

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100354117-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|------------------------------|------------------------------------------------------|-----------------|
| Company/Organisation: | Scott Hobbs Planning | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Rhiannon | Building Name: | 24a |
| Last Name: * | Martin | Building Number: | |
| Telephone Number: * | 01312267225 | Address 1 (Street): * | Stafford Street |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Edinburgh |
| Fax Number: | | Country: * | United Kingdom |
| | | Postcode: * | EH3 7BD |
| Email Address: * | admin@scotthobbsplanning.com | | |

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---------------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| Title: | <input type="text"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text"/> | Building Name: | <input type="text" value="Haydon House"/> |
| First Name: * | <input type="text"/> | Building Number: | <input type="text" value="296"/> |
| Last Name: * | <input type="text"/> | Address 1 (Street): * | <input type="text" value="Joel Street"/> |
| Company/Organisation | <input type="text" value="Splendid Hospitality Group"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Middlesex"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="United Kingdom"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="HA5 2PY"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="rm@scotthobbsplanning.com"/> | | |

Site Address Details

| | |
|-----------------------------------------------------------------------|--------------------------------------------------------|
| Planning Authority: | <input type="text" value="City of Edinburgh Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text"/> |
| Address 2: | <input type="text"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text"/> |
| Post Code: | <input type="text"/> |

Please identify/describe the location of the site or sites

| |
|--------------------------------------------------------------|
| <input type="text" value="2 - 8 Coates Gardens, Edinburgh"/> |
|--------------------------------------------------------------|

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="673271"/> | Easting | <input type="text" value="323836"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed lower ground floor extension to hotel at No's 6 and 8, felling of trees and associated works including screening to services.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached Grounds of Review Statement and Documents List.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please see attached Documents List.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00935/FUL

What date was the application submitted to the planning authority? *

24/02/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Rear garden area. Site screened from external views by the adjacent high boundary walls. Accompanied access through the existing hotel is required to view the site.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Rhiannon Martin

Declaration Date: 09/06/2021

Scott Hobbs Planning

Planning Statement on behalf of:
Splendid Hospitality Group

Date:
07 June 2021

Grounds for Review

*Non-Determination of Application
21/00935/FUL for proposed lower
ground floor extension to hotel at nos 6
and 8, and felling of trees and associated
works including screening to services at
Piries Hotel, 2-8 Coates Gardens,
Edinburgh*



Grounds for Review
against Non-
Determination of
planning application for
lower ground floor rear
extension, screening
and felling of trees at no
6 – 8 at

*Piries Hotel, Coates
Gardens*

This Statement comprises the Grounds for Review against the non-determination of a planning application for the lower ground floor extension to the rear of the hotel. Listed building consent for the proposals has been granted on appeal by the DPEA.

As the extension will be situated lower than the substantial stone boundary walls, there will be no clear views of the extension from the Conservation Area or World Heritage Site and, accordingly, there will be no adverse impact on either sensitive area. There will be no impact on the amenity of surrounding residential properties. Whilst there will be some impact on the listed building, consent has already been granted for the works as the proposed development is minimal and retains the special features of the building. The proposal is justified in economic terms. The extension will allow further refurbishment of the hotel to be carried out, further preserving the building for the future, and allowing to hotel to continue its contribution to the economy of Edinburgh.

The proposal, therefore, is consistent with policies the relevant policies of the development plan, associated national and regional policies and guidance and will preserve the special features of the listed building. Planning permission should be granted.



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Summary and Grounds for Review

The Applicant

- Splendid Hospitality Group (SHG) has owned and managed the entire properties at nos 2 – 8 (even) Coates Gardens for more than 10 years, with the exception of the top floor flat at no 4, but which is now in its ownership.

The Proposal

- This proposal, at no. 6 and 8 Coates Gardens, involves a lower ground floor single storey extension to create a total addition of 4 rooms. There will be a loss of trees, unimportant to the area, and screening to services in the garden area. The proposal is small scale and will not have any impact on amenity at this city centre location, in close proximity to the Haymarket interchange.
- The planning application was submitted on 24 February 2021 and remains undetermined.

Relevant History and Background

- Planning permission and listed building consent have been granted for the use of the majority of 2 – 8 Coates Gardens as a hotel.
- Planning application (reference 20/01574/FUL) was refused permission for this development on grounds of scale and impact of the development on the listed building and conservation area only. No reason was included relating to the principle of development, residential amenity, highways matters or loss of trees.
- By appeal dated 15 October 2020, listed building consent was granted for the works proposed in this planning application (reference LBA-230-2200 / 20/01575/LBC). A copy of the appeal decision notice is attached as Document 2. Both listed building consent and planning permission were previously refused. The Executive Summary to the Planning Statement accompanying the planning application (reproduced below) identifies the main issues raised and assessed by the DPEA in determining that the proposals was acceptable, and should be cross-referenced in relation to this Review.

Assessment and Grounds why Permission should be Granted

- This application was submitted on 24 February, and has not been determined, despite the passage of more than 3 months, despite the fact that it is for the same form of development as previously refused and despite the previous decision by the DPEA that the development is acceptable in relation to the Listed Building and Conservation Area. This delay in determination is causing a delay in the financial and employment opportunities for the community of Edinburgh.
- The Applicant is of the view that sufficient information has been submitted to fully describe the proposed development, and there is no reason why the planning authority could not have made the decision to grant permission. The delay is causing additional uncertainty to the hotel operator which is causing further business distress. The works would cause considerable disturbance to the operation of the hotel, if carried out following reopening after the Covid restrictions are lifted and the Applicant considers that the planning authority's delay in this instance is both unwarranted and unreasonable.

- The investment in the hotel will facilitate the refurbishment of the buildings, retain and create employment opportunities – permanent and seasonal; skilled and semi-skilled; full time and part-time; during construction phase and operational phase, and would particularly be beneficial to the younger workforce, with 6 – 8 full and part time job opportunities being facilitated through this proposal. The investment also would have benefit to other businesses and tourism attractions in the area.
- The planning application documentation lists the benefits of the proposed change use, and the LRB is requested to review that information, as supporting justification to this Review. It is clear from the DPEA decision that any impact on the listed building is acceptable and there will be limited impact on the conservation area. There will be no impact on the WHS.
- Whilst the DPEA decision focused on the listed building and conservation area alone, it addresses the issue of scale of development in its consideration of these matters. The previous decision to refuse planning permission did not consider there to be another unacceptable aspects to the development. For completeness, however, the following can be concluded :
 - Principle of hotel use – the planning authority has already granted planning permission for the use of 2 – 8 as a hotel (excluding 2F4, the subject of another undetermined application and the subject of Review) and found the use acceptable. In principle, therefore, the proposal, as an extension to a permitted hotel, is acceptable,
 - Quantum and scale of development – the proposal is for new rooms at lower ground floor only. Due to the height of the surrounding boundary walls, the development will barely be visible outside the site. The DPEA has considered the impact acceptable. The resultant increase in rooms will be 4, due to the need to reorganise the internal layout to accommodate the new development – this is an inconsequential increase in hotel accommodation in relation to quantum of development.
 - Impact on residential amenity – the existing gardens can be used by hotel residents. The provision of rooms within a properly insulated new building will result in less noise impact. The application was accompanied by a noise assessment which concluded there would be no noise impact. Residential amenity, therefore, will be protected.
 - Impact in trees – trees will be lost for the development, but they are not trees worthy of protection. This has been confirmed in a tree report submitted in support of the application. The planning authority has not determined that the trees should be retained and protected.
- It is understood that CEC Roads has not responded to the consultation exercise. However, the hotel has been granted without any car parking provision, as policy allows, and the site is extremely accessible to the public transport network of Haymarket Station (train and tram), a major bus route (local, regional and airport lines), cycle routes and footpaths. In highway terms, therefore, it is a first location for hotel development. Only 4 additional rooms will be created, so there will be no unacceptable overload of the transport network.

Conclusion

- The LRB is requested to determine the application and to grant planning permission for the extension and associated works which would:
 - comply with the development plan

- have no adverse impact on any residential amenity,
- facilitate the refurbishment of the listed buildings
- have positive impact on the listed building and conservation area
- benefit employment opportunities, particularly for the young / semi-skilled workers, facilitating the creation of 6 – 8 full and part time jobs
- provide additional hotel rooms, benefitting the hard-hit tourism market
- provide certainty to this local employer and business.

Addendum : Copy of Planning Statement

Executive Summary

This Planning Statement Addendum is submitted in support of a planning application for 'proposed lower ground floor extension to hotel at no's 6 and 8, felling of trees and associated works', at 2 – 8 Coates Gardens, Edinburgh.

It follows the refusal of application 20/01574/FUL for 'proposed lower ground floor extension to hotel at no's 6 and 8 and felling of trees.' This application was refused under delegated powers on the 3 July 2020. The main reasons for refusal were due to alleged unacceptable impact on the special interest of the listed building; the scale, design and materials of the proposed extension supposedly being inappropriate, and the apparent negative impacts on the conservation area.

A corresponding application for listed building consent (20/01575/LBC) was also refused under delegated powers on 3 July 2020. The main reasons for refusal were due to the proposals allegedly not having special regard to the desirability of preserving the building or its setting and would diminish the historical and architectural character of the building. The reasons for refusal also stated that the proposals did not draw on any positive characteristics of the surrounding area and the inappropriate materials would adversely impact the character and appearance of the conservation area. Following this refusal, the decision was successfully appealed to the DPEA (LBA-230-2200) and on 15 October 2020, listed building consent was granted for the proposed extension and other repair works to the listed building. All reasons for refusal were found to be unsubstantiated.

This application is for the same proposals which were refused by City of Edinburgh Council under delegated powers but granted listed building consent by the DPEA. This recent DPEA appeal decision is a material consideration of significant weight in determining this application.

Although Listed Building Consent has been granted for the proposed development, this Planning Statement Addendum addresses the requirements of Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) and Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, under the headings set out in Sections 4.0 (Development Plan Assessment) and 5.0 (Other Material Considerations).

In summary, the proposed development:

- Has been granted listed building consent on appeal by the DPEA.
- Is the least intrusive form of extension.
- Will preserve the listed building and its special features for the future.
- Will have no impact on the appearance and character of the conservation area.
- Is justified to enable the continued economic use and viability of the hotel.
- Will allow investment in the fabric of the listed building.

Table 1 overleaf illustrates how the reasons for refusal of planning permission (20/01574/FUL) have been addressed by the DPEA reporter when determining appeal LBA-230-2200, and which demonstrates that there are no good material planning grounds to refuse to grant planning permission for this application based on the alleged impact on the listed building.

This Planning Statement Addendum provides a detailed assessment of the previous reasons for refusal, cross referring to the DPEA decision, relevant planning policy and guidance, concluding that planning permission should be granted for the proposed development.

Table 1 – Summary Reasons for Refusal / DPEA Assessment

| Reason for Refusal | DPEA Report Summary | Page & Para. Numbers |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| The proposal is contrary to the non-statutory guidance on listed buildings and conservation areas in that it would cover more than 50% of the rear of the property. | The proposed extension is more akin to a freestanding structure as it will only be attached to the listed building via a glazed link. There is flexibility around the 50% limit and given the circumstances of the site and the proposal, the proposals will more broadly meet other aspects of the non-statutory guidance. | Page 4, Paragraph 14. |
| The proposal is contrary to Policy Des 4 as it is inappropriate in terms of scale and materials and does not draw on any positive characteristics of the surrounding area. | The proposed design and materials are of a high quality and suitable for the location, complementing but being distinguishable from the existing building. The scale of the extension will be low impact and subservient to the main building. The proposed extension will sit in the context of other low-level buildings in the vicinity and be largely screened from external view by boundary walls. | Page 4, Paragraph 15 & Paragraph 17. |
| The proposal is contrary to Policy Env 6 as it would adversely impact the character and appearance of the conservation area. | The proposed extension will be largely screened from views from out with the site and the new building will sit within the context of other low-level buildings in the surrounding area. As such the proposals will not have a significant adverse effect on the character or appearance of the conservation area. | Page 4, Paragraph 17. |
| The proposal is contrary to Policy Env 4 as it would result in the diminution of the special interest of the listed building. | The proposed changes to the openings and loss of the original lean-to will have a limited impact due to their position at the rear of the listed building and the lack of visibility from the surrounding area. There will be no significant adverse impact on the listed building itself. The proposal is generally consistent with relevant design guidance and will potentially have wider benefits to the future maintenance of the listed building. The proposals would not have a detrimental impact on the setting of the listed building. | Page 3, Paragraph 12 & Page 5, Paragraph 19. |

1.0 Introduction

- 1.1 This Planning Statement Addendum is submitted on behalf of the Splendid Hospitality Group ('the Applicant') and relates to an application for planning permission for an extension and associated works to its existing Piries Hotel at 2-8 Coates Gardens, Edinburgh ('the site'). This document should be read in conjunction with the attached Planning Statement.
- 1.2 The purpose of the Planning Statement Addendum is to test the proposed development against the Development Plan and other material considerations and to reach conclusions to inform the determination of the applications by City of Edinburgh Council ('CEC').
- 1.3 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Due recognition and consideration should be given to the desirability of preserving the features of special interest of the building, as it is a grade C listed building, in accordance with the requirements of section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 1.4 Although Listed Building Consent has been granted for the proposed development, this Planning Statement Addendum addresses the requirements of both the Acts under the headings set out in Sections 4.0 (Development Plan Assessment) and 5.0 (Other Material Considerations).
- 1.5 In addition to all standard forms, fee and application drawings, the application is accompanied by evidence to support the proposal, including:
 - **Planning Statement & Addendum**
 - Design and Access Statement ('D&AS')
 - Heritage Statement & Addendum
 - Economic Assessment
 - Drainage Information
 - Tree Survey & Report

Background

- 1.6 As summarised in the attached Planning Statement, the site is subject to a planning history, including alterations to the existing hotel, which is available to view on the CEC planning portal.
- 1.7 Most notably, applications for listed building consent (reference 20/01575/LBC) and planning permission (reference 20/01574/FUL) were submitted for a proposed lower ground floor extension to the hotel at no's 6 and 8, felling of trees and associated works.
- 1.8 Both listed building consent and planning permission were refused on 3 July 2020.
- 1.9 Following this decision, the listed building consent refusal was successfully appealed (reference LBA-230-2200) and listed building consent for '*proposed lower ground floor extension to hotel at no's 6 and 8, felling of trees and associated works*' was granted on 15 October 2020.

- 1.10 In light of this successful appeal, this application now seeks planning permission for the proposed development as described in Section 3.0, which is identical to that granted listed building consent, with the addition of air conditioning condensers which are not connected to the listed building and as such, do not required listed building consent.

2.0 *The Site and Surrounding Area*

- 2.1 The site comprises existing Piries Hotel at 2-8 Coates Gardens. A thorough description of the site and surrounding area is provided at Section 2 of the attached Planning Statement and is summarised below for ease of reference.
- 2.2 The existing hotel comprises part of the terraced listed building of 2-40 Coates Gardens (even) and is grade B listed (date of listing 25/02/1965, reference: LB28567). It is a two storey plus basement and attic terrace, characteristics of the Georgian buildings of the New Town Conservation Area. Extracts of the Listing and Statement of Special Interest are provided at Section 2 of the Planning Statement. No part of the Listing or Statement of Special Interest refers to the rear of the building.
- 2.3 The site also lies within the World Heritage Site and lies just beyond the defined city centre. The D&AS and Heritage Statement submitted in support of the application provide further detailed explanation regarding the special features of the building and area.
- 2.4 There are several trees on site, in the rear garden areas of the site. There is an existing brick outbuilding in a poor state of repair within the northern end of the site. The boundaries to the rear are formed by significant and high stone boundary walls.
- 2.5 There is a mix of uses in the area including retail and leisure, hotel, residential, industrial, and other business. One residential property lies within the buildings of no's 2 – 8, at top floor of no 4. To the immediate rear of the site is a large yard area, comprising car-hire depot and business units.
- 2.6 The D&AS provides further information regarding the accessibility of the site to the city centre, its facilities, and amenities, in addition to the proximity of different public transport options, including train, tram and bus connections.

3.0 The Proposed Development

3.1 The description of development for the Application is for:

'Proposed lower ground floor extension to hotel at no's 6 and 8, felling of trees and associated works.'

3.2 The development the subject of the application for planning permission is identical to that detailed at Section 3.0 of the attached Planning Statement, with the addition of air conditioning condensers.

3.3 In summary, the proposed development comprises a single storey extension within the rear garden of no 6 and 8 Coates Gardens. This will create an additional five double bedrooms, each ensuite with windows and / or skylights, to support the viability of the hotel and allow for the continued investment in maintaining the historic fabric of the existing building.

3.4 It is proposed to remove part of the existing stone boundary wall between the gardens of no 6 and 8. The buttress of this wall will be retained, and details will be included in the green roof, to indicate the position of the original feu line between the townhouses. An unsightly brick building, comprising some 24 sqm (i.e., approximately 20% of the proposed new floorspace), located within the garden of no 8, will be removed to facilitate the proposed development.

3.5 The extension will be connected to the existing hotel via a glazed link at an existing rear door of no 6 Coates Gardens. This door will be removed, and the opening widened, allowing staff and guests access to the accommodation via the new glazed link. This connection will create the only change to the listed building.

3.6 The remainder of the extension will be separate from the existing building, which will allow the proposed development to take place with minimal intervention to the existing historic building. The proposed extension will be approximately 15m wide and 6m deep, with a total floor area of 111sqm (i.e., a total increase in floor area within the rear area of approximately 87 sqm). The extension will occupy a large extent of the rear gardens to no 6 and 8 Coates Gardens, but a minimum distance of 0.5m will be retained to each boundary. The floor level will be raised to match the existing garden level where possible.

