

Development Management Sub Committee

Wednesday 8 September 2021

Application for Planning Permission 21/00857/FUL

At 14 - 16 Hope Terrace, Edinburgh, EH9 2AR

Change of use from a children's hospital, to reinstating the villas back into use as residential dwellings. Contemporary extensions are proposed to both villas to expand and rationalise their layouts. A new single residential dwelling is also proposed to an open area to the East of the plot currently occupied by a tennis court.

Item number

Report number

Wards

B15 - Southside/Newington

Summary

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and appearance of the conservation area.

The proposed alterations to the villas and new dwelling offer a suitable high quality design. The scale, height and materials proposed are compatible with the surrounding area and will have no detrimental impacts on neighbouring amenity.

The proposals comply with the Adopted Local Development Plan and there are no material considerations which override this conclusion.

Links

[Policies and guidance for this application](#)

LEN03, LDPP, LHOU01, LHOU02, LHOU03, LHOU04, LHOU05, LDES01, LDES03, LDES04, LDES05, LDES12, LEN06, OTH, NSG, NSGD02, NSLBCA, NSHOU, CRPGRA,

Report

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At 14 - 16 Hope Terrace, Edinburgh, EH9 2AR
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Recommendations

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

Background

2.1 Site description

The application site contains two unlisted villas which were formerly in use as a children's hospital and are now vacant. The villas have been joined together through a number of large scale extensions and alterations. The villas are set in generous garden grounds with mature trees.

Hope Terrace is predominantly a residential area characterised by stone villas and terraces, many in generous plots. There is also more recent flatted and modern housing in the wider area. A property on the opposite side of the road at 15 Hope Terrace is category C listed (ref 30526, listed 19 March 1993).

This application site is located within the Grange Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

Three dwelling houses are proposed on the site. The former children's hospital will be converted back into two detached dwelling houses, comprising number 14 to the west of the site and number 16 to the east. The third dwelling house will be created on the site of a former tennis court to the east as a new build property.

Non-original extensions associated with the former hospital use will be removed from the villas and contemporary extensions added. To number 14, this will consist of a single storey side extension with a flat roof with dark grey raised seem cladding, grey framed windows and timber panels.

To number 16, a two storey side extension is proposed attached to the main building by a lower height glazed link. The main extension will be finished in ashlar sandstone with grey raised seem panels. Windows will have grey powder coated frames. The extension and the glazed link will be flat roofed. To the rear a pair of dormers are proposed clad in a dark metal. A replacement detached garage is also proposed sitting forward of the extension.

The roof of the existing properties will be re-slatted. Number 14 will utilise existing slates from both properties and number 16 will use new slates.

The proposed new build dwelling, number 16A, is three stories in height to the front. It will be split into two 'bays' linked by a central glazed corridor and entrance. An attached single storey garage would sit to the east of the house. To the rear, the house would extend into the garden at a reduced two storey height. It would have a flat roof. The house would be of simple contemporary design, utilising sandstone as the main material with limestone bands and dark wood infills.

The existing stone boundary walls fronting Hope Terrace will be retained with accesses slightly widened. Within the garden ground new stone walls will be formed to create three distinct plots. The existing grounds will be landscaped with mature trees retained and protected.

Car and cycle parking along with waste storage will be within the new and existing garage and outbuilding accommodation within each plot.

Previous Scheme

The proposal has been revised to reduce the size of the proposed rear terrace and reduce the rear dormer to number 16.

Supporting documents

The following documents have been provided to support the application:

- Design Statement
- Planning statement
- Tree Survey

- Bat survey
- Surface Water Management Plan; and
- Ecological Appraisal.

These documents are available to view on the Planning Portal.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

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

- a) the principle of development is acceptable;
- b) the proposals area of and acceptable design and preserve or enhance the character or appearance of the conservation area;
- c) the proposal will preserve the setting of the listed building;
- d) the impact on amenity is acceptable;
- e) the proposal will have any transport impacts;
- f) there are any other material considerations; and
- g) any comments have been addressed.

a) Principle of Development

LDP policy Hou 1 (Housing Development) supports the principle of housing on suitable sites within the urban area, provided proposals are compatible with other policies in the plan.

LDP policy Hou 5 (Conversion to Housing) states that planning permission will be granted for the change of use of existing buildings in non-residential use to housing provided that a satisfactory residential environment can be achieved; housing would be compatible with nearby uses; appropriate open space, amenity and car and cycle parking standards are met; and the change of use is acceptable having regard to other policies in the plan.

