

Development Management Sub-Committee Report

Wednesday 11 January 2023

**Application for Listed Building Consent
Gas Holder North Of, Waterfront Broadway, Edinburgh**

Proposal: Proposed external illumination of the existing Granton Gasholder guide frame.

**Item – Committee Decision
Application Number – 22/05147/LBC
Ward – B04 - Forth**

Reasons for Referral to Committee

The application has been submitted by the Council and is for more than a routine minor development. It is also significant in terms of the wider public interest as it is associated with a significant listed structure in this part of the city.

Recommendation

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

Summary

The proposals will not have an adverse impact on the special architectural character or historic interest of the listed structure and are therefore judged to be in accordance with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

SECTION A – Application Background

Site Description

The site relates to the category B listed gasholder (LB reference 45793, listed 10/11/1998) and the immediate surrounding land.

The gasholder was designed by WR Herring and was built between 1898 and 1902. It was part of the Granton Gasworks which served the City of Edinburgh and the surrounding district throughout the 20th Century.

The steel frame consists of a series of double lattice columns positioned equidistantly around its perimeter, with curved lattice box girders spanning between the columns to complete the circular configurations at four levels. Lateral stability is provided by two planes of diagonal cross bracing between the lattice columns, over the full height of each bay. The entire holder frame is founded on the circular perimeter wall of the substantial brick and concrete tank recessed into the ground. It is approximately 76 metres wide and 46m tall above ground level. Much of the frame is now in poor condition.

The land around the gasholder that forms the application site is vacant scrubland. The northern edge is defined by an existing stone wall, which runs east/west and will be retained as part of the initial works to the gasholder and associated public realm. There is a significant level change from the gasholder 'plateau' down to the wall.

To the north are various industrial uses which sit at a much lower level to the site. To the northeast is the Social Bite village which supports people affected by homelessness. Vacant land is to the east, south and west of the site. Further to the southwest is the Forthquarter Park and to the southeast is the Scottish Gas office building. The wider area is one of ongoing development and regeneration.

Access to the site is currently from the junction of Waterfront Broadway and Caroline Park Avenue.

The site is located within the Urban Area as shown on the Local Development Plan proposals map. The land is identified as being within Edinburgh Waterfront. Proposal EW 2a (Forthquarter) states that the area is for a housing-led mixed-use development. It sets out a number of Development Principles for the area.

Description of the Proposal

Proposed external illumination of the existing Granton Gasholder guide frame.

The proposal shows the provision of permanent architectural lighting involving the installation of 26 pairs of LED, 'up' and 'down' lighting units, which are to be attached to the gas holder guide frame. These will replace the existing temporary gasholder flood lighting.

Each of the lighting units are positioned six metres above ground level and attached to the outer segments of the guide frame linked to a couple of small junction boxes. The lighting units measure 239mm in diameter and sit on a bracket with a total height of the unit being 328mm and 156mm deep.

The manufacturers specification states that the proposed lighting would have a luminaire input power of 32 W; a luminaire luminous flux of 1641 lm; and luminaire efficacy of 51 lm/W.

In addition, the interior and exterior spaces are to be lit with six-metre-high lamp columns. These columns are positioned along the entrance route from the south-east, around the ring walk and on the paths which would provide access off the ring walk into the central greenspace.

All these lighting units would be served by an electrical conduit loop operated through a pair of lighting control boxes, which would be positioned within the base of the guide frame. There is an existing small electrical distribution pillar located near the main entrance/walkway of the site, which incorporates an electrical utility cable head.

This application proposes to install an additional distribution board pillar with switchgear boxes to provide the electrical supply to the proposed lighting via underground ducting.

Supporting Information

- Supporting Covering Letter
- Technical Lighting Specifications

These are available to view on the Planning and Building Standards Online Services.

Relevant Site History

20/05702/CLP
Gas Holder North Of
Waterfront Broadway
Edinburgh

The gas holder will be illuminated using LED lights mounted on 26 small concrete plinths (800mm x 400mm x 500mm (height)) around the outside of the structure, within the existing security fencing. No fixings or equipment will be attached to the structure. A control container unit will be placed within the security fencing. The works will be for a temporary period of two years.

Granted
8 February 2021

22/01327/LBC
Gas Holder North Of
Waterfront Broadway
Edinburgh

To repair and refurbish the existing Granton Gas Holder Category B Listed Guide Frame.

