25B, 26 - 33, 34C, 35 – 37

Scheme 4

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: James Allanson, Planning Officer

E-mail:james.allanson@edinburgh.gov.uk Tel:0131 529 3946

Links - Policies

Relevant Policies:**Relevant policies of the Local Development Plan.**

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Hou 3 (Private Green Space in Housing Development) sets out the requirements for the provision of private green space in housing development.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

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

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 21 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

LDP Policy Env 22 (Pollution and Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

LDP Policy Hou 5 (Conversion to Housing) sets out the criteria for change of use of existing buildings to housing.

LDP Policy Hou 6 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

Relevant Non-Statutory Guidelines

Non-statutory guidelines - on affordable housing gives guidance on the situations where developers will be required to provide affordable housing.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings, parking, streets and landscape, in Edinburgh.

Appendix 1

**Application for Planning Permission 18/00892/FUL
At Springwell House, 1 Gorgie Road, Edinburgh
Change of use and conversion of the original Springwell
House buildings from vacant offices to 39 new residential
apartments. Demolition of some rear extensions and
construction of 7 new town houses. Refurbishment of
existing lodge house and construction of new detached
lodge house giving 48 residential units in total. (as
amended).**

Consultations

Affordable Housing

1. Introduction

I refer to the consultation request from the Planning Department about this planning application.

Housing and Regulatory Services have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

This is consistent with Policy Hou 6 Affordable Housing in the Edinburgh Local Development Plan.

2. Affordable Housing Provision

This application is for a development consisting of 48 homes and as such the AHP will apply, 12 units (25%) will be required to be provided as affordable housing. However, the development costs have been assessed through an 'open book' viability assessment; an independent assessment by a chartered surveyor. This process verified the development costs within the applicant's proposal and has concluded that provision of any affordable housing is unviable.

Both the applicant and CEC Estates have identified an undue amount of time taken to agree the conditions of the sale, following agreement on price, as a contributing factor to the deterioration of the existing building. This in turn has had an impact on the level of contribution that can be made for affordable housing.

On the basis of this independent assessment the conclusion is drawn the affordable provision is not feasible in this instance. The below paragraphs outline the steps taken to assess the proposal presented.

In all instances the Council expects the 25% affordable housing contribution to be delivered on-site, in a manner that is well-integrated. It is only in exceptional circumstances, where the Council is satisfied that the affordable housing could not be viably delivered by a housing association, that we consider alternative proposals.

Onsite RSL delivery was considered but discounted for the following three reasons:

- 1. High purchase costs - At £215,000 for the lowest priced unit, the properties are not financially viable for an RSL. The average construction cost of a housing association flat in recent years has been around £150,000 per unit. This is the main reason for RSLs not wanting to consider these properties.*
- 2. Ongoing Maintenance liability - Should they be financially viable for an RSL, the future maintenance liability for a listed building is something an RSL would need to carefully consider.*
- 3. Minority ownership within a communal stair - RSLs do not want to take on flats within a shared stairwell due to the ongoing responsibility for tenants and maintenance implications.*

Where the developer has clearly established that the development would not be viable for a housing association to deliver, then the affordable housing policy allows for alternative methods of delivery to be considered. On this basis the following delivery methods were proposed by the developer but also discounted as unviable:

- 1. Unsubsidised Shared equity - 12 units were proposed for shared equity but there is only one unit that is both suitable in size and within eligibility thresholds. It is not recommended this option is pursued, especially as this one unit is at the upper end of affordability.*
- 2. Golden share - The developer proposed golden share, however the financial model for the development requires the 20% discount on the market value to be returned to the developer after ten years. This is not golden share as we define it in our guidance and could not accept this proposal. Even if it was golden share as we define it, the properties are at the upper end of the affordable threshold.*

Usually in this scenario a commuted sum would be sought. However, the development costs were assessed by Council surveyors through an 'open book' viability assessment; an independent assessment by a chartered surveyor. This process verified the development costs within the applicant's proposal. The stated "best case scenario" from this appraisal is if the development delivers the 25% affordable through Golden Share, a 3% profit could be achieved. A 3% return would, in normal circumstances, rule out the development as it is not viable and far from expected market levels of profit (around 15% to 25%).