3.7 The proposed extension will be finished with timber and zinc cladding. A green roof is proposed and will be planted with native wildflowers and will have central dividing drainage channels which mimic the line of the existing stone wall which is proposed to be partially demolished. This will be offset by both copper and zinc metal deck and standing seam roofing. Three skylights will be provided within the green roof to provide natural light to the accommodation below.

3.8 In addition to the proposed development described in detail at Section 3.0 of the attached Planning Statement, the proposals include air conditioning condensers associated with the hotel use. These will be located to the south of the site, adjacent to but not attached to the intact boundary wall between nos 2 and 4, both of which form part of the hotel. The timber screening will match the timber detailing of the extension and will not exceed the height of that mutual wall. Services including condenser units will be sited within this small screening compound.

Site History

- 3.9 This planning application for the proposed development described above is submitted following the refusal of application reference 20/01574/FUL on 3 July 2020, for '*proposed lower ground floor extension to hotel at no's 6 and 8 and felling of trees.*' The corresponding listed building consent application (reference 20/01575/LBC) was also refused on 3 July 2020.
- 3.10 The reasons for refusal for the planning application were as follows:
1. The proposal is contrary to the non-statutory guidance on listed buildings and conservation areas in that it would cover more than 50% of the rear of the property.
 2. The proposal is contrary to Policy Des 4 as it is inappropriate in terms of scale and materials and does not draw on any positive characteristics of the surrounding area.
 3. The proposal is contrary to Policy Env 6 as it would adversely impact the character and appearance of the conservation area.
 4. The proposal is contrary to Policy Env as it would result in the diminution of the special interest of the listed building.
- 3.11 Following these decisions, the listed building consent refusal was successfully appealed (reference LBA-230-2200) and listed building consent for '*proposed lower ground floor extension to hotel at no's 6 and 8, felling of trees and associated works*' was granted on 15 October 2020.
- 3.12 The proposed extension described from Section 3.1 to 3.8 above was deemed by the DPEA Reporter to be low impact and subservient to the main building (paragraph 15) and would not have a significant adverse effect on the character or appearance of the conservation area (paragraph 17). In addition, the DPEA Reporter also found that the proposed design and indicative materials were of high quality and suitable for this site (paragraph 15).
- 3.13 Considering the recent appeal decision at the site, this application requests planning permission for a scheme identical to that approved by the DPEA, with the addition of air conditioning condensers to the south of the site, which do not require listed building consent. Section 4.0 of this Planning Statement Addendum assesses the proposed development against the relevant development plan policies.

4.0 Planning Assessment

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) dictates that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 Due recognition and consideration should be given to the desirability of preserving the features of special interest of the building, as it is a grade C listed building, in accordance with the requirements of Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 4.3 Although listed building consent has been granted for the proposed development, this Planning Statement Addendum addresses the requirements of both the Acts under the headings set out below and at Section 5.0 (Other Material Considerations).

Edinburgh Local Development Plan

- 4.4 The development plan for the City of Edinburgh comprises the Edinburgh Local Development Plan ('ELDP'), adopted November 2016, which sets out specific and detailed policies to guide the location and form of development within Edinburgh.
- 4.5 The ELDP was prepared in accordance with the overarching, strategic policies of SESplan and is the most relevant consideration to the determination of the planning application.
- 4.6 Policy Env 3 (Listed Buildings – Setting) is applicable to this proposal. This policy 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'.
- 4.7 When determining the listed building consent appeal for the same proposals at this site, the DPEA Reporter determined that the proposed development would not have a detrimental impact on the architectural character, appearance, or historic interest of the setting of the listed building. This assessment and decision are of significant material importance to this application and should be given considerable weight in the determination of this application, particularly as, by legislation, it is the DPEA which is the determining body in relation to development affecting listed buildings.
- 4.8 This policy was not raised by CEC as a consideration in the Decision Notice or the Handling Report for application 20/01574/FUL; as such, there should be no reason to depart from the conclusion that the proposal is in accordance with Policy Env 3. A thorough assessment provided at paragraphs 4.4 to 4.7 of the attached Planning Statement. However, a summary assessment is provided below for ease of reference.
- 4.9 The proposed extension and associated works will not be clearly visible from any public vantage point outside the site, due to their positioning to the rear of the terrace and behind the high boundary wall, which is to be retained. This is demonstrated in the D&AS. On this basis, the proposal will not affect the setting of the building from outside the site as there will be no change to the architectural character, appearance, or historic interest of the building.
- 4.10 The DPEA have confirmed this at Paragraph 17 of their Decision Notice:

'...because of the relatively secluded position and the high boundary wall to the east, I find that the proposed extension would be largely hidden in views from the east.'

'The proposed extension would be visible from the hotel rooms above, and from some of the adjacent tenements and townhouses, but I have already noted the design features of the proposed roof that I consider would help to minimise impacts from above.'

4.11 The proposed extension will be seen internally from within the building. A green roof has been incorporated within the proposed, with detailing to indicate the position of the original feu boundaries to the town houses. The buttresses of the existing stone feu boundary walls will also be retained and this detailing has been added to the proposal.

4.12 The DPEA have confirmed this approach is acceptable at Paragraph 16 of their Decision Notice:

'The loss of the stone boundary walls would diminish the historic plot lines and potentially affect the setting of the listed building which is partly formed by the individual garden spaces. I find that the design is sensitive to this issue, however, with reference to the line of the original boundary wall in the proposed roof design, the retention of two small parts of the original wall at the eastern and western ends, and the incorporation of a green roof, which would help to acknowledge the historic plot lines and minimise the impact of the roof when viewed from above.'

'Taking these elements together, and subject to controls over the specific materials to be used, I find that the proposals would be consistent with the other aspects of the council's guidance and would mitigate the impact on the setting of the listed building through the aforementioned design features.'

4.13 There is an existing unsightly low-quality brick outbuilding within the rear of no 8, which is of a form detrimental to the existing listed building. The demolition of this outbuilding is positive. The DPEA agree with this position, stating at Paragraph 14 of their Decision Notice:

'Looking at the impact on the setting of the listed building, I find that the existing brick outbuilding in the garden of 8 Coates Gardens is of little value and could be removed with no adverse impact.'

4.14 Overall, it is therefore considered that the proposed extension and associated works are of high-quality design and materials and will have no unacceptable impact on the setting of the existing building. This is confirmed by the DPEA Decision Notice as evidenced by the extracts above. The proposal, therefore, does not conflict with Policy Env 3 of the ELDP.

4.15 Policy Env 4 (Listed Buildings – Alterations and Extensions) is also applicable to this proposal. This policy states that proposals to alter or extend a listed building will be permitted where:

- a) Those alterations or extensions are justified.
- b) There will be no unnecessary damage to historic structures or diminution of its interest.
- c) Where any additions are in keeping with other parts of the building.

4.16 As stated at Paragraphs 4.10 to 4.12 of the attached Planning Statement, the proposal is required as additional bedrooms to serve the hotel. In addition, the associated air conditioning condensers are required to provide a high-quality environment for future guests, in accordance with the standard of accommodation provided by similar hotels and visitor accommodation across Edinburgh.

4.17 These works will facilitate the continued use of the listed building as a hotel, enabling continued investment in the maintenance of the historic fabric. This will only be facilitated by the new extension and the proposed works include:

- Repair and replace sash and case windows and stone cills.
- Make good and repair all existing stonework as required.
- Rationalise SVP and RWP stacks.
- Make good ironworks.
- Remove redundant cabling.
- Rationalise boiler outlets.

4.18 It is therefore clear that the need for an extension is justified. The attached Economic Report was prepared prior to the Covid-19 pandemic and associated restrictions. Since then, there has undoubtedly been a significantly negative impact on the hotel industry and without investment to ensure that the hotel can compete with other accommodation providers, there will not be capital available to allow investment in the building.

4.19 Therefore, if planning permission is refused, there will be a detrimental impact on the potential to preserve the listed building, particularly in this case where the proposal will not impact any part of the building identified as being significant or of special importance. This has been evidenced by the recent DPEA decision which granted listed building consent for the proposals and concluded at Paragraph 18 that:

'I find that the proposals would potentially allow for further investment in maintenance of the listed building, as well as having potentially wider economic benefits.'

4.20 The proposal is therefore clearly in accordance with Criterion a) of Policy Env 4. The other Criteria of Policy Env 4 require there to be 'no unnecessary damage to historic structures or diminution of its interest' and for any additions to be 'in keeping with other parts of the building'.

4.21 As stated at Paragraph 4.16 of the attached Planning Statement, the existing building is category B listed and the principal elevation is that to the front facing Coates Gardens. The DPEA agree with this, stating at Paragraph 12 of the Decision Notice:

'In terms of the impact on the listed building itself, the proposed extension would lie off the rear elevation, which is not the principal elevation.'

4.22 The existing brick lean-to is of poor quality and its removal to facilitate the development will be of benefit to the listed building. It is proposed to attach the extension to the existing building via a small, glazed link which will be added to an existing doorway which has been previously altered. There will therefore be no damage to the listed building at this connection and being of light weight material and contemporary design, the extension will not cause any diminution of the interest of the building. The DPEA agree with this, stating at Paragraph 12 of the Decision Notice:

'I find that the changes to the openings on the rear elevation and the loss of the lean-to would have no significant adverse impact on the listed building itself.'

4.23 The proposal is therefore in accordance with Criterion b) of Policy Env 4. Regarding Criterion c) of this Policy, as stated at Paragraph 4.18 of the attached Planning Statement, it is accepted that the single storey extension in the rear garden area is not of the form, scale, design or finish of the existing building.

- 4.24 However, Page 11 of the non-statutory CEC Listed Buildings and Conservation Areas supplementary guidance states that:

'It is usually acceptable for an addition to be different and distinguishable from the existing building, in terms of design. The use of high-quality materials which complement the main building will be required. In other circumstances it may be appropriate to match the new work to the existing, in which case the new materials should be carefully matched. The visual separation of extensions is encouraged. In the case of side extensions, they should be set back from the façade.'

- 4.25 The DPEA agree that the proposed design and materials are appropriate, stating that:

'I find the proposed design and indicative materials to be of a high quality and suitable in this location, complementing the existing building but being distinguishable from it.'

- 4.26 The proposals are therefore in accordance with Criterion c) of Policy Env 4. Overall, the proposed extension and associated works are minimal and reasonable to achieve the additional number and quality of rooms required to allow the continued investment in the listed building. The proposals will not cause substantial harm to the special interest of the listed building in accordance with Policy Env 4 of the ELDP.

- 4.27 Policy Env 6 (Conservation Areas – Development) outlines requirements for development within conservation areas. Criterion a) of Policy Env 6 states that development will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal. As stated at Paragraph 4.25 of the attached Planning Statement, the proposed development is not visible above the surrounding boundary walls and as such, wholly preserves the character and appearance of the conservation area. When viewed from above, design features such as a green roof have been incorporated to minimise impacts. The DPEA agree with this assessment, stating at Paragraph 17:

'... because of the relatively secluded position and the high boundary wall to the east, I find that the proposed extension would be largely hidden in views from the east. For the same reasons, the removal of the original stone boundary walls would not be visible from the wider conservation area.'

'The proposed extension would be visible from the hotel rooms above, and from some of the adjacent tenements and townhouses, but I have already noted the design features of the proposed roof that I consider would help to minimise impacts from above. The proposed extension would also sit in the context of other low-level buildings in the rear area bounded by Coates Gardens and Haymarket Terrace.'

'As a result, I find that the proposals would not have a significant adverse effect on the character or appearance of the conservation area.'

- 4.28 The proposed development is therefore in accordance with Criterion a) of Policy Env 6. Criterion b) of this Policy seeks to preserve trees and boundary walls which contribute positively to the character of the area. As stated at Paragraph 4.28 of the attached Planning Statement, the trees on site do not positively contribute to the appearance of the conservation area, being sited within the rear gardens and away from public view. It is clear from the attached Tree Survey & Report that the trees are either dead, dying, or dangerous, or will become so. There is one tree outside the site but there will be no change to site levels or development in proximity to the tree so the tree will not be affected.

- 4.29 Although the DPEA decision notice does not directly assess the felling of trees, their conclusion that the proposal is acceptable regarding impacts on the conservation area, makes clear that the proposed loss of these trees is in accordance with criterion b) of Policy Env 6.
- 4.30 The boundary wall which will be partially removed already is not a complete structure, and being part of the subdivision between feus, rather than a rear wall, it is not visible outside the site. The DPEA decision notice acknowledges at Paragraph 14 that:
- 'openings have already been made in both of the affected walls.'*
- 4.31 The DPEA decision notice does on to state at Paragraph 16 that:
- '... the design is sensitive to this issue, however, with reference to the line of the original boundary wall in the proposed roof design, the retention of two small parts of the original wall at the eastern and western ends, and the incorporation of a green roof, which would help to acknowledge the historic plot lines and minimise the impact of the roof when viewed from above.'*
- 4.32 Due to its very limited visibility and being already altered, this wall makes a very minimal contribution to the character and appearance of the conservation area. The use of thoughtful design features and retention of part of the historic wall, ensure that despite its limited visibility, the proposals are sympathetic to the historic environment. As such, in accordance with the recent DPEA decision, the character and appearance of the conservation area will be preserved by the proposals, in accordance with Criterion b) of Policy Env 6.
- 4.33 Criterion c) of Policy Env 6 requires high standards of design and use of materials appropriate to the historic environment. The D&AS demonstrates that this will be achieved and is a significant improvement in design and materials than the existing brick outbuilding. The DPEA agree, stating at Paragraph 15 of the Decision Notice:
- 'I find the proposed design and indicative materials to be of a high quality and suitable in this location.'*
- 4.34 Therefore, in accordance with Criterion c) of Policy Env 6, the appearance of the area will be preserved by the proposed development. Overall, the proposed extension and associated works will not have an adverse impact on the character and appearance of the conservation area, in accordance with Policy Env 4 of the ELDP.
- 4.35 Policy Des 4 of the ELDP states that planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings. Proposals should have regard to height, form, scale, and proportions, including the spaces between buildings, the position of buildings and other features on the site, in addition to materials and detailing.
- 4.36 The Handling Report for application 20/01574/FUL states that the proposed scale and materials are inappropriate, and that the proposals do not draw on any positive characteristics of the surrounding area, contrary to Policy Des 4
- 4.37 These matters have been thoroughly addressed by the above paragraphs and the justification does not need to be repeated in detail here. In summary, the DPEA have concluded that the proposed development is acceptable by way of its height, form, scale, positioning, details, and proportions, and will not have a detrimental impact on the surrounding area or the listed building.
- 4.38 Therefore, the proposed development is wholly in accordance with Policy Des 4 of the ELDP.

- 4.39 Policy Des 12 (Alterations and Extensions) is relevant to the application and states that permission will be granted for alterations and extensions to existing buildings which:
- a) In their design and form, choice of materials and positioning are compatible with the character of the existing building.
 - b) Will not result in an unreasonable loss of privacy or natural light to neighbouring properties.
 - c) Will not be detrimental to neighbourhood amenity and character.
- 4.40 Criterion a) is a lesser test than the requirements of Env 4 and as described above, the proposal is wholly consistent with Policy Env 4, as evidenced by the DPEA decision to grant listed building consent. As such the proposal is acceptable regarding Criterion a) of Policy Des 12.
- 4.41 As stated at Paragraph 4.33 of the attached Planning Statement, the proposed extension and associated works will not be visible above the stone boundary walls so will have no impact on the privacy or natural light to the neighbouring properties. The removal of part of the hotel garden and the provision of enclosed hotel bedrooms would result in amenity gain through noise and light reduction. The proposal, therefore, complies with Criterion b) and c) of Policy Des 12. The proposal is fully in compliance with Policy Des 12 and planning permission should be granted.
- 4.42 Policy Env 12 (Trees) is also applicable to this proposal. This policy seeks to retain trees worthy of protection. As stated at Paragraphs 4.34 to 4.36 of the attached Planning Statement, it is clear from the attached Tree Survey & Report that no tree on site is worthy of protection. This was accepted in the pre-application response from CEC.
- 4.43 The submitted drawings demonstrate that there will be no change in level on site and that the entire development will take place on site with no change (except improvement works) to the rear stone boundary wall. There will, therefore, be no impact on tree 699. On this basis, the proposal complies with Policy Env 12.
- 4.44 It is considered that the proposed development meets the requirement of the ELDP and should, therefore, be granted. In summary, the proposed development:
- Has been granted listed building consent on appeal by the DPEA.
 - Is the least intrusive form of extension.
 - Will preserve the listed building and its special features for the future.
 - Will have no impact on the appearance and character of the conservation area.
 - Is justified to enable the continued economic use and viability of the hotel.
 - Will allow investment in the fabric of the listed building.
- 4.45 Other material considerations relevant to this planning application are assessed in the following section.

5.0 Other Material Considerations

5.1 The other material considerations which are relevant to the application are as follows:

- Scottish Planning Policy
- Historic Environment Policy for Scotland
- CEC Non-Statutory Guidance on Listed Buildings & Conservation Areas
- New Town Conservation Area Character Appraisal

Scottish Planning Policy

- 5.2 Scottish Planning Policy ('SPP') was issued in its revised form in June 2014 and introduces, as a first Principal Policy, a presumption in favour of development that contributes to sustainable development. The SPP states that decisions on planning applications should be guided by a number of principles (at paragraph 29) including *'giving due weight to net economic benefit'*, supporting good design and the six qualities of successful places, making efficient use of existing land and supporting regeneration priorities and protecting, enhancing and promoting access to cultural heritage, including the historic environment.
- 5.3 The assessment in this Planning Statement Addendum, the attached Planning Statement and Economic Report confirm that the planning application is consistent with this first Principal Policy of SPP.
- 5.4 The second Principal Policy relates to place-making. This states that planning should take every opportunity to create high quality places by taking a design-led approach that should support development that is designed to a high quality, demonstrating the six qualities of successful place (distinctive, safe, and pleasant, welcoming, adaptable, resource sufficient and easy to move around and beyond).
- 5.5 The D&AS clearly demonstrates that the planning application is consistent with this Principal Policy of SPP, and the six qualities of successful place.
- 5.6 SPP sets out policies in relation to valuing the historic environment and the policy principles are set out at paragraph 137, including the need *'to enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use'*.
- 5.7 The assessment of this Planning Statement Addendum and attached Planning Statement evidences the proposals will have a positive impact on the historic environment. The proposals have been developed using a clear understanding of the heritage assets of the site, evidenced in the attached Heritage Statement, as required by SPP.
- 5.8 In relation to Conservation Areas, the requirements of SPP largely reflects those of Policy Env 6 of the ELDP. The assessments of this Planning Statement Addendum, attached Planning Statement, D&AS, Heritage Statement & Addendum confirm the proposed development is acceptable and will contribute positively to the New Town Conservation Area and is therefore in accordance with SPP.