The proposed residential use is acceptable in principle as the site is within an established residential street within the urban area. The change of use and conversion of the former hospital re-establishes the original use of the buildings, which retain their residential proportions and are within a suitable residential area. The proposal will offer suitable amenity, open space, car and cycle provision as assessed in 3.3 d) - f) below.

The proposals comply with policies Hou 1 and Hou 5.

b) Design and Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

LDP Policy Env 6 (Conservation Areas - Development) states that development within a conservation area will be permitted if it preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

The relevant design policies of the LDP include Policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. Policies Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) seeks to retain existing characteristics and features on sites and Policy Des 4 (Development Design - Impact on Setting) also requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape. Policy Des 12 (Alterations and extensions) is also relevant.

Conversion of existing villas

The reinstatement of the existing villas as detached residential homes will enhance the character of the conservation area which has a strong residential identity. The removal of the substantial and unsympathetic extensions will enhance the appearance of the properties and overall area.

Extension and alteration of existing villas

The high quality contemporary design single storey extension to number 14 will fit comfortably within the historic form of the building and will be discreet in appearance. As a single storey element, it will be in part screened from public view by the existing boundary walls to Hope Terrace.

The two storey flat roofed side extension to number 16 will replace a series of non-original extensions including a two storey flat roofed and full width single storey extension and upper level external fire escape. It will be an improvement on the existing situation. The extension is set behind the principal front elevation and attached by means of a glazed link and will allow the character of the original villa to be appreciated. It will be set off the shared boundary to number 14 reinstating the detached nature of the original villas. To the rear the extension steps down to a single storey where it protrudes beyond the rear building line, reducing its scale. The design has a horizontal emphasis which follows the window and eaves height of the villa. It will be finished in ashlar sandstone.

The proposed detached garage building will sit forward of the extension replacing an existing structure of similar proportions. It will utilise a mixture of reclaimed sandstone from the site and new sandstone matched to existing with a slate roof and conservation rooflights. As a result, it will not detract from the character of the villa and will suitably compliment the existing surroundings.

To the front of the villa a replacement porch entrance will be formed with glazed doors to the ground floor. This will reinstate a street level entrance to the property. Above this, an existing window will be re-glazed with a shallow glass balustrade to the front.

The proposed pair of dormers are modern in design and whilst these will adjoin the ridge of the roof, they are acceptable in this instance as they incorporate a historic flat roof extension and their scale has been minimised to reduce the impact on the roof plan.

The roof of both properties will be re-slatted. Number 14 will utilise existing slates from both properties and number 16 will use new slates inkeeping and reinforcing the villas original character.

The siting and proportions of the extensions and alterations proposed, along with the use of materials will ensure a coherent appearance with a high quality contemporary design which complements the existing villas and which preserves the special character and appearance of the surrounding conservation area.

The proposals preserve and enhance the sense of place and maintain the setting of the area. In addition to the villas, a number of original features are retained including stone boundary walls and mature trees.

The proposals comply with LDP policies Env 6, Des 1, Des 3 and Des 4.

New dwelling

The proposed new dwelling, number 16A Hope Terrace, is a detached house of a scale compatible with its surroundings. It would comprise a three storey frontage split into two 'bays' linked by a central glazed corridor and entrance. An attached single storey garage would sit to the east of the house. To the rear, the house would extend into the garden at a reduced two storey height. It would have a flat roof. The house would be of simple contemporary design, utilising sandstone as the main material with limestone

bands and dark wood infills. The supporting design statement notes that the bays and horizontal emphasis relate to the tripartite facades of adjacent villas and storey heights.

The proposed dwelling would be located on the site of an existing tennis court which formed part of the extensive hospital grounds. This area of the site lies below street level by approximately 1.75 metres. It is enclosed by stone boundary walls to a height of over 2 metres to the front.

The lower level of the site means that the three storey height of the main building would not exceed those of the surrounding properties. The applicant has supplied plans and visualisations which show the proposed dwelling in relation to its surroundings. To number 18 Hope Terrace, the house would sit just above the property's flat roofed side extension and sit around midway between the eaves and the roof ridge. There would be a similar relationship to number 16 Hope Terrace.

Presently, the site area is 5175 square metres with the existing villas and extensions accounting for 21% of the site. The applicant's design statement contains an analysis of building to plot ratio of neighbouring properties on Hope Terrace, Blackford Road and villas on Strathearn Road. This demonstrates a range of building to plot ratios from 15% at number 18 Hope Terrace to 33% at number 19 Hope Terrace. The proposed dwelling would sit within this range at 29%.