On the basis of this independent assessment, with the 3% return on profit, the conclusion is drawn the affordable provision is not feasible in this instance.

Archaeology

Further to your consultation request I would like to make the following comments and recommendations concerning these linked FUL & LBC applications for the change of use and conversion of the original Springwell House buildings from vacant offices to 39 new residential apartments, demolition of some rear extensions and construction of 7 new town houses, refurbishment of existing lodge house and construction of new detached lodge house giving 48 residential units in total.

The application site affects the C-listed Springwell House. This former CEC/NHS Health and Social care building was originally constructed in the early 1860s and comprises two separate Victorian buildings and institutions: The Magdalene Asylum (fronting onto Gorgie Road) and the Girls Reformatory (fronting onto Ardmillian Terrace. The Listed Lodge on Gorgie Road was constructed as part of the Magdalene Asylum. The Magdalene Asylum for 'fallen women' was founded in 1797 on the Western side of Tolbooth Wynd, before moving to this purpose built building in c.1863. This effective workhouse was complemented by the adjoining reform intuition for girls and both institutions continuing in operation into the 20th century. The Girls Reformatory was taken over in 1961 as the HQ for Edinburgh's Civil Defence Corp before its disbandment in 1968.

This application site and its associated listed buildings are regarded as occurring within an area of archaeological potential and of local historic significance. Therefore, these applications must be considered under terms of Historic Environment Scotland Policy Statement (HESPS) 2016, Scottish Planning Policy (SPP), PAN 02/2011 and Edinburgh Local Development Plan (2016) Policies ENV4 & ENV9.

The listed Springwell House complex is of local archaeological and historic significance especially in terms of their former civic functions as a Magdalene Asylum, Reform institution and Cold War associations with the UK's Civil Defence Corp. It is therefore to be welcomed that the three historic buildings at the core of this complex will be retained and converted. That said associated demolitions and conversion works (e.g. internal stripping out) could impact upon and reveal important historic fabric associated with the buildings former uses.

It is therefore recommended that a historic building survey (phased internal and external elevations and plans, photographic and written survey and analysis) is undertaken both prior to any demolition and during associated internal strip-out/conversion works associated development. This is required to provide permanent records of these important civic buildings.

In addition, demolition and development will require significant ground-breaking works which could reveal remains associated with the use of these Victorian Institutions. Accordingly archaeological mitigation will also be required to be undertaken to record and fully excavate any significant remains that may be disturbed during such works.

It is recommended that these programmes of works be secured using a condition based upon the model condition stated in PAN 42 Planning and Archaeology (para 34), as follows;

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (Historic building recording, excavation, reporting and analysis, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Please contact me if you require any further information.

Children and Families

The Council has assessed the impact of the growth set out in the LDP through an Education Appraisal (January 2018), taking account of school roll projections. To do this, an assumption has been made as to the amount of new housing development which will come forward ('housing output'). This takes account of new housing sites allocated in the LDP and other land within the urban area.

In areas where additional infrastructure will be required to accommodate the cumulative number of additional pupils, education infrastructure 'actions' have been identified. The infrastructure requirements and estimated delivery dates are set out in the Council's Action Programme (January 2018).

Residential development is required to contribute towards the cost of delivering these education infrastructure actions to ensure that the cumulative impact of development can be mitigated. In order that the total delivery cost is shared proportionally and fairly between developments, Education Contribution Zones have been identified and 'per house' and 'per flat' contribution rates established. These are set out in the draft Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' (January 2018).

Assessment and Contribution Requirements

Assessment based on:

12 Flats (27 one bedroom / studio flats excluded)

9 Houses

This site falls within Sub-Area T-1 of the 'Tynecastle Education Contribution Zone'.

The Council has assessed the impact of the proposed development on the identified education infrastructure actions and current delivery programme.

The education infrastructure actions that are identified are appropriate to mitigate the cumulative impact of development that would be anticipated if this proposal progressed.

The proposed development is therefore required to make a contribution towards the delivery of these actions based on the established 'per house' and 'per flat' rates for the appropriate part of the Zone.

