

# Development Management Sub Committee

**Wednesday 16 June 2021**

**Report for forthcoming application by**

**AMA (New Town) Ltd. for Proposal of Application Notice**

**21/01798/PAN**

**at 1 Scotstoun House, South Queensferry, EH30 9SE.  
Redevelopment of Scotstoun House including conversion  
and extension of existing buildings to residential use, part-  
demolition of office extension, and erection of new build  
residential development with associated infrastructure,  
landscaping, access and parking.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the redevelopment of Scotstoun House including conversion and extension of existing buildings to residential use, part-demolition of office extension, and erection of new build residential development with associated infrastructure, landscaping, access and parking.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 1 April 2021 (planning reference: 21/01798/PAN).

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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**1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## **Background**

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### **2.1 Site description**

Scotstoun House is a Category 'B' Listed Building, located on the outskirts of South Queensferry. LB 50165, 24/10/2005.

It is a single storey, 10 bay square plan modernist office block with central courtyard. The building sits within a mature garden setting adjacent to an early 19th century walled garden and cottage coach house built in connection with the earlier and original Scotstoun House that sat to the north of the site (demolished).

The contemporary, Scotstoun House is located at the eastern edge of what remains of parkland attached to the original Scotstoun House and forms the southern wall of the kitchen garden. It was designed in 1964 by Peter Fogo - founding partner of Arup Associates.

The listed building was originally conceived of as an envelope for flexible working and more crucially, as a pavilion in the park and, internally and by completing and addressing the enclosure of the 19th Century walled garden, as a sequence of courtyards.

The building has been extended and altered in the past under (07/03903/FUL & 07/03903/LBC). It appears that the interior has also been altered with partitions removed in order to provide open plan office space. A cupola has also been installed over the previously open central courtyard area of the building.

The total site area is 2.20 hectares. Around the site are areas allocated for housing within the adopted Local Development Plan and on which housing is now being constructed.

### **2.2 Site History**

09.11.2007- Planning permission granted for extension to existing office building and courtyard. (Application number - 07/03903/FUL)

31.01.2008- Listed Building Consent granted to extend existing office block and re-roof existing and infill courtyard. Replace existing windows and refit interior retaining perimeter features and timber ceiling. (Application number- 07/03903/LBC)

## **Main report**

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### **3.1 Description of the Proposal**

An application for detailed planning permission will be submitted for the redevelopment of Scotstoun House including conversion and extension of existing buildings to residential use, part-demolition of office extension and erection of new build residential development with associated infrastructure, landscaping, access and parking.

In total the scheme will provide 25 residential units.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

#### **a) The principle of the development is acceptable in this location**

The site is located within the defined urban area. The adopted Edinburgh Local Development Plan supports development within the urban area provided proposals are compatible with other policies in the plan. The acceptability of the proposal in terms of the loss of employment sites and premises is a key consideration. As the site is larger than 1 hectare either some measure of floorspace designed for business users will have to be provided or reasons to justify the non-compliance of policy Emp 9 will have to be shown.

The open space to the front of the listed building is an important feature that contributes to the amenity of its surroundings and the setting of the listed building. The layout and design of the proposal will have to ensure that criteria of Env 18 are met or justification for non-compliance is given.

#### **b) The proposed development will not impact upon the special interest or setting of the listed building**

Scotstoun House is a Category 'B' listed building. The potential impact of the proposed development on this building and its setting will be considered in relation to Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997. The proposal will also be considered against the relevant policies in the Edinburgh Local Development Plan and associated supplementary guidance including Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.

A Heritage Statement, Heritage Impact Assessment and Access Statement with specific cultural heritage chapter will be required to accompany the application.

**c) The design, scale, layout and materials are acceptable within the character of the area and contribute to a sense of place**

A key consideration is ensuring that the design, scale and layout are acceptable within the character of the area and integrate with the existing landscape from key views and approaches. The proposal will be considered against the provisions of the Edinburgh Local Development Plan and Edinburgh Design Guidance. A Design Statement will be required to accompany the application.