Historic Environment Policy for Scotland

- 5.9 Historic Environment Policy for Scotland (HEPS), published in 2019, provides policies and principle to guide development and manage change in the historic environment. The requirements of HEPS are thoroughly addressed at Section 5.0 of the attached Planning Statement and do not need to be repeated in detail here.
- 5.10 In summary, the proposed development is wholly in accordance with the requirements of Policies HEP1, HEP2 and HEP4. The proposals have been sympathetically designed, following receipt of pre-application advice from Historic Environment Scotland and CEC, and the assessment provided in the Heritage Statement and Heritage Statement Addendum. This has resulted in a development which will not harm the appearance or character of the listed building or conservation area, in accordance with HEPS.

CEC Non-Statutory Guidance on Listed Buildings & Conservation Areas

- 5.11 This guidance is afforded less weight than the ELDP and national level policy due to its non-statutory nature. Nevertheless, it is a material consideration.
- 5.12 The Handling Report for refused application 20/01574/FUL, states that the proposal is contrary to the non-statutory guidance on listed buildings and conservation areas in that it would cover more than 50% of the rear of the property.
- 5.13 However, the DPEA have addressed this in detail, concluding the following at Paragraph 14:

'Turning to the council's guidance that extensions should not exceed 50% of the width of any elevation, whilst the planning unit now extends across the four townhouses, the rear gardens of the four properties are still largely defined by the lateral boundary walls (although as mentioned above, openings have already been made in both of the affected walls). Considered against each individual elevation at 6 and 8 Coates Gardens, I find that the width of the proposed extension would not be consistent with that aspect of the guidance.'

'However, the proposed extension would be attached to the main building only by the link corridor and, as a result, is more akin to a free-standing building. The guidance also discusses the need for extensions to be subservient to the main building and not on principal elevations, and there is some flexibility around the 50% limit – although it should not normally be exceeded, the circumstances where the limit might be exceeded are not specified.'

'Given the particular circumstances of the site and the proposal, I have therefore considered more broadly the extent to which the proposals meet the other aspects of the council's guidance.' (SHP emphasis).

- 5.14 Following the above assessment by the DPEA against the CEC non-statutory guidance on Listed Buildings and Conservation Areas, it can be concluded that the proposed development should be considered acceptable. There will be no adverse impacts on the character or appearance of the conservation area or listed building because of the proposed development.

New Town Conservation Area Character Appraisal

- 5.15 The New Town Conservation Area Character Appraisal ('character appraisal') provides an analysis of the character and appearance of the New Town Conservation Area, focusing on the features which make the area special and distinctive.

- 5.16 As confirmed by the DPEA Decision Notice granting listed building consent for the proposed development, the proposed extension and associated works will not have an adverse impact on the character and appearance of the conservation area. Further justification regarding the positive contribution that the proposed development will make to the conservation area is provided at Section 4 of this Planning Statement Addendum, regarding Policy Env 6.
- 5.17 It can therefore be concluded that the proposed development is in accordance with the New Town Conservation Area Character Appraisal.

6.0 Conclusion

- 6.1 This planning application relates to a proposed lower ground floor extension to the existing hotel with associated works.
- 6.2 The existing hotel building is category B Listed. The proposal will preserve the building whilst allowing adaptation to meet current tourism standards. It wholly accords with the development plan policy, and both national and local guidance.
- 6.3 It is considered, therefore, that the proposed development will meet the test within Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) and requirements of Section 59 (1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The planning application is in accordance with the Edinburgh Local Development Plan and there are no material considerations which indicate otherwise.



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Decision by Rosie Leven, a Reporter appointed by the Scottish Ministers

- Listed building consent appeal reference: LBA-230-2200
- Site address: 4-8 Coates Gardens, Edinburgh, EH12 5LB
- Appeal by Splendid Hospitality Group against the decision by the City of Edinburgh Council
- Application for listed building consent 20/01575/LBC dated 7 April 2020 refused by notice dated 3 July 2020
- The works proposed: Proposed lower ground floor extension to hotel at numbers 6 and 8, felling of trees and associated works
- Application drawings: see Schedule at the end of the Notice
- Date of site visit by Reporter: 30 September 2020

Date of appeal decision: 15 October 2020

Decision

I allow the appeal and grant listed building consent subject to the two conditions listed towards the end of this notice. Attention is also drawn to the advisory note at the end of this notice.

Preliminary

Whilst the description of the proposal includes the felling of certain trees, this would not require listed building consent. Instead it would form part of any related planning application. I therefore do not assess the felling of trees as part of this decision.

Reasoning

1. In determining this appeal, I must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As the appeal site lies within the New Town Conservation Area, I am also required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2. The property is B listed, part of a group of classical stone townhouses running from 2-40 Coates Gardens (even numbers). The properties at 2-8 Coates Gardens form a single planning unit and have been operating as a hotel for some time. The proposal is for a single storey extension to the rear, housing five ensuite bedrooms. The proposals would involve the conversion of a window into a door to allow for a new glazed link corridor from

the main building, the removal of most of the original stone boundary wall between 6 and 8 Coates Gardens (which has an existing opening half-way along its length), the removal of part of the original stone boundary wall between 4 and 6 Coates Gardens (which also has an existing opening half-way along its length), and the removal of an original stone lean-to and non-original brick outhouse to the rear of 8 Coates Gardens.

3. The character of the conservation area along Coates Gardens is primarily residential with some hotel uses, and a uniform appearance of stone built traditional townhouses. Immediately to the rear of the appeal property is a car hire office with an open yard, creating more of a commercial character. The appearance of the rear area is more varied, with a mixture of buildings, including the existing outbuilding in the garden of 8 Coates Gardens, single storey and two-storey outbuildings associated with the car hire depot, and garages and outbuildings just inside the western boundary of St Mary's Music School. There is a single storey extension in the garden of one of the neighbouring townhouses to the north on Coates Gardens.

4. A number of policies from the Edinburgh Local Development Plan have been highlighted. Policy DES 12: Alterations and Extensions promotes extensions which are compatible with the character of the existing building and generate no unreasonable loss of amenity and privacy for immediate neighbours. Policy ENV 3: Listed Buildings – Setting allows development that is not detrimental to the character, appearance or historic interest of the building or to its setting. Policy ENV 4: Listed Buildings - Alterations allows alterations which are justified, where there is no unnecessary damage to historic structures or diminution of its interest and where additions are in keeping with other parts of the building. Policy ENV 6: Conservation Areas – Development seeks to preserve or enhance the special character of the conservation area, to preserve features which contribute positively and to support developments which demonstrate high standards of design.

5. As this is an appeal against refusal of listed building consent, not planning permission, development plan policies do not have the status afforded to them by section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended). Nevertheless, these policies are relevant considerations and I have taken them into account.

6. I have also had regard to the council's non-statutory guidance on Listed Buildings and Conservation Areas ('the council's guidance') which advises that, where the principle of extending a listed building is acceptable, extensions should be subservient to the main building, they will rarely be permitted on principal elevations and they should not normally exceed 50% of the width of any elevation. It also states that it is usually acceptable for the design of an addition to be different and distinguishable from the existing building. The use of high quality materials which complement the main building will be required and the visual separation of extensions is encouraged.

7. Historic Environment Scotland's (HES's) interim guidance on the principles of listed building consent ('the HES guidance') recognises that listed buildings require alteration and adaptation from time to time if they are to remain in beneficial use. The assessment of proposals should consider the relative importance of the special interest of the building, the scale of the impact on that interest, whether there are other options to ensure continuing beneficial use, and whether there are significant benefits for economic growth or the wider community.

8. HES advises that the extension would have an adverse impact on the appearance and character of these former townhouses, due to the footprint of the extension cutting across the full width of the two townhouses and the removal of the boundary wall between them. HES acknowledges that the single storey nature of the extension and the use of a glazed link are improvements on other options presented at pre-application stage, as detailed in the appellant's Design and Access Statement.

9. The appellant's heritage statement recognises that the rear gardens on the east of Coates Gardens survive relatively intact. Because of the layout of surrounding development and limited wider visibility, it finds that the public impact of the site is less important than the internal impact of the proposals on the site, its physical fabric and historic character. The heritage statement is concerned that an extension extending over the two gardens would remove historic plot divisions, and lead to the loss of the original lateral garden wall, the stone lean-to and other step features. The heritage statement addendum, however, considers the proposed scheme to be the least harmful solution of those considered by the appellant.

10. The New Town Conservation Area Character Appraisal does not identify any special features of Coates Gardens, but includes general guidance similar to the council's guidance and the HES guidance relating to extensions. Extensions will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property.

11. I consider that the key features of the listed building relevant to this appeal are the repeating pattern of fenestration across the rear elevation and the original stone boundary walls to the rear gardens.

12. In terms of the impact on the listed building itself, the proposed extension would lie off the rear elevation, which is not the principal elevation. I find that the proposed changes to the openings to allow for the glazed link corridor and the loss of the original lean-to are relatively minor in scale and would not adversely affect the pattern of fenestration. I consider that their impact is limited due to their position at the rear, and the lack of visibility from the east as a result of the high boundary wall with the car hire depot. As a result, and subject to controls over the method of removal and the replacement materials, I find that the changes to the openings on the rear elevation and the loss of the lean-to would have no significant adverse impact on the listed building itself and generally be consistent with the HES guidance.

13. The changes to the boundary walls (which form part of the listed building) are more significant. The majority of the original wall between 6 and 8 Coates Gardens would be lost, along with part of the wall between 4 and 6 Coates Gardens, although openings have already been made in both walls, to allow for pedestrian access between the gardens. Part of the wall between 6 and 8 Coates Gardens is attached to the rear elevation of the building. I consider that the loss of the majority of these walls would have an adverse effect on the fabric of the listed building.

14. Looking at the impact on the setting of the listed building, I find that the existing brick outbuilding in the garden of 8 Coates Gardens is of little value and could be removed with

no adverse impact. Turning to the council's guidance that extensions should not exceed 50% of the width of any elevation, whilst the planning unit now extends across the four townhouses, the rear gardens of the four properties are still largely defined by the lateral boundary walls (although as mentioned above, openings have already been made in both of the affected walls). Considered against each individual elevation at 6 and 8 Coates Gardens, I find that the width of the proposed extension would not be consistent with that aspect of the guidance. However, the proposed extension would be attached to the main building only by the link corridor and, as a result, is more akin to a free-standing building. The guidance also discusses the need for extensions to be subservient to the main building and not on principal elevations, and there is some flexibility around the 50% limit – although it should not normally be exceeded, the circumstances where the limit might be exceeded are not specified. Given the particular circumstances of the site and the proposal, I have therefore considered more broadly the extent to which the proposals meet the other aspects of the council's guidance.

15. I find the proposed design and indicative materials to be of a high quality and suitable in this location, complementing the existing building but being distinguishable from it. I consider that the proposed glazed link corridor would provide visual separation between the existing and proposed elements and ensure that the proposed extension is set back from the rear elevation. Given the overall size of the listed building, the extension would, in my opinion, be low impact and subservient to the main building and would not affect the privacy or amenity of neighbouring properties.

16. The loss of the stone boundary walls would diminish the historic plot lines and potentially affect the setting of the listed building which is partly formed by the individual garden spaces. I find that the design is sensitive to this issue, however, with reference to the line of the original boundary wall in the proposed roof design, the retention of two small parts of the original wall at the eastern and western ends, and the incorporation of a green roof, which would help to acknowledge the historic plot lines and minimise the impact of the roof when viewed from above. Taking these elements together, and subject to controls over the specific materials to be used, I find that the proposals would be consistent with the other aspects of the council's guidance and would mitigate the impact on the setting of the listed building through the aforementioned design features.

17. Looking at the effect on the character and appearance of the conservation area, because of the relatively secluded position and the high boundary wall to the east, I find that the proposed extension would be largely hidden in views from the east. For the same reasons, the removal of the original stone boundary walls would not be visible from the wider conservation area. The proposed extension would be visible from the hotel rooms above, and from some of the adjacent tenements and townhouses, but I have already noted the design features of the proposed roof that I consider would help to minimise impacts from above. The proposed extension would also sit in the context of other low level buildings in the rear area bounded by Coates Gardens and Haymarket Terrace. As a result, I find that the proposals would not have a significant adverse effect on the character or appearance of the conservation area.

18. I acknowledge the appellant's Economic Report, which I consider provides a reasoned justification for the extension. I have no evidence that Ibis Hotel Group is the only hotel group which might wish to invest in the property, nor that the property is at imminent risk of disuse if the current proposal did not proceed. Nevertheless, I can only assess what

is in front of me and I find that the proposals would potentially allow for further investment in maintenance of the listed building, as well as having potentially wider economic benefits.

19. I conclude that the loss of parts of the original stone boundary walls is regrettable but balanced by the efforts to reflect the historic plot lines in the design, the general consistency of the other design elements with the relevant guidance, and the potentially wider benefits to the future maintenance of the listed building. I find that the proposals would not have an adverse effect on the setting of the listed building or on the character and appearance of the conservation area. I therefore allow the appeal and grant Listed Building Consent subject to the two conditions set out below.

Rosie Leven

Reporter

Conditions

1. A method statement for removal of the stone lean-to and the part of the stone boundary wall between 6 and 8 Coates Garden that is attached to the rear elevation of the listed building, shall be submitted for the written approval of the planning authority prior to any works commencing on site. *Reason: to avoid unnecessary damage to the listed building.*

2. Further details of the external materials for the proposed extension and for the proposed changes to the openings, steps, walkways and garden retaining walls shall be submitted for the written approval of the planning authority prior to any works commencing on site. *Reason: to ensure that the external finishing materials respect the special architectural or historic interest of the listed building.*

Advisory note

The length of the consent: This listed building consent will last only for three years from the date of this decision notice, unless the works have been started within that period. (See section 16 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 (as amended))

Schedule of drawings

4868-P90 Location Plan
4868-P100 Existing Lower Ground Floor Layout
4868-P101 Existing Rear Elevation
4868-P105 Proposed Site Plan
4868-P110 Proposed Lower Ground Floor Layout
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4868-P120 Rear Elevation and Lower Ground Floor Layout
4868-P126 Proposed Link
4868-P91 Block Plan

Sheila Hobbs

From: Murray Couston <Murray.Couston@edinburgh.gov.uk>
Sent: 01 June 2021 18:05
To: Rhiannon Martin
Subject: RE: Piries Hotel, Coates Gardens - 21/00934/FUL & 21/00935/FUL

Hi Rhiannon

Unfortunately I am still awaiting the Transport consult on both applications and will not be in a position to determine them until this is received. Once this is received a determination will be made as soon as possible.

Thanks
Murray

From: Rhiannon Martin <rm@scotthobbsplanning.com>
Sent: 31 May 2021 16:43
To: Murray Couston <Murray.Couston@edinburgh.gov.uk>
Cc: Alan Moonie <Alan.Moonie@edinburgh.gov.uk>; Sheila Hobbs <sh@scotthobbsplanning.com>
Subject: RE: Piries Hotel, Coates Gardens - 21/00934/FUL & 21/00935/FUL

Hi Murray,

Further to my emails below regarding the change of use, could you please also advise regarding the planning application for the extension, which was also due to be determined by 23 April?

Kind regards,
Rhiannon

Rhiannon Martin BSc (Hons) MSc
Planner



Scott Hobbs Planning

a. 24a Stafford Street, Edinburgh, EH3 7BD
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www.scotthobbsplanning.com

Follow us on Twitter: [@ScottHobbsPlan](https://twitter.com/ScottHobbsPlan)

Registered in Scotland No. SC338885

From: Rhiannon Martin
Sent: 31 May 2021 15:08
To: 'Murray Couston' <Murray.Couston@edinburgh.gov.uk>
Cc: 'Alan.Moonie@edinburgh.gov.uk' <Alan.Moonie@edinburgh.gov.uk>; Sheila Hobbs <sh@scotthobbsplanning.com>
Subject: RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Can you come back to me further to below please?

We have still not received a decision and the delay is significantly holding up investment in the hotel, impacting both on the business operator and employment opportunities and we consider this delay unreasonable bearing in mind the impact that Covid has had on this sector.

Kind regards,
Rhiannon

Rhiannon Martin BSc (Hons) MSc
Planner



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Registered in Scotland No. SC338885

From: Rhiannon Martin
Sent: 28 May 2021 14:46
To: 'Murray Couston' <Murray.Couston@edinburgh.gov.uk>
Subject: RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Further to below we still not received the decision for this application, can you advise?

Kind regards,
Rhiannon

Rhiannon Martin BSc (Hons) MSc
Planner



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Registered in Scotland No. SC338885

From: Murray Couston <Murray.Couston@edinburgh.gov.uk>
Sent: 21 May 2021 15:48
To: Rhiannon Martin <rm@scotthobbsplanning.com>
Subject: RE: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Rhiannon

I have caught up with Transport and they were preparing the consult response yesterday and today (they had to clarify a couple points with me). Provided I get the response back at the start of the week then I would look to have a decision to you by next Friday – all being well with their response. However, if you wish to appeal to the DPEA on non-determination that is an option open to you and your client.