The building line along Hope Terrace is not continuous. The range of unique properties mean that these are staggered, though set back from the street. The positioning of the proposed house will be forward of number 16 though in line with number 18. The positioning maintains the spacious and uncluttered streetscape.

Historically, the original fueing plans for the Grange contained terms and conditions relating to many aspects which, for example, restricted development type and design, including height. Inevitably there are changes to this character to some extent over time. The use of the site as a hospital is one such instance. In the area, there are more modern developments which incorporate three storeys as well as a range of contemporary and 20th century designs.

The proposed new dwelling and extension to number 16 are of a simple contemporary design which does not compete with the existing character of the villas or surroundings. The scale, height and materials of the proposed new dwelling complements the two storey stone villas. The position of the building on site and its plot size do not compromise the generous proportions found within the surrounding area. The retention of mature trees and high walls will allow the development to achieve a balance, with a new building which does not have an overly dominant appearance.

The proposed new dwelling will preserve the special character and appearance of the conservation area. and complies with LDP policy Env 6 and complies with LDP design policies Des 1, Des 3 and Des 4.

c) Setting of Listed Building

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall 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.

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will only be permitted if not detrimental to the appearance or character of the building or its setting.

The category C listed building number 15 Hope Terrace lies opposite the site on the north side of the street. It is a rectangular plan classical villa dating from the 1860s.

The proposed change of use and conversion of the former hospital will not have a detrimental to the appearance or character of the building or its setting as a result of the natural separation from the site by the generous plot widths, mature trees and boundaries. The removal of poor quality extensions and change back to residential character will benefit the buildings wider setting.

The proposal complies with LDP policy Env 3 and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

d) Residential Amenity

LDP Policy Des 5 (Development Design - Amenity) requires development proposals to demonstrate that neighbouring amenity of a development will have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook. It further requires new development to offer suitable level of amenity to future residents.

LDP Policy Hou 3 (Private Green Space in Housing Development) requires developments to provide adequate provision for green space to meet the needs of future residents.

Amenity of future residents

The proposed dwellings will be generously proportioned family dwellings with between four and six bedrooms with additional storage. They will exceed the space standards set within the Edinburgh Design Guidance.

The generous dimensions of Hope Terrace mean that the dwellings will have good levels of daylight and sunlight, privacy and outlook. As a predominantly residential area there will be no unacceptable noise issues.

There will be sufficient garden ground to meet the needs of future residents. The landscape proposals show these will offer a good standard of amenity.

Neighbouring Amenity

The applicant has provided daylight and sunlight information to demonstrate that neighbouring properties will not suffer an unacceptable loss of light from the proposed development.

Number 18 Hope Terrace lies closest to the proposed new dwelling to the east of the site. The submitted sun path analysis demonstrates there will be no unreasonable overshadowing to the property and its garden ground.

There will be no loss of privacy or immediate outlook due to the positioning of surrounding residential buildings. The existing and proposed buildings will maintain a window to window separation distance which exceeds 30 metres to the front and at least 25 metres to the rear.

Proposed terraces and balconies are suitable screened or recessed so as not to cause direct overlooking to neighbouring properties.

The proposal offers a suitable level of amenity to future residents and will not result in unacceptable loss of amenity to neighbouring properties and complies with Des 5.

e) Transport

LDP Policies Tra 2 - Tra 4 sets out the requirements for private car and cycle parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

Car parking will be contained within each plot. Number 14 has an external driveway for one car whilst numbers 16 and 16A have internal car parking for one car within their garages. Internal storage for parking of six bicycles will be provided for the two villas and five spaces for the new dwelling house.

The proposed access to plot 16A will not result in any road safety issues. The Roads Authority has no objections.

The proposal complies with policies Tra 2 - Tra 4.

f) Other Material Planning Considerations

Trees

The applicant has submitted a tree survey and protection plan. This shows that there are a number of good quality mature trees on site which will be retained and suitable protected during construction. The placement of buildings and walls on site takes account of the position of these mature trees.

A total of eight trees are proposed for removal on site, these include six category U trees which require removal due to arboricultural reasons. Two remaining category C trees will be removed to facilitate development. These trees are less mature than others found on site and consist of a fruit tree and a silver birch. Eight trees are proposed to replace those removed.

Ecology

Policy Env 16 (Species Protection) ensures development will not have an adverse impact on species protected under European or UK law.

A Bat Survey was submitted with the application. This has been reviewed by the Ecology Officer who has confirmed the findings that no bats were found on site.

Archaeology

The City Archaeologist has requested a condition requiring implementation of a programme of archaeological work (excavation, analysis and reporting, publication, public engagement) in accordance with a written scheme of investigation.