**d) The proposal is not detrimental to the amenity of neighbours**

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and non-statutory guidance.

**e) Access arrangements are acceptable in terms of road safety and public transport accessibility**

Pedestrian permeability and connectivity through the site and beyond are key considerations. The proposal should have regard to the Council's parking standards, transport policies in the Edinburgh Local Development Plan and the requirements of the Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport. Transport information will be required to support the application to assess the effects of the proposal on local infrastructure and the accessibility of the site. Consideration also needs to be given to enabling safe and convenient pedestrian and cycle movement into and through the site, where appropriate.

**f) There are any other environmental factors that require consideration**

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having an unacceptable impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Heritage Statement;
- Heritage Impact Assessment and Access Statement with specific cultural heritage chapter;
- Design Statement;
- Transport Information, including Transport Statement and Quality Audit;
- Sustainability Statement;
- Landscape and Visual Impact Assessment;
- Topographical information;
- Arboricultural tree report and tree constraints plan;
- Archaeological Assessment;
- Surface Water Management Plan which also addresses potential flood risk;

- Noise Impact Assessment;
- Site Investigation Report of building and land for contaminants;
- Ecology report of buildings and directly surrounding area including bat surveys and
- Screening for EIA

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions are taking place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

A dedicated Scotstoun house consultation web page has been utilised to engage stakeholders, share information and collect comments and feedback. The web page explains and introduces the context of the PAN, including a summary of the project. A questionnaire is included, and responders had until 31 May to complete and return the questionnaire online.

An online drop in and online questions event was held on 20 May 2021 between 6pm and 8pm. The event gave an overview of the vision and principles for the development and gave respondents the opportunity to comment, ask questions and receive responses directly from the application project team.

The invite to this event was sent to local residents and stakeholders. The invite made clear when the event was to be held, the website details and contact details for the agent involved.

An advert was placed in the Edinburgh Evening News as well as in the free local Spotlight magazine.

An information board was displayed in a local supermarket and the applicant spoke to the Queensferry District Community Council (QDCC) to provide material for their display cabinet and social media channels.

## **Background reading / external references**

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- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

### **David Givan**

Chief Planning Officer

PLACE

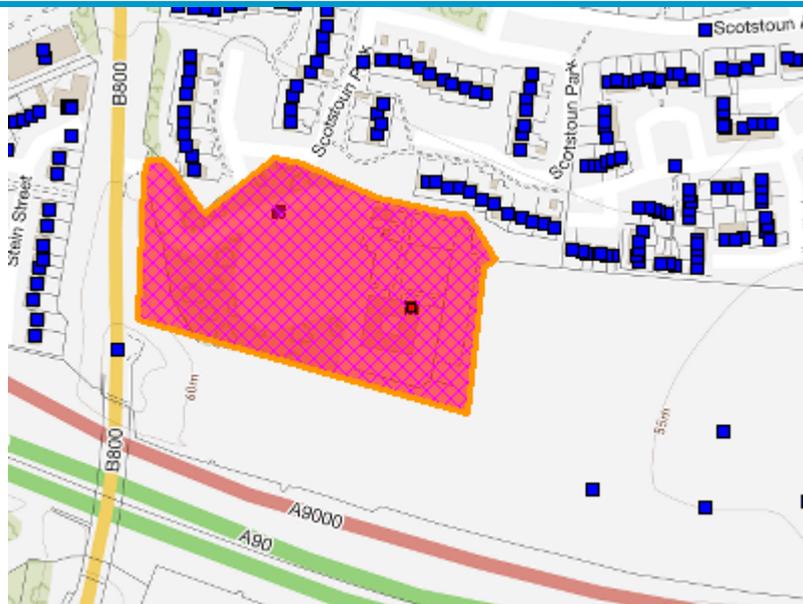
The City of Edinburgh Council

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## Location Plan

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