Thanks
Murray

From: Rhiannon Martin <rm@scotthobbsplanning.com>
Sent: 20 May 2021 17:10
To: Murray Couston <Murray.Couston@edinburgh.gov.uk>
Cc: Nancy Jamieson <Nancy.Jamieson@edinburgh.gov.uk>; Sheila Hobbs <sh@scotthobbsplanning.com>
Subject: Piries Hotel, Coates Gardens - 21/00934/FUL

Hi Murray,

Hope you're keeping well, I'm just emailing with regard to the above application - the delay in determination is holding back the refurbishment and completion of the hotel, given that LBC has been granted for the internal alterations to the hotel and the lower ground floor extension. We feel that this is unreasonable given the covid issues that hoteliers have had to deal with over the last year.

The change of use application relates to the top floor flat at no 4 Coates Gardens, which is the only remaining apartment within the terrace of 2 - 8 Coates Gardens. The rest of this terrace is in use as hotel. The change of use seeks to include this apartment within the hotel to provide four new bedrooms. As the site is surrounded by rooms in hotel use, it is considered that the inclusion of this remaining property, which is now in the ownership of the hotel operator, is wholly appropriate. It is surrounded by hotel rooms so its use as hotel also can have no impact on the amenity of nearby residential properties within this mixed-use city centre location.

The change of use application was submitted on 24 February and were due to be determined on 23 April and as such the Applicant now feels there is no alternative but to take the applications to local review, unless the decisions are imminent. Please can you advise if so.

Kind regards,
Rhiannon

Rhiannon Martin BSc (Hons) MSc
Planner



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PIRIES HOTEL REDEVELOPMENT

DESIGN ACCESS STATEMENT

REVISION D

2-8 COATES GARDENS, EDINBURGH



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1.00 INTRODUCTION & PROJECT OVERVIEW

1.01 Introduction

1.02 Project Brief

1.00 INTRODUCTION & PROJECT OVERVIEW

1.01 - INTRODUCTION

The purpose of this document is to give a detailed overview of the proposed scheme situated at 2-8 Coates Garden, Edinburgh, EH12 5LB. Also known as Piries Hotel.

The proposal has set a clear objective to deliver an extension, which aims to have minimal impact on surrounding properties and to sympathetically respect its historic context.

Piries Hotel wishes to develop the rear external garden to provide an elegant, single storey extension comprising of five double bedroom accommodation with en-suite bathrooms.

1.02 - PROJECT BRIEF

Piries Hotel's pre-determined targets for development on site are;

1. Provision for extra bedroom accommodation.
2. Provide access to and from existing hotel lower ground floor.
3. Provide ecological friendly design elements.
4. Provide an external plant area with limited impact to the existing building.
5. Respond to all local architectural heritage assets and policies.
6. Refurbish existing hotel building rear facade to its betterment and long term preservation.



2.00

CHARACTER

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- 2.02** Place
- 2.03** Site
- 2.04** Street Character
- 2.05** Existing Site
- 2.06** Existing Site Photographs
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2.00 CHARACTER



2.02 - PLACE

The site is within Edinburgh's Western New Town Conservation Area which is largely made up of listed Georgian terraces with stone facades interconnected by boulevards and landscaped gardens and open public crescents and squares.

2.01 - LOCATION

The proposed site is located on Coates Gardens in West Coates, a residential area within the urban footprint of Edinburgh, west of the City Centre. West Coates is included in the Old and New Towns of Edinburgh World Heritage Site, which was inscribed on UNESCO's World Heritage Site list in 1995 and subsequently listed as a Conservation Area of national significance. Coates Gardens runs on a north - south axis, predominately accessed off Haymarket Terrace to the south and is located approximately 2km from Edinburgh Castle, 500m from Haymarket railway station, 1.5km from Murrayfield stadium, 10km from Edinburgh Airport and 2km from the City Centre.



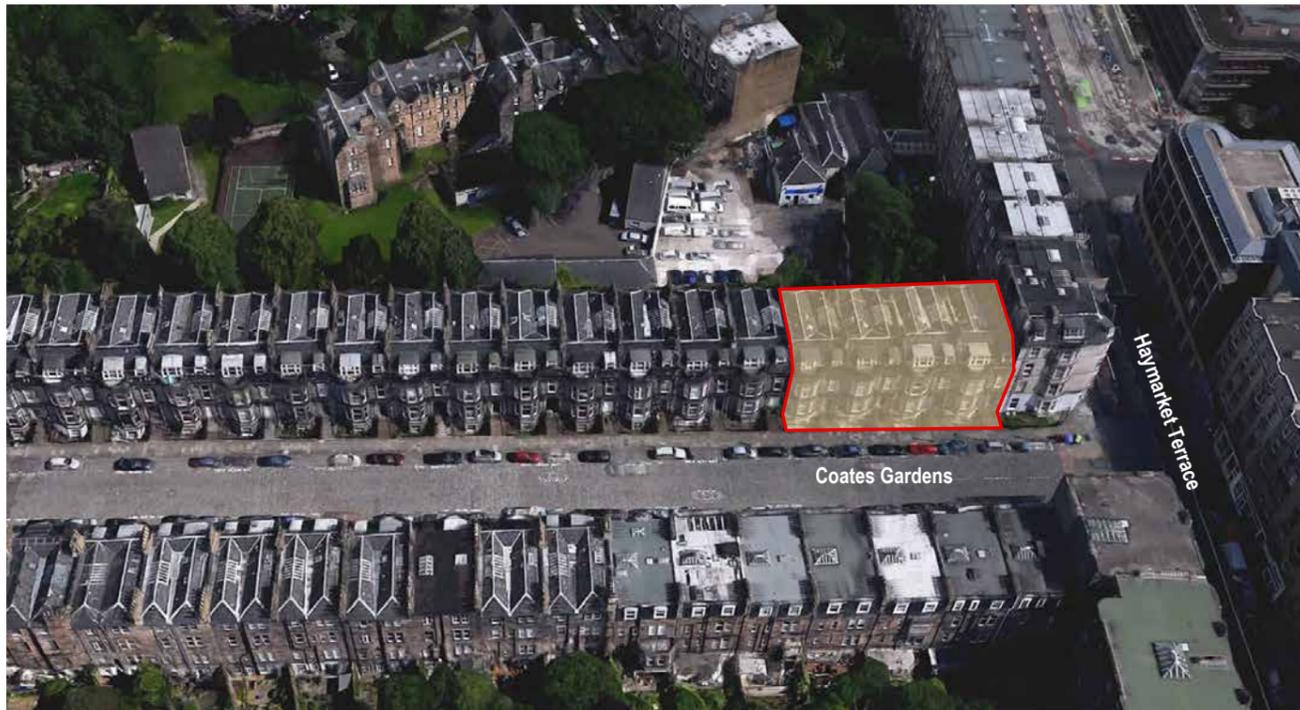
2.00 CHARACTER

2.03 - SITE

The site is situated on Coates Gardens, an urban terraced road located on a north-south axis connecting the primary approach road Haymarket Terrace with suburban terraces such as Grosvenor Gardens to the north. The site is four Georgian terraced townhouses dating back to the 1870's, listed as part of a terrace of buildings in the mid 1960's as category B.

The townhouses were converted and linked horizontally to form an establishment known as Piries Hotel, comprising of 43 mixed type bedrooms. The proposed extension is located within the garden curtilage to the rear of the hotel surrounded by a stone wall, approximately 2.5m to 3.5m in height, with a brick out building of poor quality and a small number of trees. The site is directly accessed on the lower ground floor by foot. It is bordered by residential gardens north and south and a commercially used yard to the east. It cannot be seen from any public footpaths or roads and is on the whole secluded, with some over viewing though existing trees within the surrounding mixed use and residential terraced houses demise.

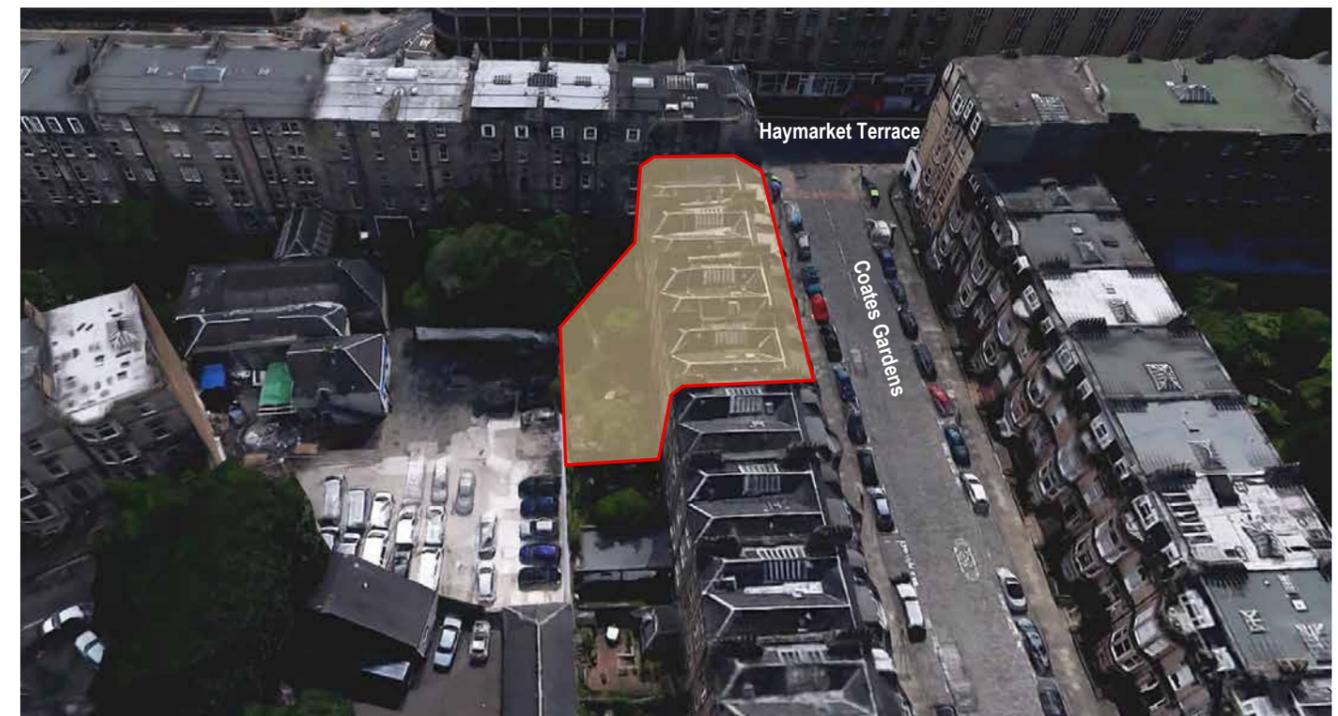
The extension will be located within the former gardens of the two most northerly townhouses at the existing hardstanding level, approximately 500mm above the hotels existing lower ground floor level. A stone wall, trees as prescribed by an arborist and an old inconsequential brick out building are to be removed.



1. Coates Gardens - West View



2. Coates Gardens - East View



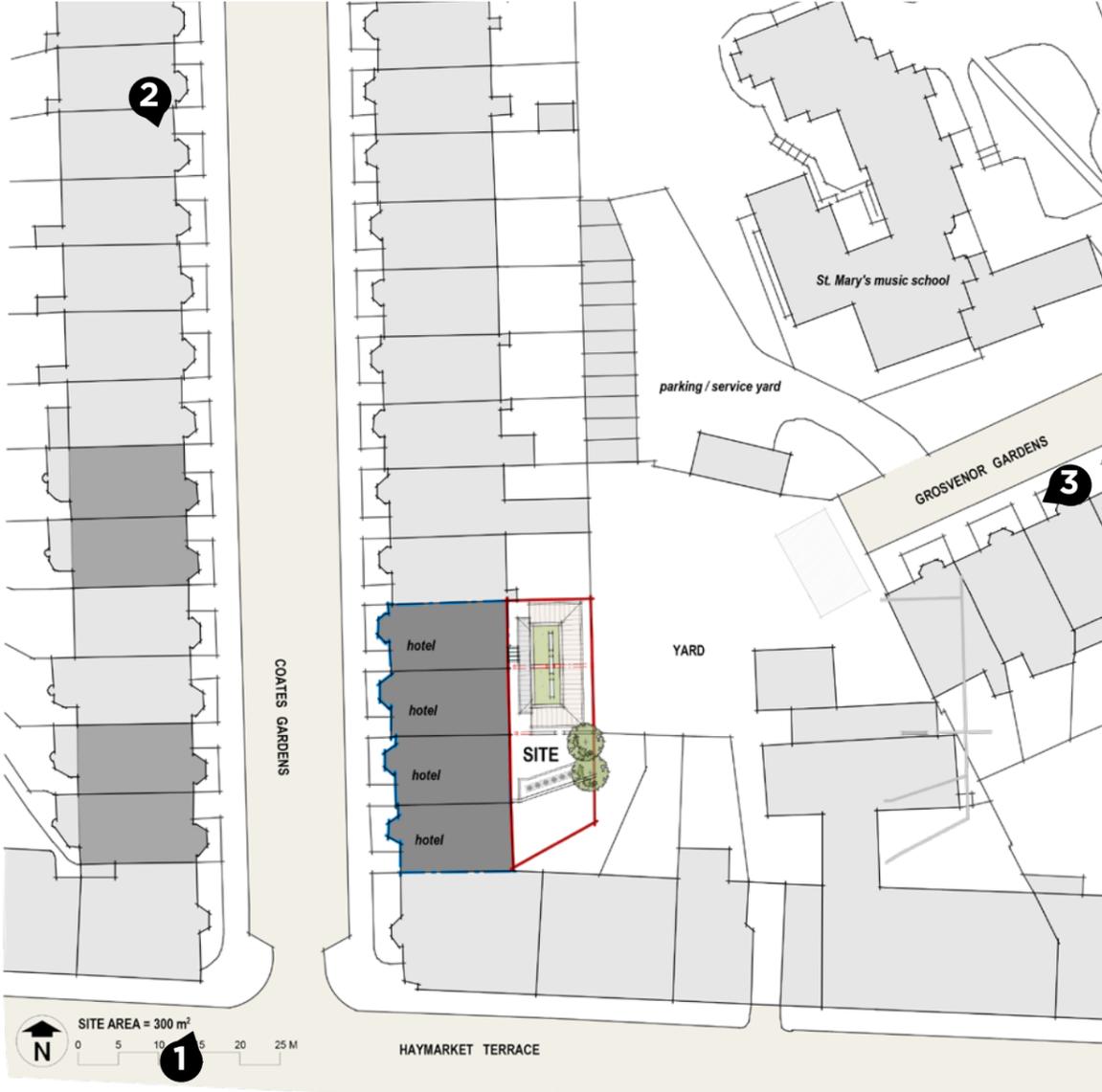
3. Coates Gardens - South View

2.00 CHARACTER

2.04 - STREET CHARACTER

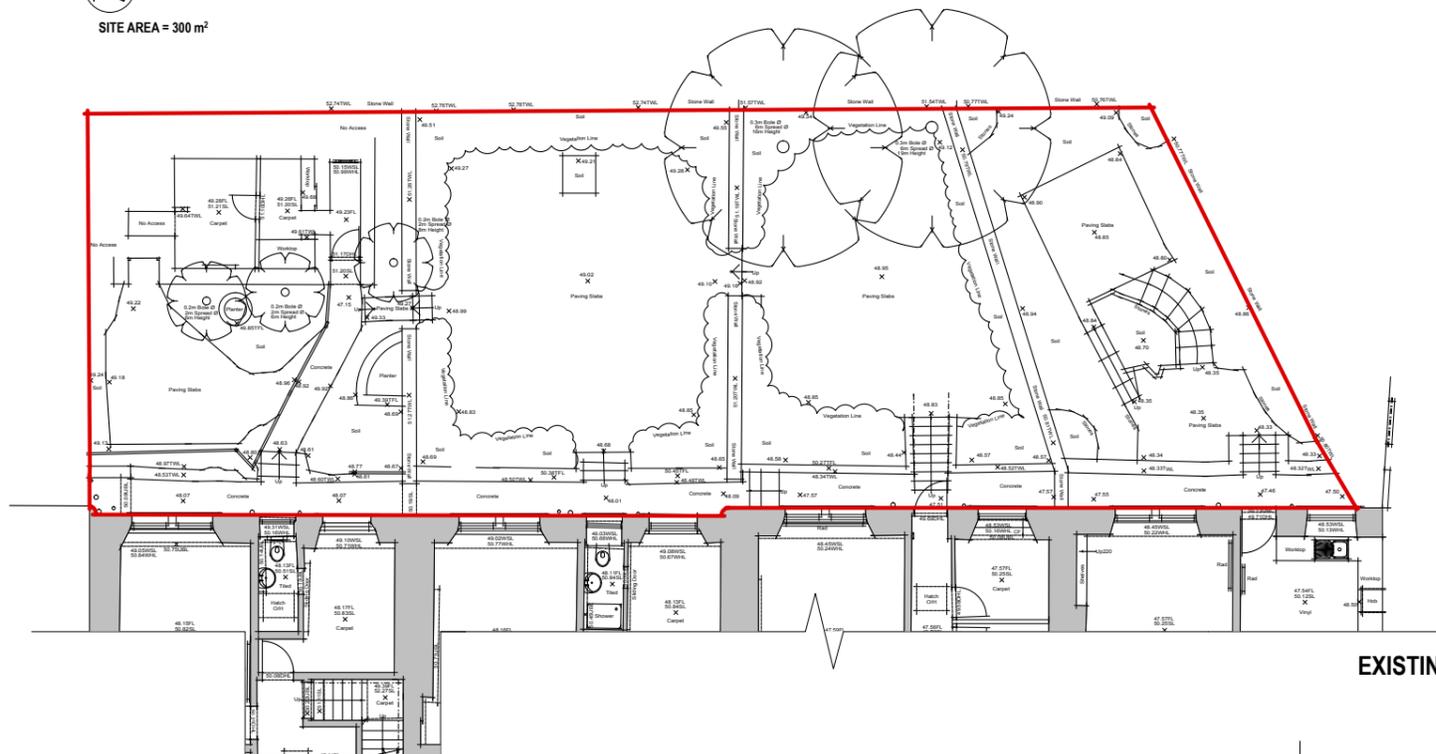
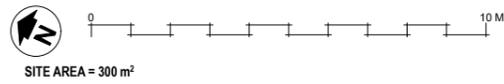
Coates Gardens is a dual cobble street running from Eglinton / Glencairn Crescents to Haymarket Terrace (A8) on a north / south axis, approximately 150m long.