If the appropriate infrastructure contribution is provided by the developer, as set out below, Communities and Families does not object to the application.

Total infrastructure contribution required:

£10,392

Note - all infrastructure contributions shall be index linked based on the increase in the BCIS Forecast All-in Tender Price Index from Q4 2017 to the date of payment.

Environmental Protection

The proposal is to convert the category C-listed Springwell House and the 1960's extensions to create 39 residential apartments. The property is surrounded by business uses, including medical centres and Gorgie City Farm, and is on the corner of two very busy streets.

Environmental Protection has concerns in relation to commercial and traffic noise affecting the amenity of the proposed residents. The applicant has not submitted a Noise Impact Statement.

Therefore, Environmental Protection cannot support this application. However, should the Committee be minded to grant, we would recommend the following condition be attached:

Prior to the commencement of construction works on site:

- (a) A site survey (including intrusive investigation where necessary) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*
- (b) Where necessary, a detailed schedule of any remedial and /or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.*

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Flood Planning

For your information please find attached information submitted by Goodsons in support of Springwell House application. Following this I am happy for this application to be determined with no further comments or outstanding information from flood prevention.

Roads Authority

No objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;*
- 2. Contribute the sum of £2,000 to progress a Stopping Up Order of a section of footway along the eastern boundary of the site on Ardmillan Terrace. The applicant should be advised that the successful progression of this Order is subject to statutory consultation and advertisement and cannot be guaranteed;*

3. *Cycle parking provision to be set at a minimum of 90 spaces located in covered and secure stores, in accordance with the Edinburgh Design Guidance 2017 (see Note 2);*
4. *Car parking to be set at a maximum of 37 spaces inclusive of spaces suitable for disabled use as per the Edinburgh Design Guidance 2017 (see Note 3);*
5. *All accesses must be constructed to an adoptable standard (see Note 4);*
6. *In accordance with the Council's LTS Travplan3 policy, the applicant should consider developing a Travel Plan including provision of pedal cycles (inc. electric cycles), secure cycle parking, public transport travel passes, a Welcome Pack, a high-quality map of the neighbourhood (showing cycling, walking and public transport routes to key local facilities), timetables for local public transport;*
7. *The applicant should note that new road names will be required for the development and this should be discussed with the Council's Street Naming and Numbering Team at an early opportunity;*
8. *The applicant should be advised that:*
 - a. *as the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category D - New Build);*
 - b. *as the development is located in the extended Controlled Parking Zone, they will be eligible for one residential parking permit per property in accordance with the Transport and Environment Committee decision of 4 June 2013. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category E - Sub divided, or converted);*
9. *Any sign, canopy or similar structure mounted perpendicular to the building (i.e. overhanging the footway) must be mounted a minimum of 2.25m above the footway and 0.5m in from the carriageway edge to comply with Section 129(8) of the Roads (Scotland) Act 1984;*
10. *The City of Edinburgh Council acting as Roads Authority reserves the right under Section 93 of The Roads (Scotland) Act 1984 to adjust the intensity of any non-adopted lighting applicable to the application address.*
11. *All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles. The applicant should therefore advise the Council if he wishes the bays to be enforced under this legislation. A contribution of £2,000 will be required to progress the necessary traffic order but this does not require to be included in any legal agreement. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2016 regulations or British Standard 8300:2009 as approved;*
12. *Electric vehicle charging outlets should be considered for this development. Passive provision should be made as a minimum, including ducting and infrastructure to allow a charging point(s) to be readily accommodated in the future.*

Note:

1. *The proposals will require the stopping up of a section of existing widened footway along Ardmillan Terrace along the Springwell House Health Centre frontage.*