Granted
26 August 2022

22/05318/FUL
Gas Holder North Of
Waterfront Broadway
Edinburgh

Public realm improvements to the site surrounding the Gas Holder. The design proposals for the public realm element have been set out to create a multi-functional public space, which aims to respect and complement the existing Listed-B Gas Holder frame, whilst remaining flexible to future change and uses.

Other Relevant Site History

Planning Committee approved the Granton Waterfront Development Framework as non-statutory planning guidance to guide development, service delivery and investment decisions for the regeneration of Granton Waterfront.
29 February 2020

Pre-Application process

There is no pre-application process history.

Consultation Engagement

Archaeology Officer

Historic Environment Scotland

BAA Aerodrome Safeguarding

Refer to Appendix 1 for a summary of the consultation response.

Publicity and Public Engagement

Date of Neighbour Notification: Not Applicable

Date of Renotification of Neighbour Notification: Not Applicable

Press Publication Date(s): 4 November 2022.

Site Notices Date(s): 1 November 2022.

Number of Contributors: 0

Section B - Assessment

Determining Issues

This application for listed building consent is required to be assessed against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (the "1997 Heritage Act"):

- Having due regard to HES Policy and guidance, do the proposals harm a listed building or its setting?
- If the proposals do comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for not approving them?
- If the proposals do not comply with HES Policy and guidance, are there any compelling reasons (including but not limited to the public sector equality duty) for approving them?

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals harm the listed building or its setting.

The following Historic Environment Scotland (HES) guidance is relevant in the determination of this application:

- Managing Change in the Historic Environment: Engineering Structures
- Managing Change in the Historic Environment: External Fixtures

HES's guidance on Managing Change in the Historic Environment: Engineering Structures set out the principles that apply and how they should inform planning policies. The guidance states that work to historic engineering structures must be based on a thorough understanding of their design, construction, and use of materials.

Managing Change in the Historic Environment: External Fixtures provides guidance on new external fixtures including siting them to maintain the special architectural or historic interest, integrity, and fabric of the building.

The guidance notes that new external fixtures must be sited to minimise impact on the architectural integrity and fabric of the building, and they should be discreetly located without damaging any architectural feature.

The lights to be fitted onto the gasholder will be located at six metres above the ground level and are of a relatively modest scale. The location of the lights and the cabling has been located to run around the existing lattice structure. The industrial nature of the gasholder structure means that the lights and associated paraphernalia will not appear out of place leaving the integrity of the gasholder intact with minimum impact on the historic asset.

Furthermore, the Managing Change guidance notes that the innovative and imaginative use of lighting can be an important component in enhancing the distinctiveness and character of a building. The lighting, as demonstrated within previous lighting schemes on the gasholder, will enhance the structure. This point is picked up by the Archaeology Officer who is supportive of the proposal as it will help showcase the gasholder.

The other lighting and associated items proposed within and around the gasholder will not detrimentally impact on its setting.

Historic Environment Scotland do not object to the proposal noting that the installation of the lighting will have minimal physical impacts. HES is supportive of the proposal as part of the wider project of refurbishment and public realm improvements.

Conclusion in relation to the listed building

The proposals will not adversely impact on the special architectural character or historic interest of the listed structure and are therefore judged to be in accordance with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

b) There are any other matters to consider.

The following matters have been identified for consideration:

Airport Safeguarding

The Edinburgh Airport Safeguarding Team do not object to the proposal.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No representations have been received.

Conclusion in relation to other matters considered

The proposals are in compliance with the other material considerations that have been identified above.

Overall conclusion

The proposals will not have an adverse impact on the special architectural character or historic interest of the listed structure and are therefore judged to be in accordance with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following.

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.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - Local Development Plan

Date Registered: 31 October 2022

Drawing Numbers/Scheme

01-05

Scheme 1

David Givan
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PLACE
The City of Edinburgh Council

Contact: Kenneth Bowes, Senior Planning officer
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Appendix 1

Summary of Consultation Responses

NAME: Archaeology Officer

COMMENT: The aim should be to preserve archaeological remains in situ as a first option, but under LDP Policy Env 9 also to promote and interpret our archaeological and historic environment. To this end we support the proposed scheme which will achieve this object by showcasing this nationally significant monument.

DATE: 17 November 2022

NAME: Historic Environment Scotland

COMMENT: Satisfied the proposed lighting to be installed on the guidframe will have minimal physical impacts.

DATE: 11 November 2022

NAME: BAA Aerodrome Safeguarding

COMMENT: No objection. The proposed development does not conflict with safeguarding criteria.

DATE: 8 November 2022

The full consultation response can be viewed on the [Planning & Building Standards Portal](#).

Location Plan



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