The Georgian street consists predominantly of residential four storey terrace buildings and three hotels, all in the same style.



2.00 CHARACTER

EXISTING LOWER GROUND FLOOR LAYOUT



EXISTING HOTEL REAR ELEVATION

2.05 - EXISTING SITE

1. A four storey hotel.
2. Category B listed
3. Approximate area: 300sqm
4. Approximate perimeter: 81m
5. Approximate length: 30m
6. Approximate width: 10m
7. Stone boundary walls to three sides
8. Trees to be removed
9. Existing storage outbuilding to be demolished

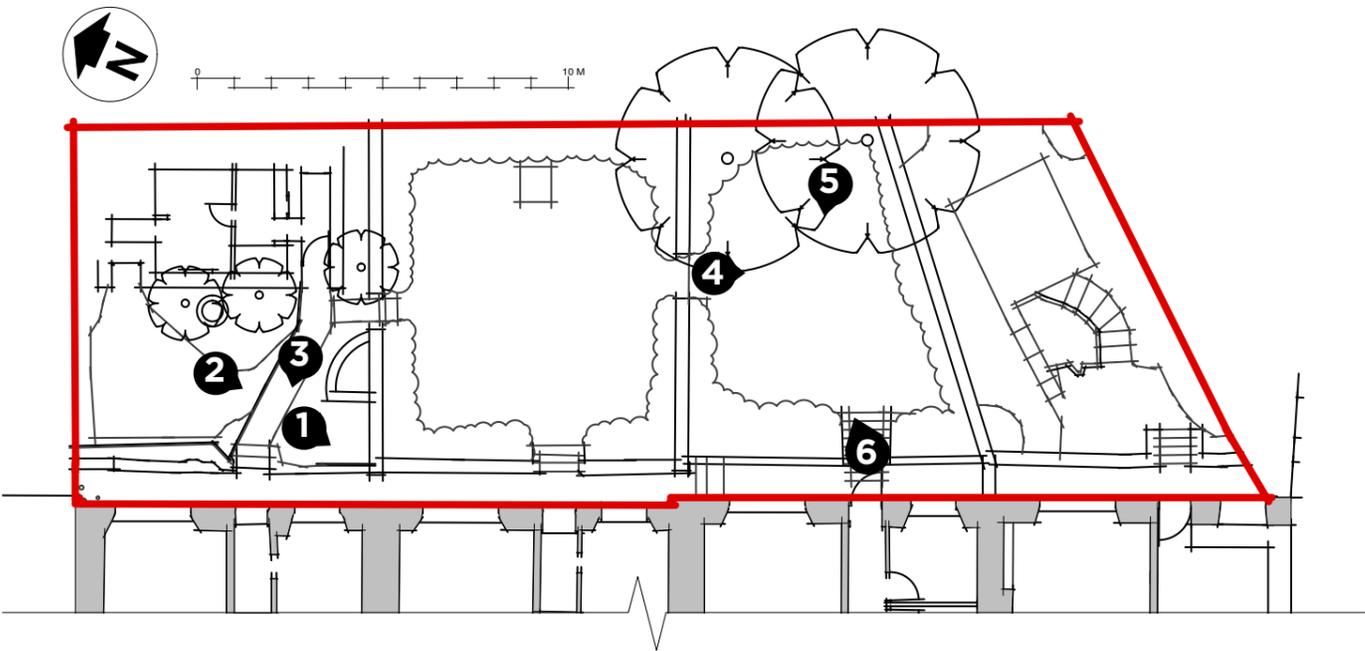
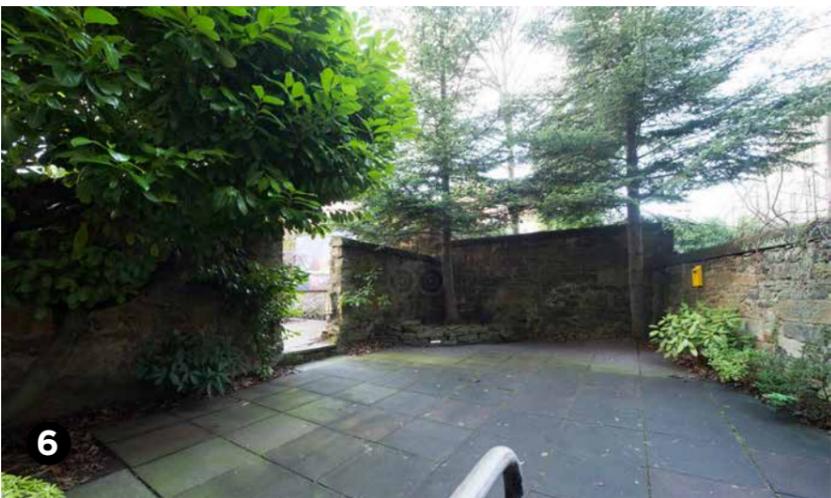


Coates Gardens -
Hotel Entrance



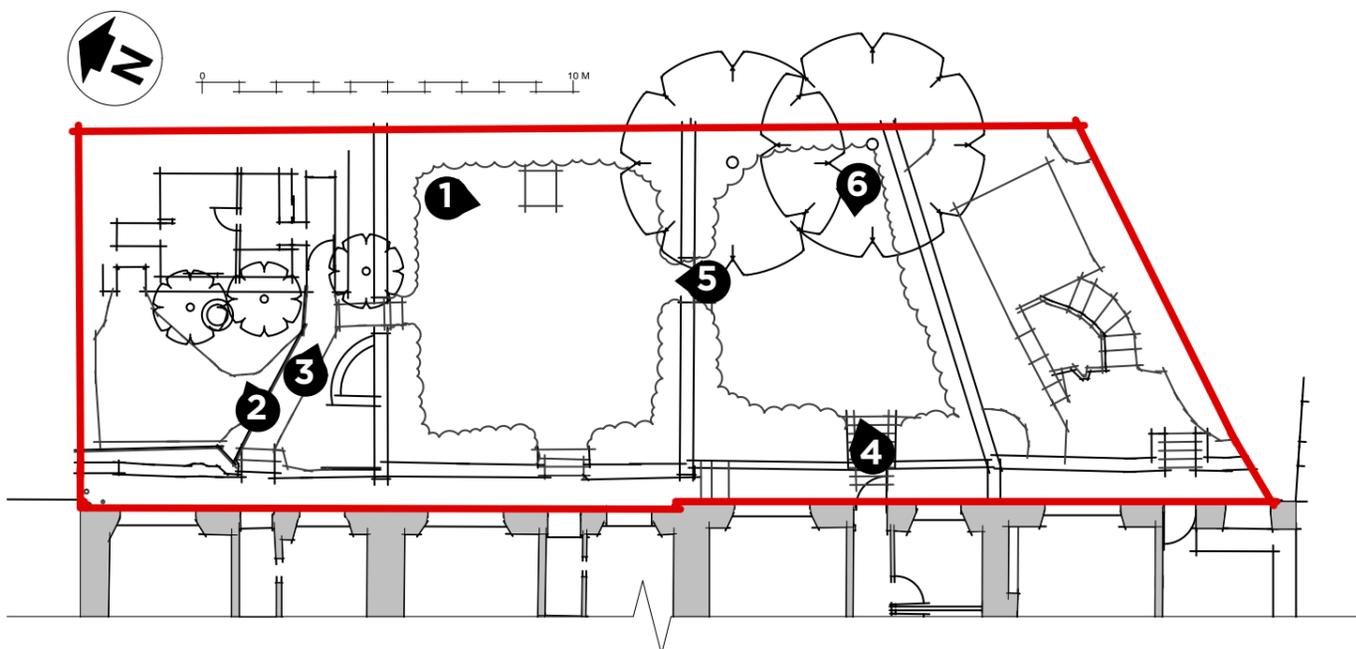
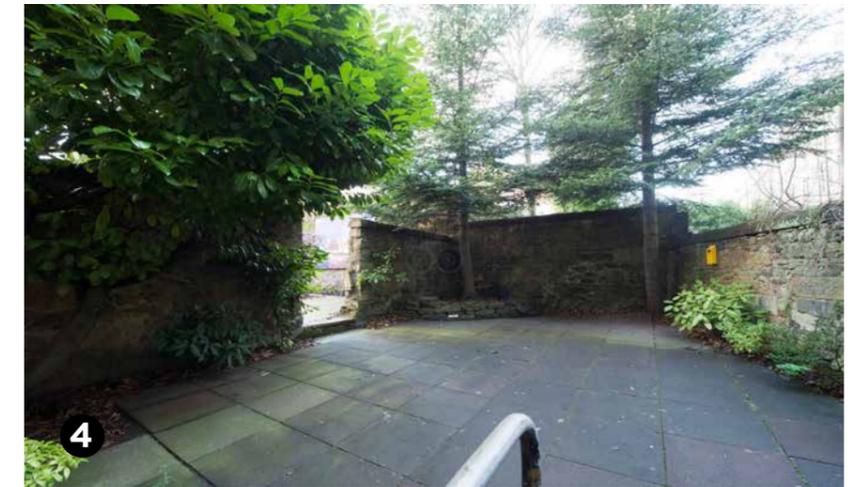
2.00 CHARACTER

2.06 - EXISTING SITE PHOTOGRAPHS



2.00 CHARACTER

2.07 - EXISTING SITE PHOTOGRAPHS



3.00

SITE HISTORY

3.01 History

3.02 Building History

3.02 Conservation Area

3.00 SITE HISTORY

3.01 - HISTORY

For site history, please refer to the Heritage Statement

3.02 - BUILDING HISTORY

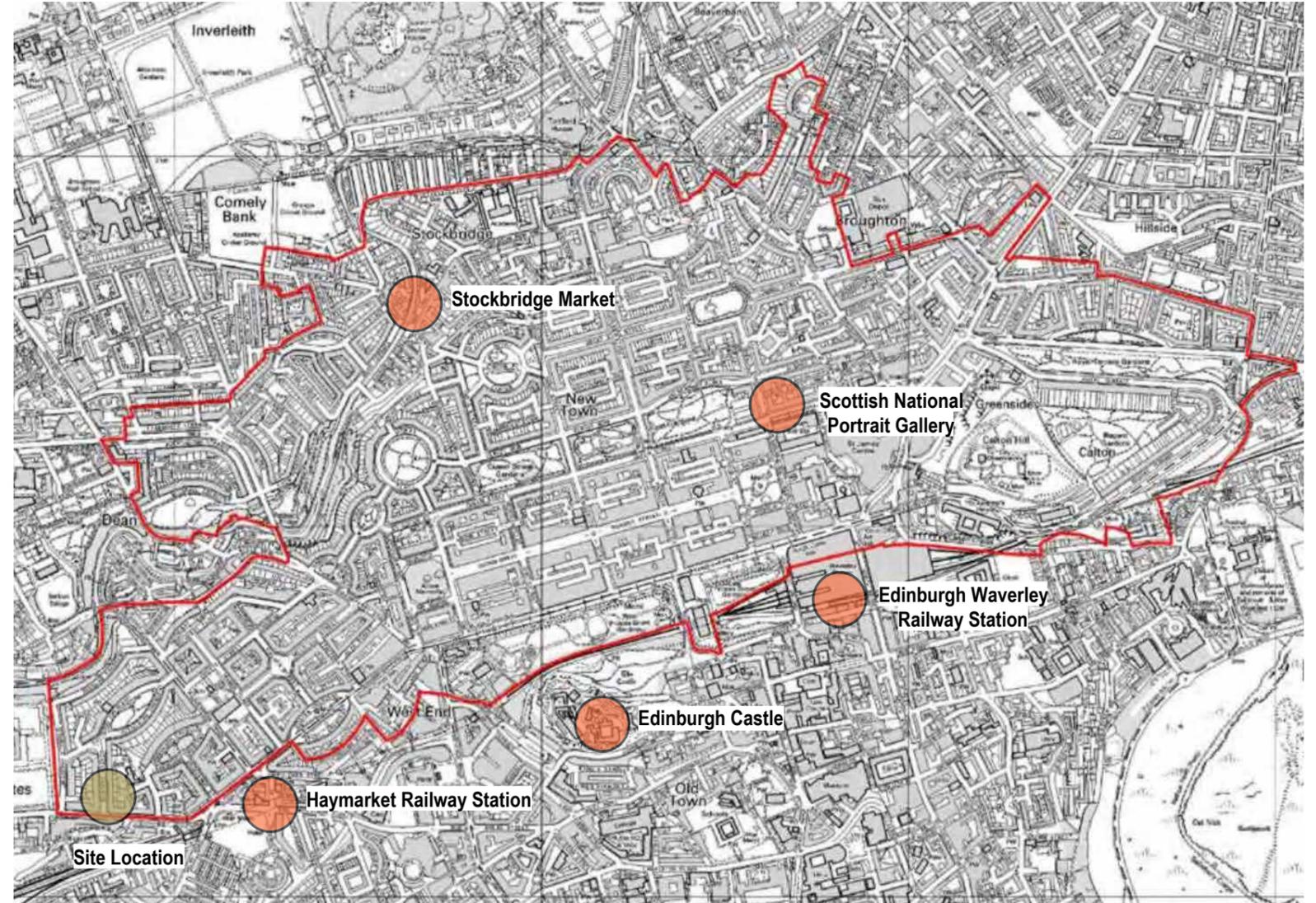
Piries Hotel occupies four townhouses dating from 1870's, which have been connected internally and converted into a hotel, listed at category B. While the rear elevations and boundary walls have seen some alterations, i.e. to doors and windows and the creation of openings in boundary walls, they nevertheless largely retain their original external character and appearance as townhouses.

3.03 - CONSERVATION AREA

The site is located within Edinburgh's Western New Town Conservation Area is characterised by Georgian and early Victorian rectilinear development of grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces. They create a regular pattern of stately streets, squares and crescents, interspersed by formal gardens, and containing a series of major classical buildings by architects of the stature of Robert Adam.

While there are a considerable number of prominent buildings and focal points in the area, the sloping topography means that punctuation above the skyline is limited. The features that are prominent and can be seen from many parts of the area are the Old Town Ridge, Calton Hill with its monuments, and St Mary's Cathedral. The former St James Centre was a prominent feature that could be seen from many viewpoints.

The New Town is made up of a mix of town houses and tenement buildings, usually following a sloping topography, and adopting a generally uniform height with only church spires projecting above them. Within the grid layouts, there are individual set pieces and important buildings that do not disturb the skyline. The New Town can also be viewed from above at locations such as the Castle and Calton Hill, which makes the roofscape and skyline sensitive to any modern additions



* Referenced information taken from Edinburgh City Council, New Town - Conservation Area Character Appraisal

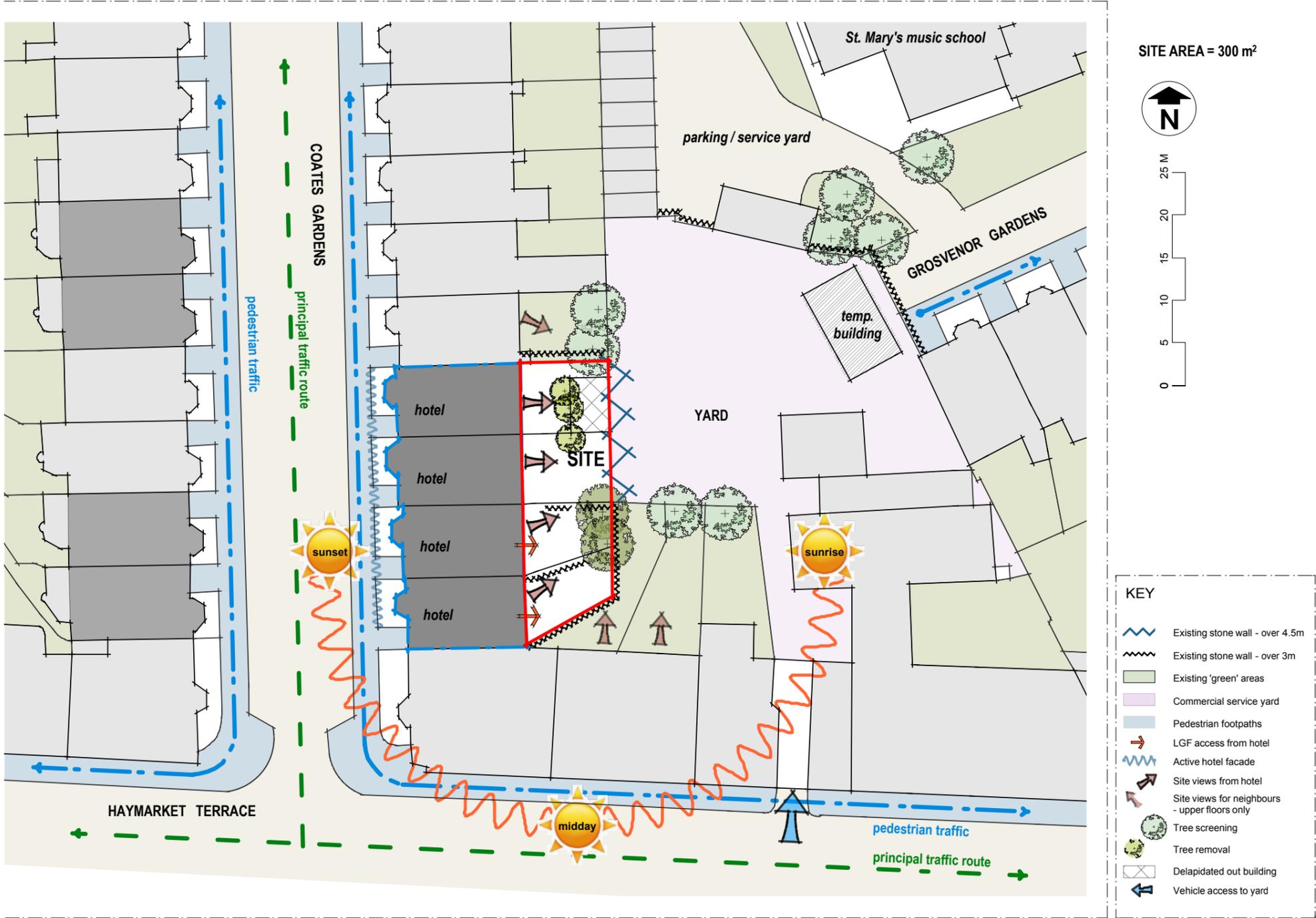
4.00

CONTEXT & OPPORTUNITY

- 4.01** Site Constraints & opportunity Diagram
- 4.02** Constraints as highlighted by council
- 4.03** Local Land Use Diagram
- 4.04** Existing local Extensions Diagrams
- 4.05** Views of site
- 4.06** Proposed Works
- 4.07** Proposed Works
- 4.08** Local Contemporary Precedent

4.00 CONTEXT & OPPORTUNITY

4.01 - SITE CONSTRAINTS & OPPORTUNITY DIAGRAM



4.02 - CONSTRAINTS AS HIGHLIGHTED BY COUNCIL;

Listed building - the potential to adversely undermine the special interests of the listed building.