Flooding and Surface Water

Policy Env 21 (Flood Protection) seeks to ensure development does not result in increased flood risk or be at risk of flooding by demonstrating sustainable drainage measures.

The applicant has provided a surface water management plan and the flooding planning officer has advised that this is acceptable.

Waste

The councils waste team have confirmed that there are suitable arrangements for waste and kerbside collection would apply.

Environmental Protection

Due to the site's former hospital use, Environmental Protection have recommended a condition in relation to contaminated land.

Developer Contributions

The site falls within the Boroughmuir/ James Gillespies Education Contribution Zone Sub Area 2. However as the site would generate less than one pupil no contribution is required.

g) Public Comments

Material Comments - Objection:

- Impact on character and appearance of the conservation area from new dwelling - addressed in 3.3b);
- Over development of site, plot size, location on site - addressed in 3.3b);
- Design, scale and materials not appropriate - addressed in 3.3b);
- Glazed balcony inappropriate - addressed in 3.3b);
- Replacement of windows - addressed in 3.3b);
- Impacts on amenity - addressed in 3.3d);
- Loss of open space - addressed in 3.3b).

- Impact on trees and biodiversity - addressed in 3.3f);
- Surface water drainage - addressed in 3.3f);
- Contrary to Development Plan and guidance - addressed in 3.3a)-f).

Support Comments - Support:

- Good use of site;
- Support new use for unused buildings;
- Support removal of non-original buildings;
- Support retention of mature trees;
- New building adds to sustainability;
- Support for general quality of development.

Non-Material Comments:

- Sets precedent for subdivision of sites - each application is assessed on its own merits;
- Against original fueling requirements - this does not form part of the remit of planning, though is noted in 3.3 b);
- Loss of outlook and views - this is not a material planning consideration;
- opportunity for swift bricks - this has been added as an informative.

Conclusion

With reference to the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the proposals preserve the character and appearance of the conservation area.

The proposed alterations to the villas and new dwelling offer a suitable high quality design. The scale, height and materials proposed are compatible with the surrounding area and will have no detrimental impacts on neighbouring amenity.

The proposals comply with the Adopted Local Development Plan and there are no material considerations which override this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
2. Only the tree/s shown for removal on the approved drawing/s shall be removed, and no work shall be carried out on the remaining trees at any time without the approval of the Planning Authority.

3. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with BS 5837:2012 " Trees in relation to design, demolition and construction".
4. i) Prior to the commencement of construction works on site:
 - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
 - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
- ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

Reasons:-

1. In order to safeguard the character of the conservation area.
2. In order to safeguard protected trees.
3. In order to safeguard protected trees.
4. In order to ensure that there is no risk to health.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. The incorporation of swift nesting sites/swift bricks into the scheme is recommended. Further details on swift bricks can be found at www.edinburgh.gov.uk/biodiversity

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

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

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application received 27 comments. These included 18 objections, 8 support and 2 neutral comments.

Background reading/external references

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

**Statutory
Development**

Plan Provision

Date registered 22 February 2021

Drawing numbers/Scheme 01,02,03A,04A,05,06A,08A,09,10A,11A,12A,13A,14A,15A,16A,17A,,
18A,19A,20A,21A,22,23,24A,25A,26A,27A,28A,29A,,
30A,31A,32A,33A,34A,35A,36A,37A,38,39,40A,41A,42A,43A,44A.,

Scheme 3

**David Givan
Chief Planning Officer**

PLACE
The City of Edinburgh Council

Contact: Lynne McMenemy, Senior Planning Officer
E-mail:lynne.mcmenemy@edinburgh.gov.uk

Links - Policies

Relevant Policies:

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

Relevant policies of the Local Development Plan.

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

LDP Policy Hou 2 (Housing Mix) requires provision of a mix of house types and sizes in new housing developments to meet a range of housing needs.

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

LDP Policy Hou 4 (Housing Density) sets out the factors to be taken into account in assessing density levels in new development.

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

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

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

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

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

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

Other Relevant policy guidance

Relevant Non-Statutory Guidelines

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

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

Non-statutory guidelines 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

The Grange Conservation Area Character Appraisal emphasises the high quality stone built architecture of restricted height enclosed by stone boundary walls, the uniformity resulting from the use of local grey sandstone for buildings and boundary walls and Scots slate for roofs, the formal and picturesque detached and semi-detached dwellings of generous scale and fine proportions, the low density grain of the area, and the spacious and uncluttered streetscape.