2. Current cycle parking standards require a minimum of 90 cycle parking spaces - (1 per Studio Flat x 1, 2 per 1-2 bedroom flat / lodge x 35, and 3 per 3 bedroom flat / lodge / 2 bedroom townhouse x 12). The applicant proposes to provide 24 cycle spaces in a "Secure Cycle Store" design from the Edinburgh Street Design Guide factsheets; 60 cycle spaces using a two tier storage system housed in a secure covered location to the front of the building; and a cycle store suitable to house 4 non-standard cycles. Two additional spaces will be required. While the two tier system is not a preferred choice for cycle storage per the ESDG, the proposed system removes the straight lifting element of a vertical racking system which was previously proposed by the applicant. As a listed building, it is understood that there are areas to the main elevations that need to be protected, and therefore the applicant has tried to achieve the required cycle storage as unobtrusively as possible. To provide the preferred "Secure Cycle Store" layout was not possible with limited space on the site available to do so. Over the same footprint that has been utilised, approximately 30 cycle spaces would have been lost by using only this layout with single-level Sheffield type stands.

3. The application has been assessed under the 2017 parking standards for Zone 2. These permit a maximum of 1 space per unit, equating to 48 spaces for the proposed development inclusive of 8% of the bays suitable for disabled users. The applicant proposes 7 spaces for the townhouses (provided by an integral garage for each property. 30 spaces are being provided for the remaining 41 dwellings (a 73% parking ratio) which is deemed acceptable for a centrally located site adjacent to two major arterial roads with excellent public transport links. The area is subject to extensive parking restrictions, including Greenways and is on the edge of the extended controlled parking zone S4, and the existing on-street parking space is generally fully utilised at all times, therefore the risk of overspill from the development is considered to be low.

4. Normally for developments of more than 6 dwellings, Transport would expect that accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent, and the extent of adoptable roads (including footways, footpaths, accesses, cycle tracks, verges and service strips) would be agreed between the applicant and the Council as Roads Authority. However, it is considered that the proposed accesses for this development should remain as private accesses. In this context the following should be noted:

Gorgie Road Access

An aim of the residential conversion by the applicant is to preserve the listed building and its original setting - this includes maintaining the status quo in terms of the perceived division between public and private land and space. The applicant notes that this is particularly relevant as there are currently no public access routes through the site. In order to continue this aspect, it is considered by the applicant that the grounds in front of the historic building should remain private but with public access to the building entrances. The existing Gorgie Road site entrance is to be adjusted to increase the width between the stone gate posts to 5.5m to allow for delivery and emergency vehicles to access the site and the building entrances. Pedestrian footpaths are to be provided to allow access for residents and visitors. Private road lighting powered from the landlord's supply is to be provided to a lighting level that fulfils public and residents' safety requirements but respects the nature and setting of the historic façade. The aim of the applicant is not to create a "gated secure community" but to simply retain the existing boundary which separates public and private areas, and adapt to the building's new lease of life by providing access for residents, deliveries, emergency vehicles and visitors, whilst at the same time deterring the general public from entering the site on a casual basis.

Ardmillan Terrace Access

Access to the rear of the development is being facilitated by the existing entrance to the NHS Lothian Breast Screening Clinic and Springwell Medical Centre. This is a private access owned by NHS Lothian and is currently fitted with gates across both the existing footway and carriageway. These are closed outwith clinic operating hours to prevent indiscriminate parking. The applicant has rights of access over it, but no direct control over its use. It lies outwith the planning boundary for the proposed development.

The applicant has confirmed that as part of the sale agreement the access will be improved to an adoptable standard and the external gates removed allowing permanent access from Ardmillan Terrace. It is however, to remain private. This access will continue to serve the clinic and medical centre as well as the 7 proposed townhouses in the southern part of the site. Cycle parking (in secure stores) and bin stores. Servicing will be achieved by utilising the internal site layout as a turning head.

General vehicular access by the public will continue to be controlled via barriers - one located on the NHS access road (closed outwith clinic opening hours) and one located on the access to the townhouses. Both have been located to allow refuse vehicles to turn unhindered and provide access to the development bin store. The latter barrier is to be vehicle actuated and, as per the access from Gorgie Road, its main function is to deter the general public from entering on a casual basis.

Pedestrian access to the townhouses will be via the footway on the north side of the access road. Beyond the bin and cycle stores the proposed parking court will act as a shared surface as vehicle activity will be very low. Again private lighting powered from the landlord's supply.