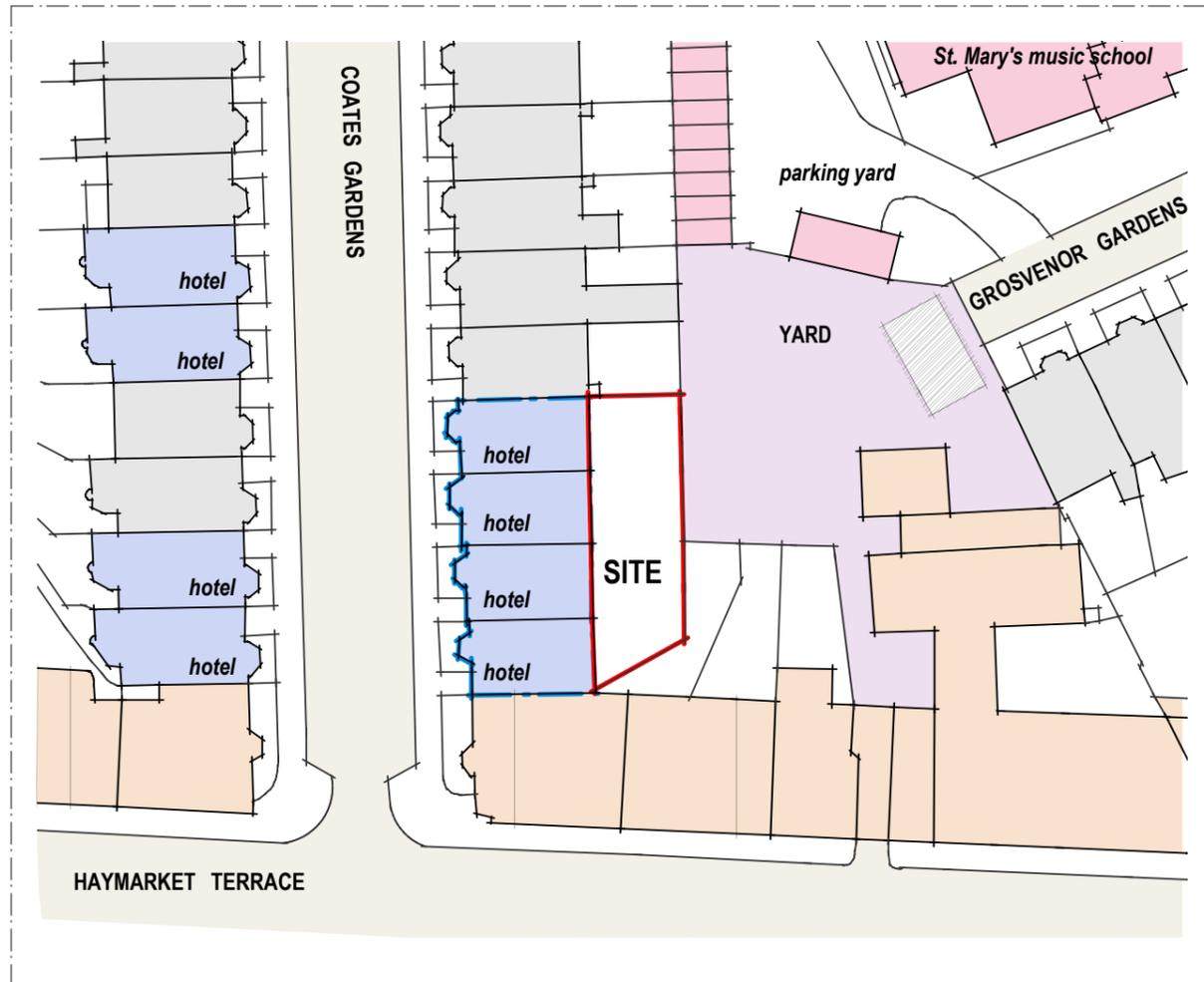
Conservation Area - the potential to undermine the important contribution the building makes to the character of the conservation area.

Tree - there is scope to allow the removal of the trees within the curtilage of the hotel.

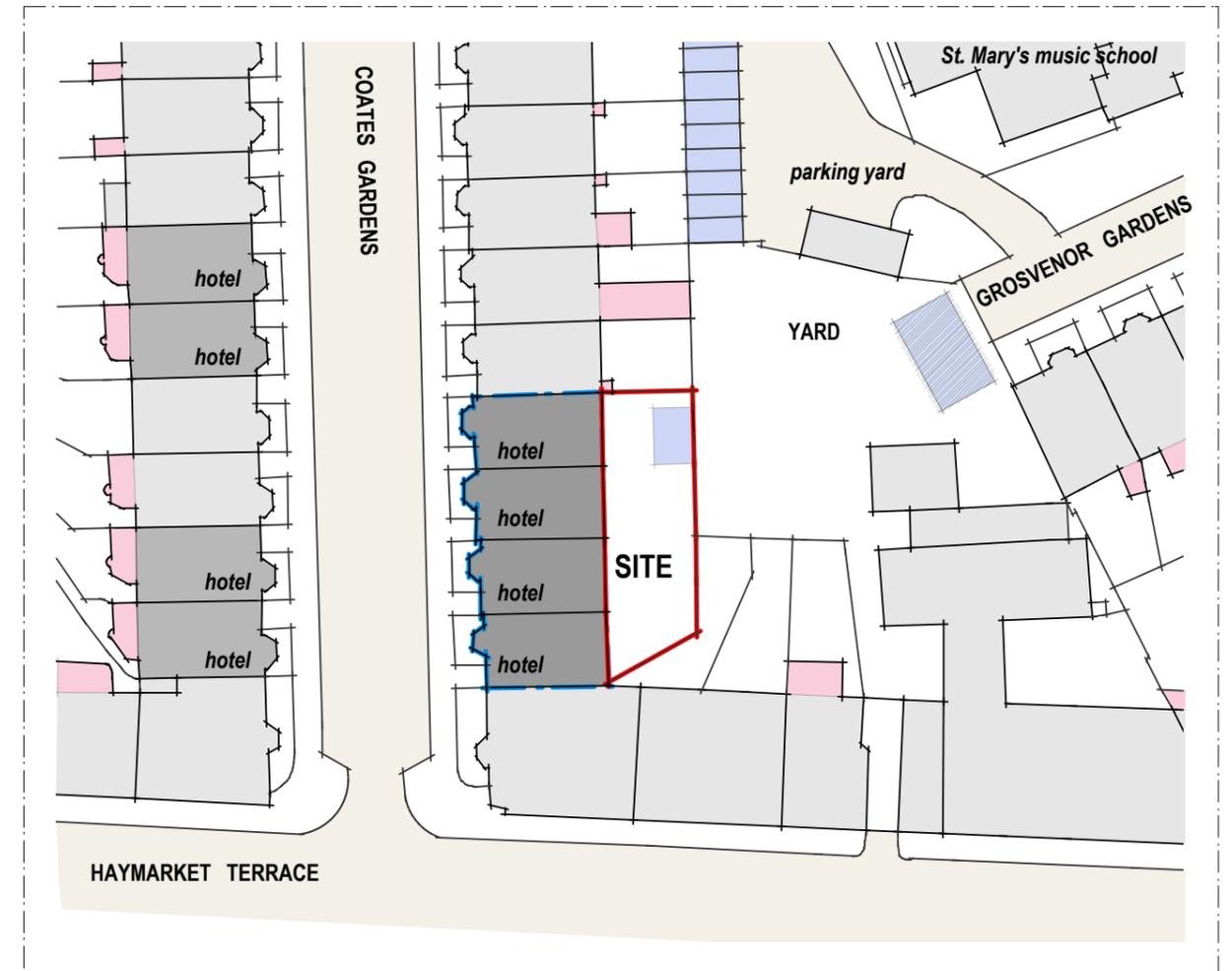


4.00 CONTEXT & OPPORTUNITY

4.03 - EXISTING LOCAL LAND USE DIAGRAM



4.04 - EXISTING LOCAL EXTENSIONS DIAGRAM



KEY TO LAND USE

- EDUCATION
- MIXED USE
- COMMERCIAL
- RESIDENTIAL
- YARD / PRIVATE PARKING
- PRIVATE PARKING
- TEMP. BUILDING



KEY

- EXTENSIONS
- OUT BUILDINGS

4.00 CONTEXT & OPPORTUNITY



1. View from Grosvenor Gardens

4.05 - VIEWS OF SITE

Although the hotel rear facade can be seen in part from open ground to the north and east, these areas are mostly private commercial or educational areas used during daytime hours only. Views onto site and especially of the proposed extension are not possible due to the height of the boundary stone wall.

The only public view of site is of the hotel facade via Grosvenor Gardens, which is an access road to terraced townhouses and St. Mary's music school parking and out buildings to the east. The road comes to a dead end and met with a 2m high stone wall making it impossible to see across the commercial yard some 50m to the 3m high stone wall masking the proposed extension.

The terraced townhouse north of the site has a high-level oblique view which would look down to a smart green roof, rather than the current brick out building and surrounding landscape, both of which, are in poor condition.

The mixed-use terraced townhouses along Haymarket Terrace also have obscure views to site due to a series of high stone walls and trees. It is not known if these buildings are occupied throughout the day, however they too would have an improved view of site.

2. Rear Elevation from existing yard

Site plan indicating photo image and elevation



4.00 CONTEXT & OPPORTUNITY

PROPOSED WORKS TO REAR ELEVATION



 All existing openings and associated details, such as cills, are subject to proposed works, including repair and/or replacement with matching traditional materials where applicable

 All existing openings to be surveyed by heritage and structural consultants upon confirmation of planning approval to assess required works.

 All existing rainwater and waste down pipes and subsequent outlets/vents to be made good and/or removed subject to interior fit out.

4.06 - PROPOSED WORKS

As well as the extension works, refurbishment of the existing facade is proposed to maintain and preserve for the future.

PROPOSED REAR FACADE WORKS

1. Repair / replace sash & case windows & stone cills.
2. Add part &/or full privacy screening at lower ground level were hotel accommodation requires.
3. Make good all existing stonework were required.
4. Rationalise external SVP and RWP stacks.
5. Make good and repainted cast ironwork.
6. Redundant lose cabling to be removed.
7. Rationalise new boiler flue and extract outlets.
8. Stone repairs where necessary.

PROPOSED SITE WORKS

1. Regrade site levels to proposed
2. Remove one central stone wall as shown.
3. Remove part central stone wall as shown.
4. Make good all existing stone were required.
5. Remove window and wall below for access link corridor.
6. Demolish redundant poor quality out building.
7. Remove trees and vegetation as required by arborist report.
8. Make good all site drainage and services.

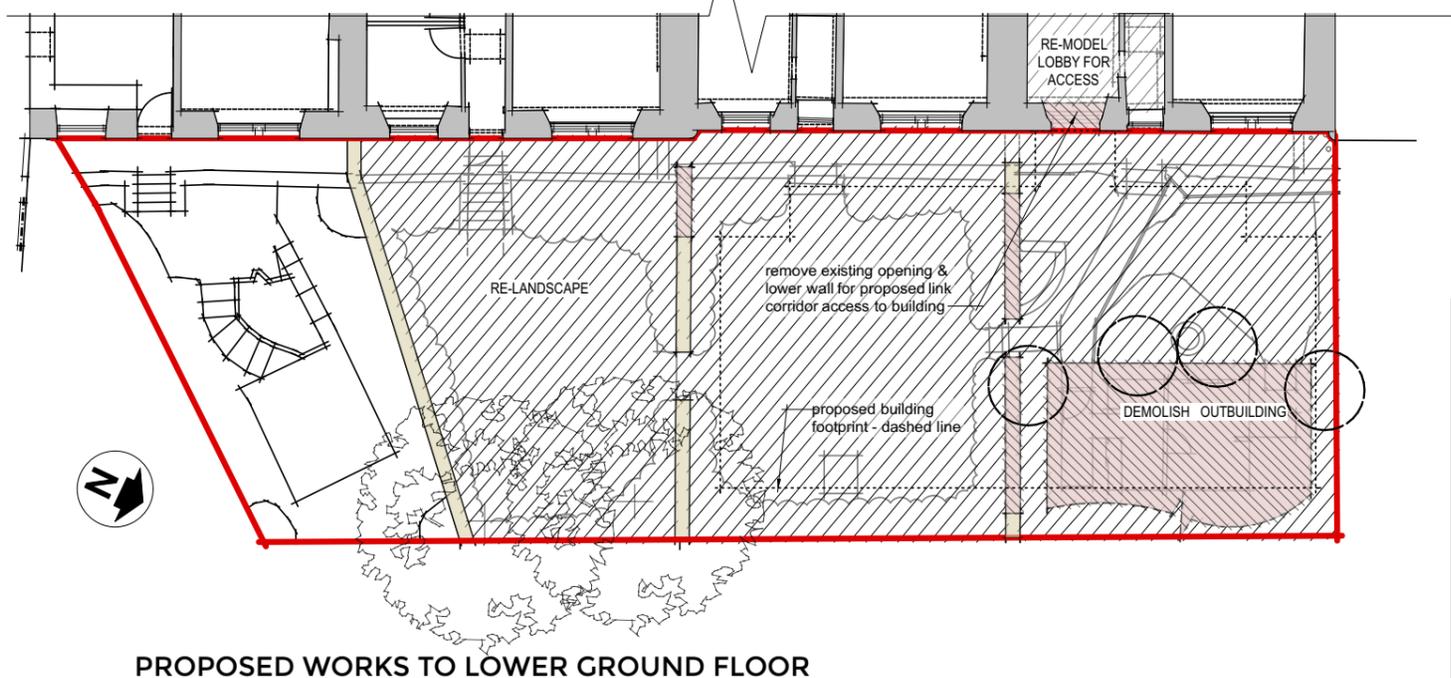
 Existing dilapidated structure and stone walls to be demolished.

 Existing stone walls to be made good where applicable.

 Existing landscape and "lobby" to be remodelled.

 Existing trees to be removed.

 Existing trees to be retained if approved by arboriculturalist.