Appendix 1

**Application for Planning Permission 21/00857/FUL
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Change of use from a children's hospital, to reinstating the villas back into use as residential dwellings. Contemporary extensions are proposed to both villas to expand and rationalise their layouts. A new single residential dwelling is also proposed to an open area to the East of the plot currently occupied by a tennis court.**

Consultations

Roads Authority

No objections

Archaeology

Further to your consultation request I would like to make the following comments and recommendations regarding this application for the change of use from a children's hospital, to reinstating the villas back into use as residential dwellings. Contemporary extensions are proposed to both villas to expand and rationalise their layouts. A new single residential dwelling is also proposed to an open area to the East of the plot currently occupied by a tennis court.

The application concerns the change of use of Forteviot House Sick Children's Hospital, part of Edinburgh's Sick Kids Hospital. The hospital is centred around two mid-19th century Villas constructed between 1849 and 1876 on former open ground part of the medieval Grange Estate. Forteviot House No 16 Hope Terrace was donated by The Dewar Family and Lord Forteviot and was opened in 1936 as a Children's Hospital, with No14 added in 1948. Latterly the hospital was used for Child and Adolescent Mental Health Services (CAMHS) provision by NHS Lothian.

Accordingly, these buildings and associated structures are regarded as being of local archaeological and historic significance in relation not only to the Victorian development of The Grange Area but significantly regarding the provision of health care of children and young adults as part of Edinburgh's Sick Kids Hospital since the 1930's.

Accordingly, this application must be considered therefore under terms of Scottish Government's Our Place in Time (OPIT), Scottish Planning Policy (SPP), PAN 02/2011, HES's Historic Environment Policy for Scotland (HEPS) 2019 and CEC's Edinburgh Local Development Plan (2016) Policies ENV8 & ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

Waste

As this is for 3 individual properties and presentation would be the same as the surrounding area, Individual kerbside collections. Bins would have to be presented on the kerbside by the resident as we are unable to drive onto private land to collect bins.

Each property requires:

140 litre Domestic waste bin

240 litre recycling waste bin

44 litre box for glass collections.

25 litre food waste presentation box

Please ask the Architect to inform the developer / builder to contact me directly 12 weeks prior to residents moving in to arrange for the purchase and delivery of the bins and to add these to the systems for collection.

Environmental Protection

I refer to the above and would advise that Environmental Protection has no objections to the proposed development subject to the condition below.

The application proposes the change of use of a hospital to residential properties with extensions and an additional residential property on the site of an existing tennis court.

Due to the existing use of the site, it is recommended that the site be assessed and where necessary remediated to ensure that the land is made safe for the proposed end use. A condition is recommended to this effect:

1. Prior to the commencement of construction works on site:

(a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning

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

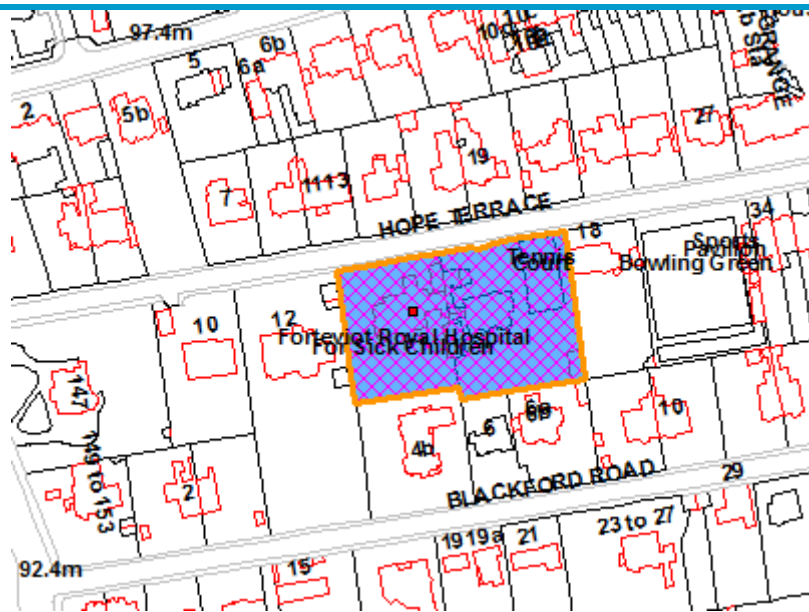
Flood Officer

Thank you for the consultation request. I have reviewed the documents on the portal and have only one comment.

We would request confirmation that Scottish Water accept the proposed surface water discharge rate to the combined sewer.

Note: this has been agreed.

Location Plan



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