5. Inspections (and appropriate fee payable) will be required to ensure that the access construction is to an adoptable standard. If inspections are not carried out, there would a requirement to undertake core sampling of the road surface construction makeup if it were to offered for adoption as part of further development of the site.

Waste Services

Response Dated 10 April 2018

I have been asked to provide my comments as a consultee to this application on behalf of the Waste and Cleansing Services.

I have provided below some general information in relation to this development, but the detailed arrangements need to be agreed with myself at later stage. The architects or developers should liaise directly with me, via email at justine.taylor@edinburgh.gov.uk
Waste Management Responsibilities

The Waste and Cleansing Services will be responsible for managing the waste from households and any Council premises only. I am assuming this would include this development.

Although there is no details of any commercial aspect, for completeness, it would be the responsibility of any third party commercial organisations using the site to source their own trade waste uplifts. Architects should however note the requirement for trade waste producers to comply with legislation, in particular the Waste (Scotland) Regulations which require the segregation of defined waste types to allow their recycling. This means there would need to be storage space off street for segregated waste streams arising from commercial activities.

Any appointed waste collection contractors, appointed to manage commercial waste, could be expected to have similar requirements to the Council in terms of their need to be able to safely access waste for collection.

Compliance with Waste Strategy (Domestic Waste Only)

The provision of a full recycling service is mandatory in Scotland, so developers must make provision for the full range of bins (either individual containers for each property, or communal bins for multiple properties). These must be stored off street at all times, except on the day of collection (in the case of individual bins).

The waste collection teams will require safe and efficient access to these from the earliest occupation, and therefore cognisance must be taken of my comments below in relation to operational viability.

For high density properties such as the apartments in the original building, we would recommend communal waste containers for landfill waste, mixed recycling for paper and packaging, glass, and food. The number of bins required is calculated on the number of properties using each bin store, so if all 39 are to use the one bin store, there would need to be 5 residual 1280l, 4 mixed recycling 1280L, 1 glass 660L and 2 food 500L. However, it should be noted that due to changes within the service over the next three years, the bin requirements will change, and you should review these with us prior to starting work.

It is usually most appropriate for townhouses to have individual kerbside collections. This provides each property with landfill (140 litres); mixed recycling (240 litres), glass (box), food bin and kitchen caddy. All of these must be presented on the day of collection before a specified time and removed thereafter. They must otherwise be stored off street at all times.

Developers can either source their own bins in line with our requirements, or can arrange for us to do so and recharge the cost - this will probably be most convenient for them.

Operational Viability

Developers need to ensure that services are accessible so that our collection crews can provide the service in a safe and efficient manner, taking account of turning circles, length and width of vehicles, distance bins must be pulled, surfaces, slopes and so on. Current plans do not show sufficient turning areas at the bin store, so this would need to be addressed at the earliest opportunity.

Obviously sufficient capacity must also be provided to allow successful collection of each segregated waste stream. Initial information on the requirements for waste services is available in the Architect's Instructions, which will be provided on request.

I would recommend further contact with me to ensure adequate provision of segregated household waste bins include all of the above and suitable access for the refuse collectors is arranged.

Response Dated 30 May 2018

I refer our email correspondence and site meeting and confirm that agreement on the waste requirements for this development has been reached.

Waste strategy for new developments

The City of Edinburgh actively promotes the provision of recycling facilities in all new developments and throughout the city. The Waste (Scotland) Regulations 2012 make mandatory the provision of specific household waste recycling services and our own waste strategy supports this. Recycling collections are integral to the overall waste collection system, so it is necessary to incorporate recycling facilities within your development.

Provision and collection of waste containers

Further to our discussions, we agree that the bin store to the East boundary will serve the apartments to the East side of Springwell House. This covers 22 flats in total, so will require:

*3 x 1280L residual, 2 x 1280L mixed recycling, 1 x 660L glass and 1 x 500L food.
Information showing the dimensions of the communal containers has already been provided for your information in the architect instructions.*

This would be accessible for waste collection directly from Ardmillan Terrace.