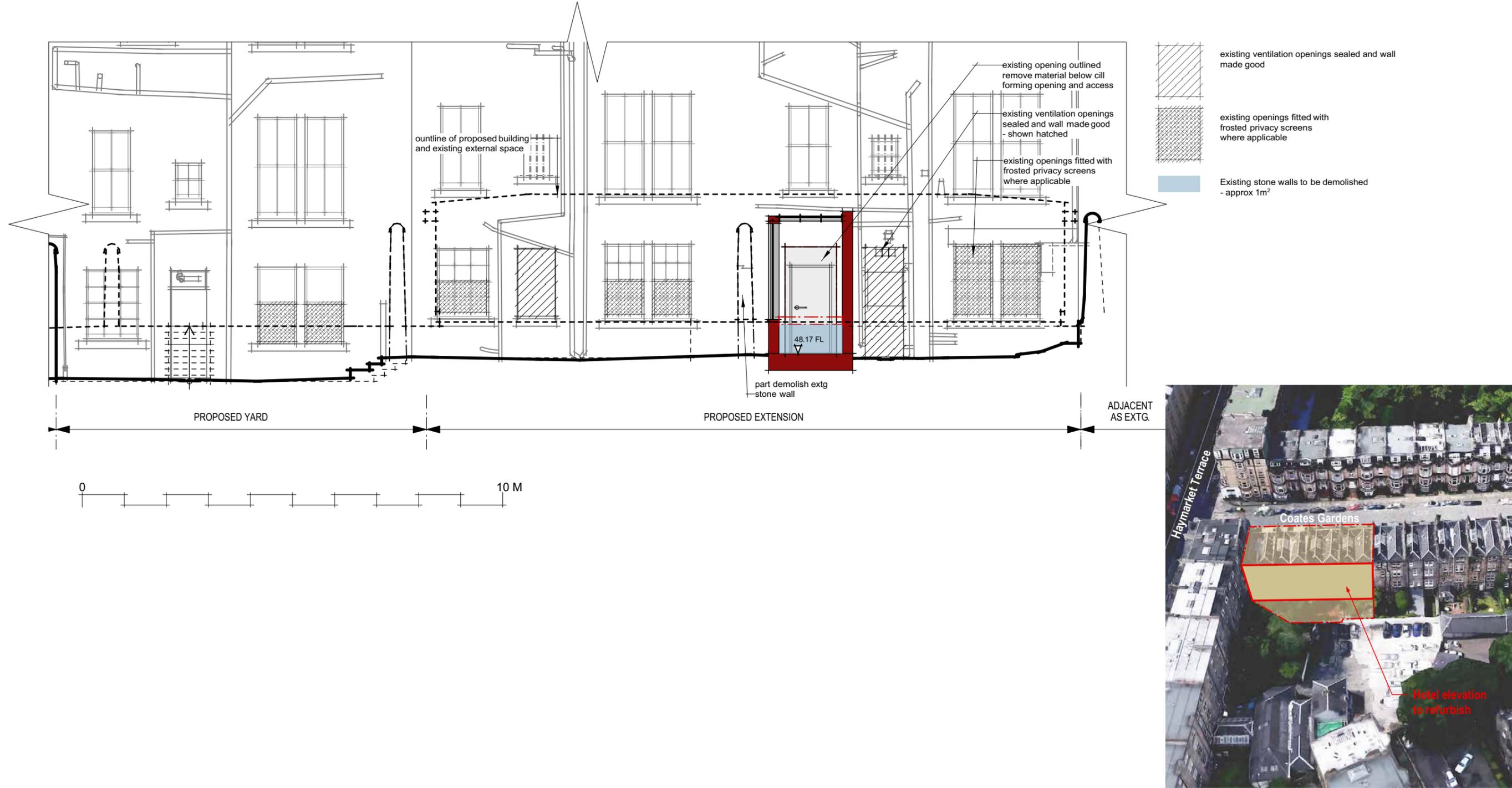
PROPOSED WORKS TO LOWER GROUND FLOOR

4.00 CONTEXT & OPPORTUNITY

PROPOSED WORKS TO REAR LOWER GROUND FLOOR ELEVATION

4.07 - PROPOSED WORKS

Refurbishment of the existing facade is proposed to maintain and preserve for the future. See 4.06 Proposed Works.



4.00 CONTEXT & OPPORTUNITY

4.08 - LOCAL CONTEMPORARY PRECEDENT

The Development images exploring recently completed local extensions in and around Coates Gardens with particular interest in materials.

1. Simple contemporary stone facade and plinth with recessed metal openings and roof, located on Coates Gardens.
2. Courtyard Marriott Hotel 5 storey extension on Leith Walk.
3. Cumberland Hotel located west of Donaldson's Collage along Haymarket Terrace (A8).*
4. Local contemporary basement extension located in Abercromby
5. Local contemporary metal structure located on Wester Coates Terrace.*

* Development images adjacent to, but outside of the Conservation Area

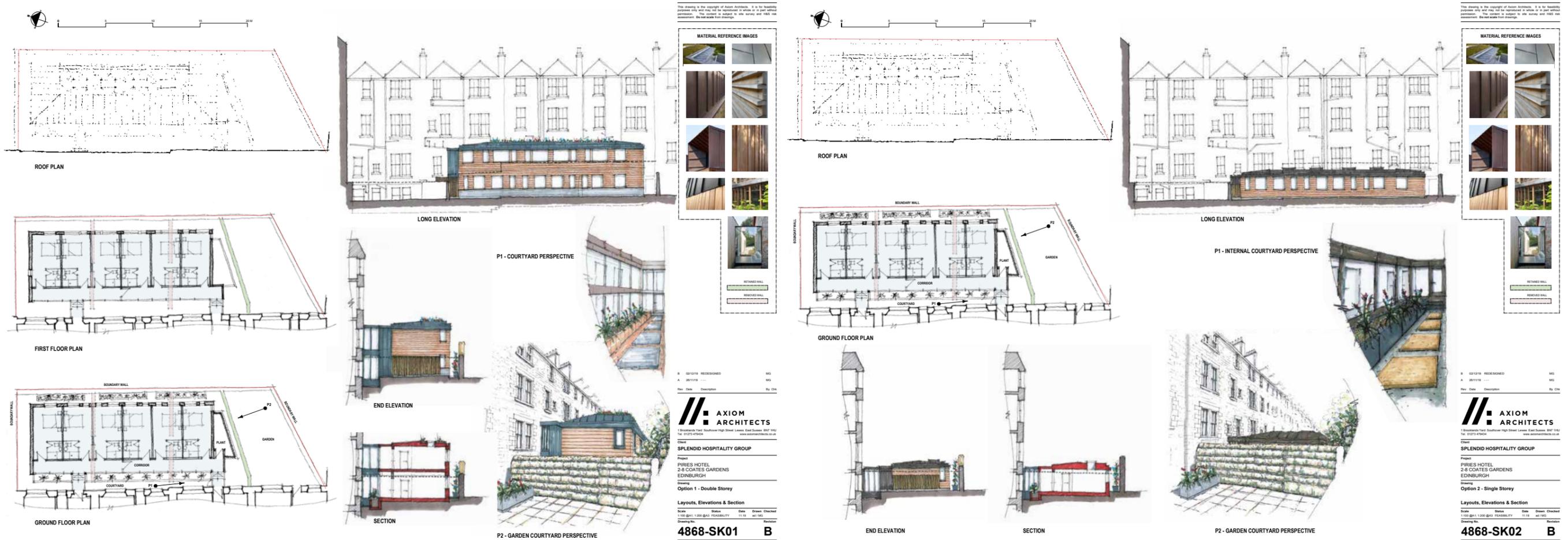


5.00

ARCHITECTURAL CHARACTER & EXPRESSION

- 5.01** Feasibility Sketch Design
- 5.02** Feasibility Construction
- 5.03** Design Evaluation
- 5.04** Design Evaluation - Privacy
- 5.05** Glazed Link Development
- 5.06** Material Development
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- 5.08** Architectural Perspective
- 5.09** Elevation Detailed Design Development

5.00 ARCHITECTURAL CHARACTER & EXPRESSION



5.01 - FEASIBILITY SKETCH DESIGNS

Feasibility sketches presented to council, exploring the potential built form, rhythm and material requirements during early development.

1. (SK01) Double storey, 12 bed accommodation requiring majority of site
Pros

- Most efficient use of site
- Retains boundary walls
- Limits visibility from beyond site
- Poor quality outbuilding removed
- Roof promoting local eco system
- Discreet plant yard

Cons

- Minor impact of Conservation Area
- Openings to be enlarged on two levels of listed building elevation

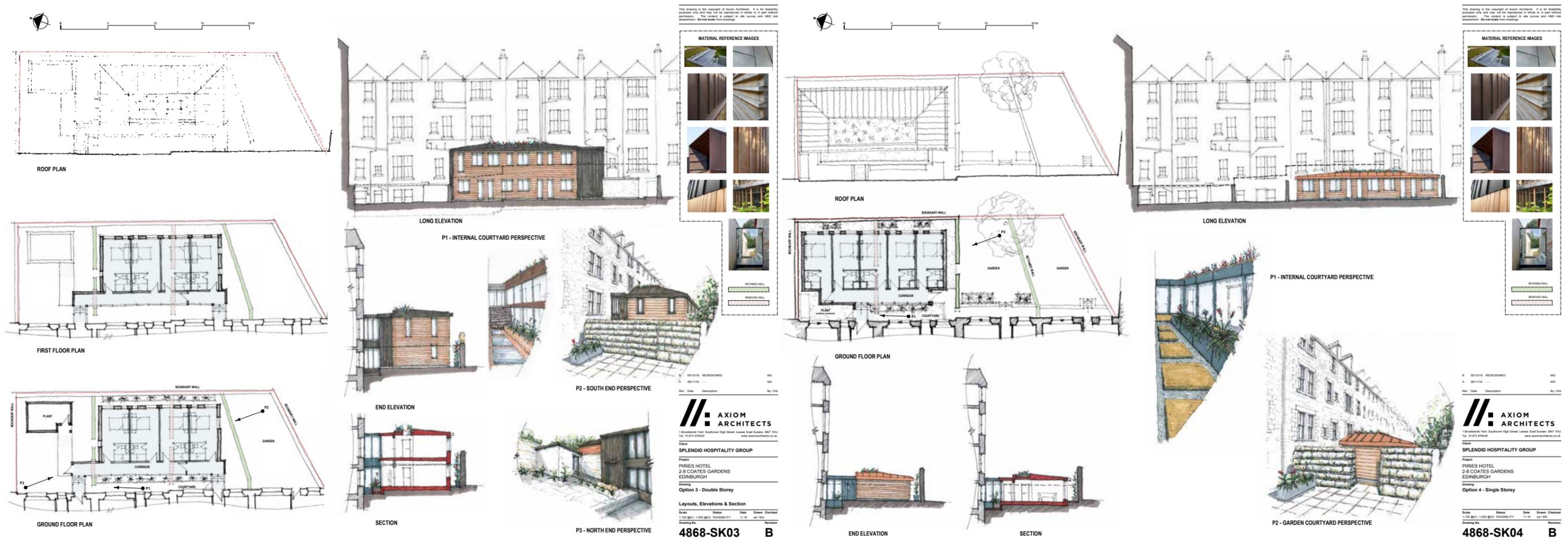
2. (SK02) Single storey, 6 bed accommodation requiring majority of site
Pros

- Efficient use of site
- Retains boundary walls
- No visibility from beyond site
- Poor quality outbuilding removed
- Roof promoting local eco system
- Discreet plant yard

Cons

- Two openings required in listed building elevation

5.00 ARCHITECTURAL CHARACTER & EXPRESSION



3. (SK03) Double storey, 8 bed accommodation with separate plant room on existing site

Pros

- Retains boundary walls
- Limits visibility from beyond site
- Greater separation from neighbouring properties
- Roof promoting local eco system
- Discreet plant room built replacing existing outbuilding

Cons

- Four openings required in listed building elevation
- Minor impact of Conservation Area

4. (SK04) Single storey, 5 bed accommodation within two garden walled confines

Pros

- Meets policy requirement of 50% elevation width
- Retains boundary walls
- No visibility from beyond site
- Roof promoting and enhancing local eco system
- Discreet plant yard
- Existing listed rear elevation to be refurbished
- Revision - Only partial demolition of existing sub division wall
- Revision - Roof drainage channels provide visual reminder wall
- Revision - Subdivision wall to boundary wall as support buttress

Cons

- One opening enlarged in listed building elevation for link corridor
- Minor impact of Conservation Area

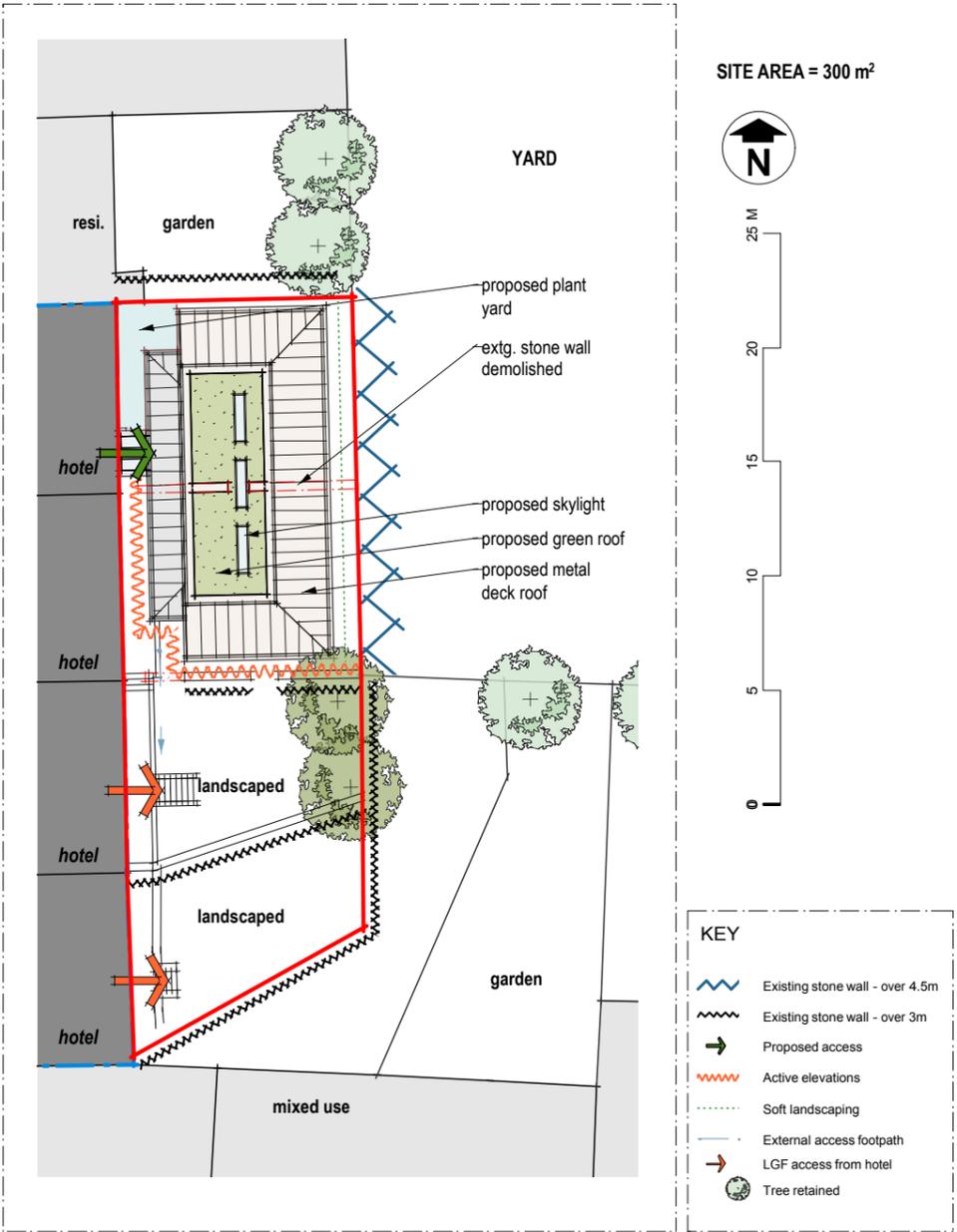
5.02 - FEASIBILITY CONCLUSION

Four sketch designs were submitted for consideration during the pre-planning stage of which the single storey, five bedroom extension (4868-SK04b) was considered the most favourable.

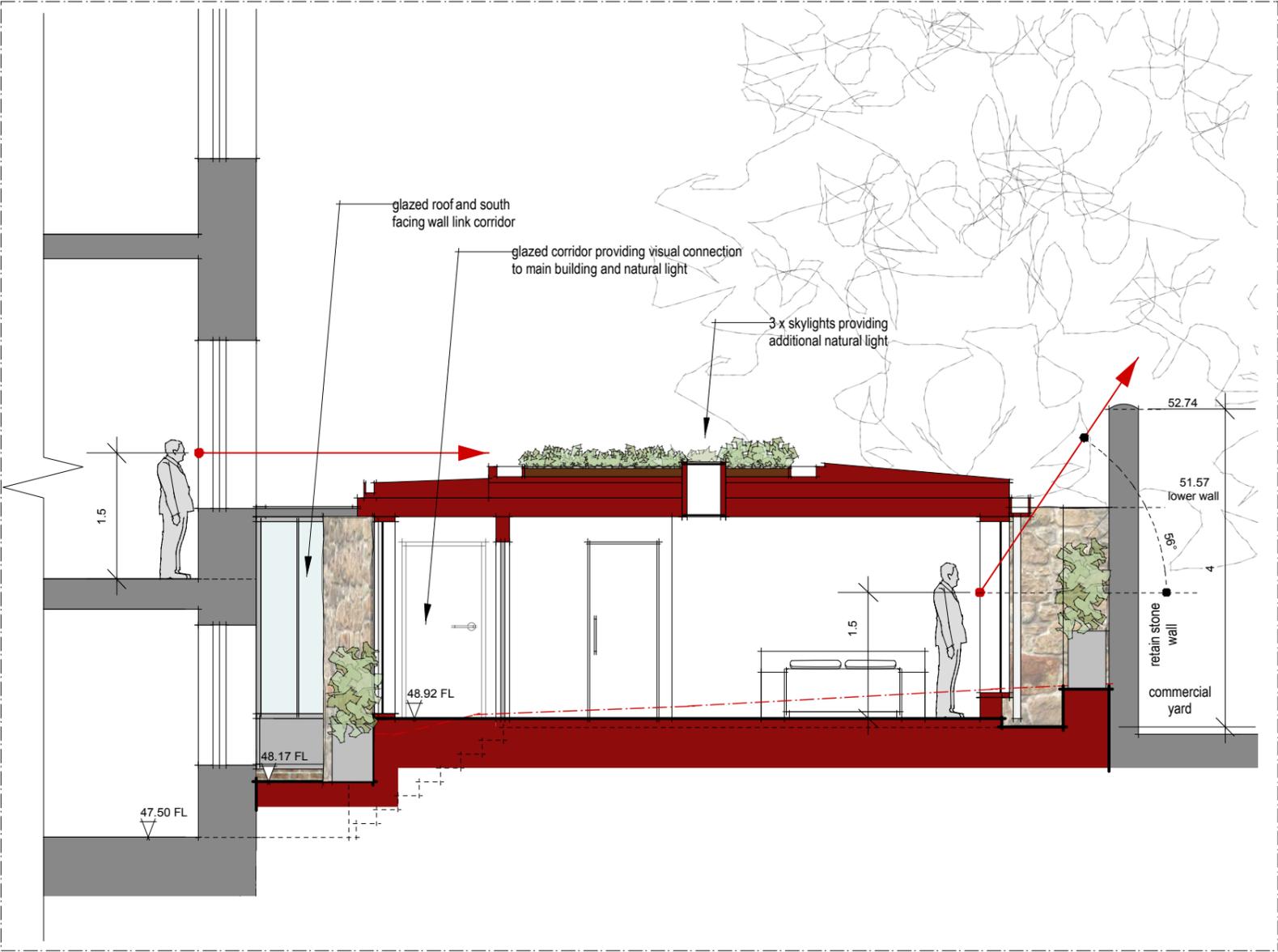
The other designs were either too big, too tall or too disruptive to the existing site landscape and was felt would detract visually with the existing Georgian façade.