The bin store to the rear would serve the apartments formed to the West side of Springwell House, as well as the 7 townhouses. This would cover 24 properties in total, so will require:

3 x 1280L residual, 2 x 1280L mixed recycling, 1 x 660L glass and 1 x 500L food.

This bin store will be accessed for waste collection from Ardmillan Terrace, by using the entrance of the NHS building as per the attached revised drawing. We require sufficient space for the bin lorry to turn within this access road to reverse the lorry to this bin store for collection, so there must be no restrictions to the access to this entrance.

The two lodge houses to the South (Gorgie Road) side of the site would have their own individual bins to be presented for collection by the homeowners on Gorgie Road. Each will require:

- 1 x 140 litre Grey residual wheelie bin*
- 1 x 240 litre Green recycling wheelie bin*
- 1 x 240 litre Brown garden waste wheelie bin (if they opt to pay for this service)*
- 1 x 25 litre Food Waste kerbside bin*
- 1 x 5 litre kitchen caddy*
- 1 x 33 litre blue recycling box*

It is the builder/developer's responsibility to provide the residual and recycling containers in line with our requirements, as outlined in the architect instructions. We can assist with this but will recover the costs of doing so. We require 12 weeks notice for bin orders, in order to arrange for the ordering, manufacture and delivery of bins. These should be submitted as a purchase order to myself.

Responsibility for the bin storage areas will lie with the builder / developer until handed over to the property management company.

Property management

Please provide contact details of any factor or property management company responsible for these flats once they are completed.

Please advise residents of the townhouses that they should use the bin store and not individual bins.

Property management responsibility includes:

Ensure that all material, residual or recyclable, are deposited within the bins prior to collection

Removal of excess waste where residents do not use the containers provided

Removal of any dumped items e.g. furniture, carpets, white goods etc

General cleaning of any bin storage areas

Ongoing provision and maintenance of associated infrastructure, e.g. bin stores etc

The City of Edinburgh Council responsibility includes:

Provide initial guidance documentation for residents in using the recycling facilities

Servicing of residual and recycling waste containers as scheduled

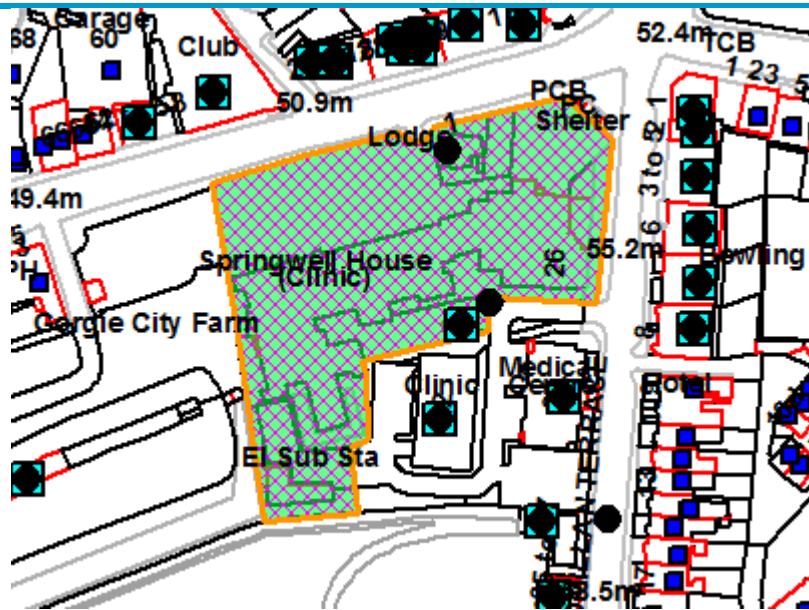
It is appreciated that new occupiers may initially have quantities of cardboard and other recyclable material generated from new appliances. We request that householders flatten and rip up cardboard boxes and put them in their green mixed recycling wheelie bins.

Cardboard boxes and other waste that is too large for the bin needs to be taken to a Household Waste Recycling Centre. Alternatively, a collection of bulky waste items can be booked. Information on these services is available online:

<http://www.edinburgh.gov.uk/recycle>

I trust the above information is of assistance, however if I can be of further help, please don't hesitate to contact me.

Location Plan



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