5.00 ARCHITECTURAL CHARACTER & EXPRESSION

5.03 - DESIGN EVALUATION



5.04 - DESIGN EVALUATION - PRIVACY

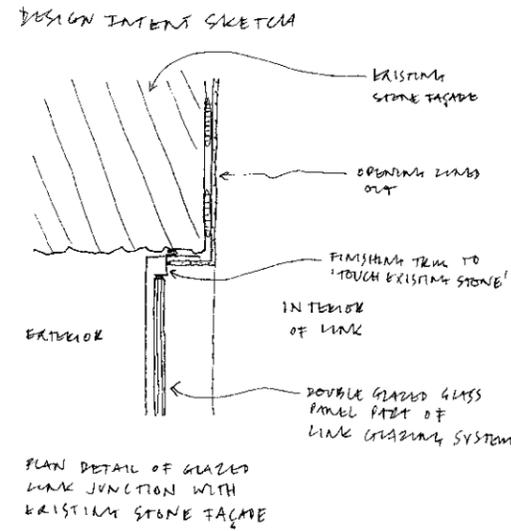


5.00 ARCHITECTURAL CHARACTER & EXPRESSION

5.05 - GLAZED LINK DEVELOPMENT

Development images indicating potential glazed link to the existing building.

The desire is to create minimal construction impact on the existing building, while experiencing a light transition to a soft timber & metal clad accommodation structure beyond.



5.00 ARCHITECTURAL CHARACTER & EXPRESSION

5.06 - MATERIAL DEVELOPMENT

Material development images exploring indicative material selection.

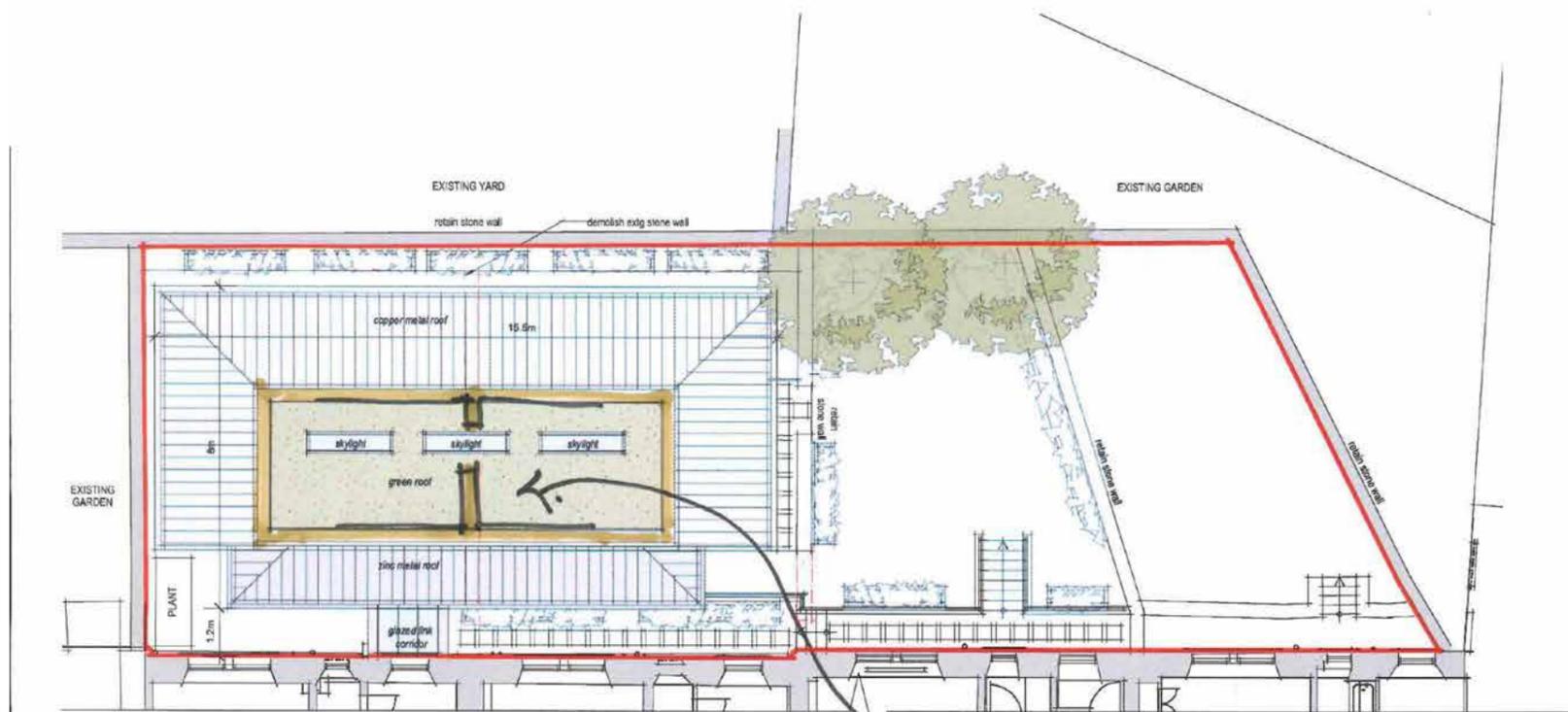


5.00 ARCHITECTURAL CHARACTER & EXPRESSION

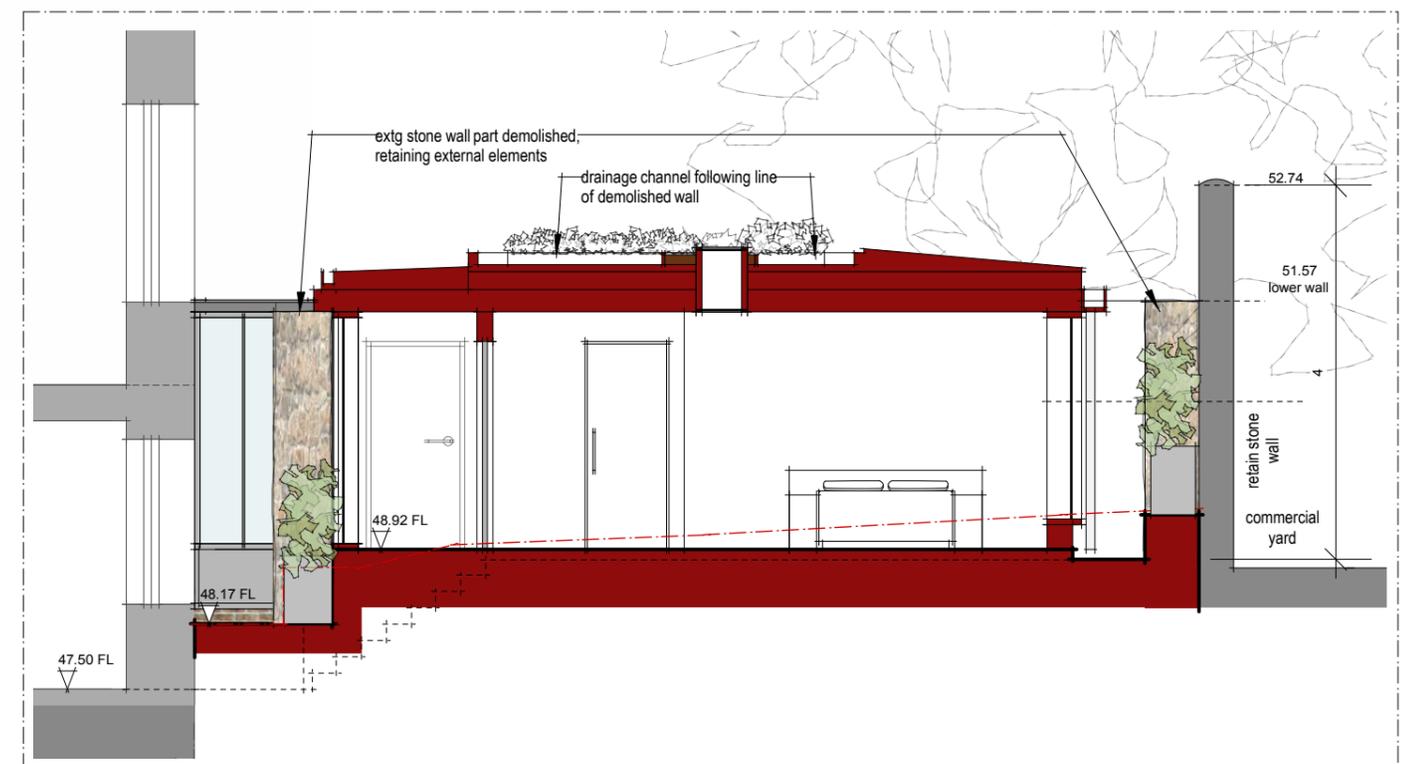
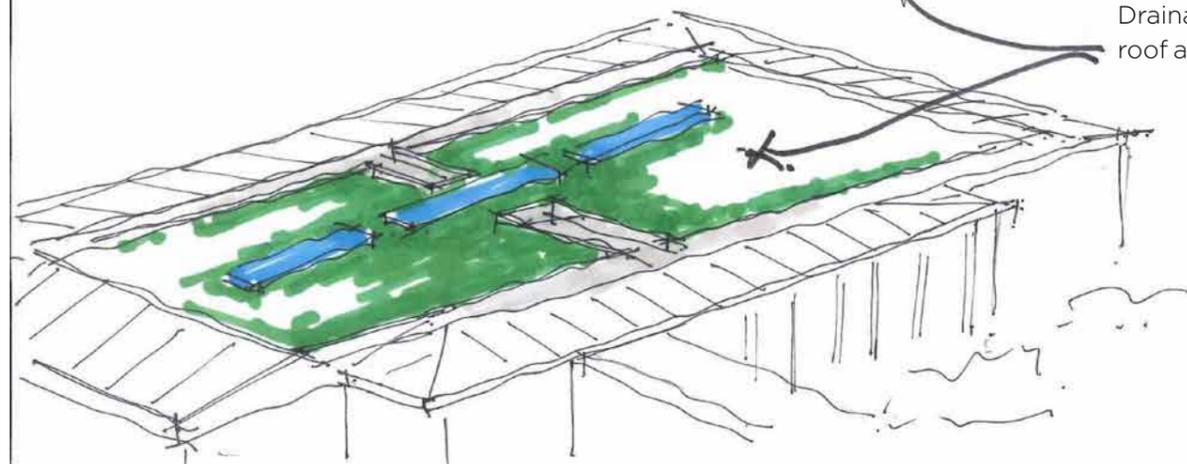
5.07 - BOUNDARY WALL FEU LINE DEVELOPMENT

The extension divides an existing stone wall, which will be demolished within the built footprint.

Retained elements of wall adjacent to the extension corridor and as a supporting buttress to the site boundary wall, along with the green roof drainage channels, will provide a clear reminder of the original property boundary line.



Drainage channels turned into the green roof assisting with greater roof hydration



5.00 ARCHITECTURAL CHARACTER & EXPRESSION

5.08 - ARCHITECTURAL PERSPECTIVE

The proposed extension has been designed with every intent not to undermine the overwhelming significance of Edinburgh's New Town Conversation Area. Great care has been taken to understand how a low impact contemporary building can coexist within this environment.

Having submitted a number of feasibility sketch schemes for council to review, the architectural response demonstrates the desire to work positively in producing a much-needed addition to Piries Hotel, while acknowledging not only council's requirements, but also Edinburgh's World Heritage status and the Outstanding Universal Value (OUV).

The proposed extension is not an extravagant architectural statement, but aesthetically a simple, lightweight, low impact structure that responds to site and its surrounding environment. The extension enables focus to be drawn to the existing rear façade, to dominate once restored. The extension also allows for removal at a later date with little impact on the existing building and site, should that be necessary.

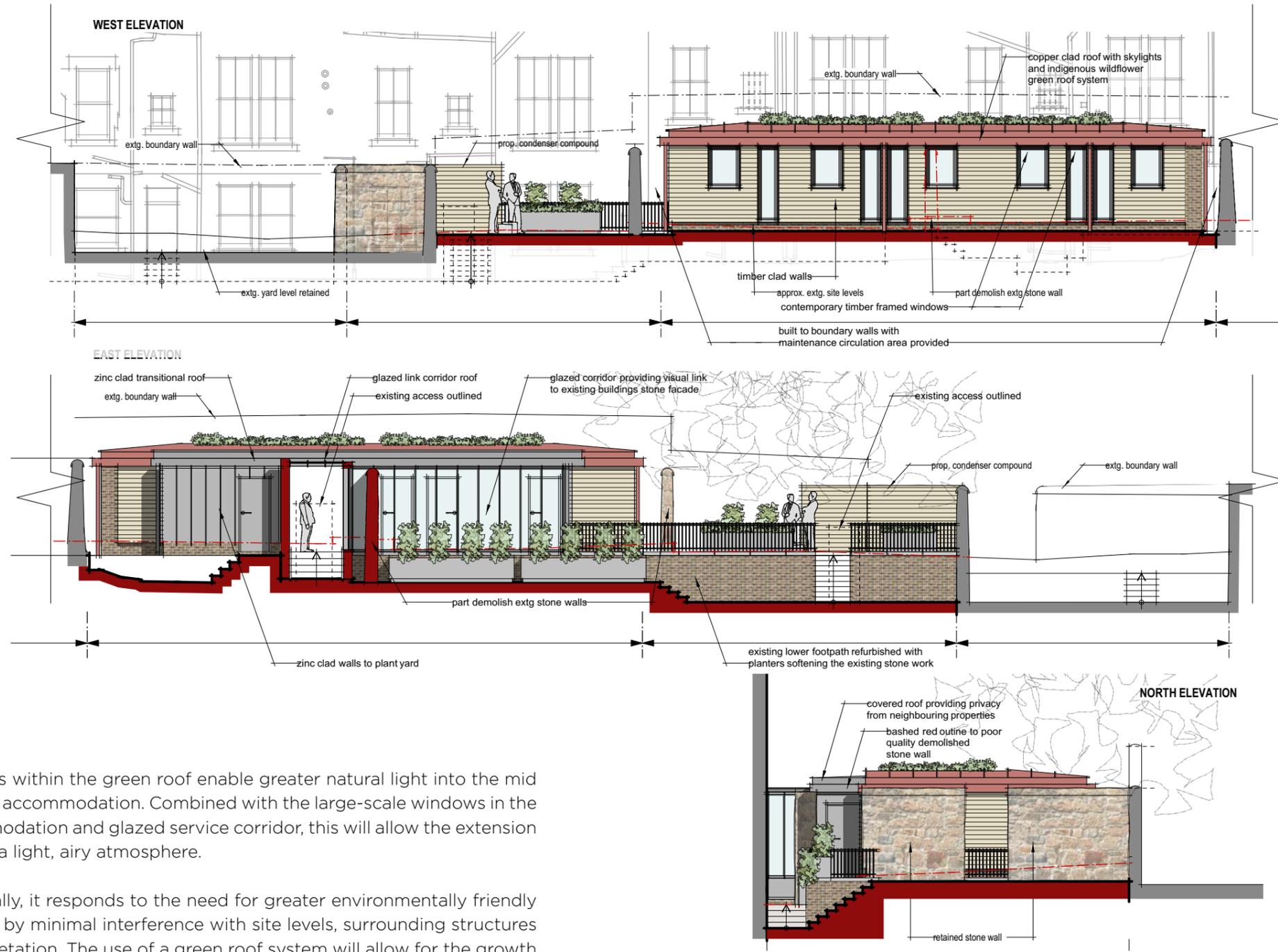
The New Town Conversation Area, while significant to regional and indeed world architectural heritage must be protected for future generations, but also respond to the requirements of daily life. This is demonstrated by council's approval of a number of contemporary residential and hospitality buildings within the local vicinity in recent years that do not challenge the local vernacular. (See Item - 4.08)

This scheme responds to its environment by low impact scale and form. It is hidden from public observation, other than from its immediate neighbours, who can view the extension in part from a few high oblique angles, through surrounding vegetation. There are no public views of the building from neighbouring streets.

The scheme serves to protect and enhance the existing hotel through refurbishment of the rear elevation during the extension build. The partially glazed link being the only direct connection to the existing hotel elevation requiring the enlargement of an existing opening. The materials chosen aesthetically soften the extension to identify it as a 'garden' structure that compliments its existing stonework environment.

Services within a compound are intended to be discreetly hidden from view, close to the existing garden wall whereas they are currently exposed either on the façade or across site in a dilapidated out building. Access to the remaining garden areas are enhanced via the extension's end of corridor doorway and existing lower ground floor doorway to a protected guard-railed footpath and terrace.

5.09 - ELEVATION DETAILED DESIGN DEVELOPMENT



Skylights within the green roof enable greater natural light into the mid building accommodation. Combined with the large-scale windows in the accommodation and glazed service corridor, this will allow the extension to have a light, airy atmosphere.

And finally, it responds to the need for greater environmentally friendly building by minimal interference with site levels, surrounding structures and vegetation. The use of a green roof system will allow for the growth of native wild flowers that will in turn support local insects and bird life, while providing an enjoyable, positive and progressive future for those using the hotel and in the immediate vicinity.