

Development Management Sub Committee

Wednesday 6 October 2021

**Application for Planning Permission 21/00054/FUL
at Western General Hospital, 55 Crewe Road South,
Edinburgh.**

**Construction of new Class 4 office and research facility.
Five-storey extension to the existing Systems Medicine
building (research facilities with associated support spaces,
cell offices, and meeting facilities), associated works
including landscaping, boundary treatments and cycle
provision (as amended)**

Item number

Report number

Wards

B05 - Inverleith

Summary

The proposal is acceptable in principle.

The proposal is of a high standard of design that in scale, form and materials is compatible with the existing building and character of the local environment. The proposal does not have a detrimental impact on the amenity of neighbouring residents.

The proposal encourages reduced reliance on car usage and promotes sustainable modes of transport through appropriately designed cycle provision. No specific road or pedestrian safety issues will occur as a result.

Adequate mitigation for the loss of trees is secured through the submission and implementation of a landscaping plan as required by condition.

The proposal does not result in an increased flood risk.

The proposal complies with the Edinburgh Local Development Plan. There are no other material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES02, LDES03, LDES04, LDES05, LDES06, LDES07, LDES12, LEMP01, LTRA02, LTRA03, LTRA04, LEN03, LEN06, LEN21, NSG, NSGD02, OTH, CRPINV,

Report

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provision (as amended)**

Recommendations

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

Background

2.1 Site description

The proposal site is an area of land that forms part of a class 4 office and research building on the north-east corner of the Western General Hospital site. The building is operated by the University of Edinburgh and forms part of the Institute of Genetics and Molecular Medicine.

The site is currently open, consisting of landscaping and paving. The north-east edge consists of a low-level stone boundary wall which borders an area of soft landscaping with a mix of plant species, some young trees and strips of greenspace. This frontage is continued to the south and separates the research building from the footway onto Crewe Road South.

The building is five storeys and was constructed in 2013/14. It is of a contemporary design, form and utilises modern materials including a projecting glazed façade with vertical detailing on the principal elevation.

The surrounding buildings that form part of the hospital complex are mainly four-storeys and date from the 1960/70s.

To the north, lies Porterfield Road, a one-way access road into the hospital complex. There is also a pedestrian access through the site between the buildings via Carrington Crescent.

To the east, lies Fettes College; a Category A listed building (27 October 1965, ref: LB27975). There are a number of listed buildings within the school grounds including the Category B listed West Lodge and Gates (12 December 1974, ref: LB30044) located near the proposal site to the east.

The site lies adjacent to the Inverleith Conservation Area on the east side of Crewe Road South. A dense wooded area and secondary access to the school can be viewed from the proposal site.

2.2 Site History

The site has the following relevant planning history:

16 June 2000 - planning permission granted for erection of a research laboratory (Cancer research building) (Application reference: 00/00234/FUL)

29 January 2013 - planning permission granted for new link building between three existing research buildings to provide: single entrance, central social/interaction hub, dry lab computational research space, offices, meeting rooms and lecture theatre (Application reference: 12/00329/FUL).

Main report

3.1 Description of the Proposal

The proposal is to extend the existing Systems Medicine (SMED) building to accommodate research space (laboratory and open plan 'dry' desk-based research areas), cell offices and meeting room spaces.

The building is five storeys with the floor levels and height to match the existing SMED building. The roof top accommodates roof plant open to air.

The lower levels are set back underneath a glazed element to the upper floors and the fourth floor is stepped back again forming an external terrace in line with the existing terrace on this level. The roof canopy to the existing SMED building is continued.

The design concept ties in with the existing building. The proposed materials include a large glazed curtain walling with vertical panelling and brick of varying tones on the north and east elevations.

Internally, at ground floor there will be a replacement cycle store which is currently located in the building to the north of the site, with 93 cycle spaces provided. An additional 8 new visitor cycle spaces will be provided externally at ground floor to the west of the existing building. The existing walkway on Carrington Crescent between the new and proposed buildings will be retained.

New landscaped area will be located to the front of the building with the existing stonewall rebuilt, and railings added to the northern section fronting Porterfield Road.

Supporting Information:

- Flood Risk Assessment
- Surface and Foul Water Management Plan
- Transport Statement

- Design and Access Statement
- Energy and Sustainability Statement and Report
- Softworks Maintenance Schedule

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

Previous Scheme:

- Proposed front boundary wall has been extended in length to the south and materials revised from brick to stone to match the existing front wall. Railings have been added to northern section of the wall.
- Alterations to material, massing and footprint of proposed plant room on rooftop of new building.

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 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.

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.

3.3 Assessment

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

- a) the proposal is acceptable in principle;
- b) the proposal is of an acceptable scale, form and design;
- c) the proposal will preserve the character and setting of the listed building/s;
- d) the proposal will preserve or enhance the special character or appearance of the conservation area;
- e) the proposal will not result in an adverse impact on amenity;
- f) the proposal will have transport impacts;
- g) the proposal will not increase flood risk;
- h) the proposal will not result in the loss of trees worthy of retention;
- i) other material planning considerations have been addressed;
- j) all material comments raised have been addressed.

a) Principle

LDP policy Emp 1 - Office Development, supports high quality office developments in locations identified within categories (a) to (c) including the City Centre, other strategic centres, town and local centres.

Where these sites are unsuitable or unavailable, other accessible mixed-use locations may be considered in proximity to public transport nodes, compatible with the accessibility of the location by public transport and the character of the local environment.

The site does not fall within the above categories (a) to (c). However, the proposed development is for an extension to an existing office / research building. The intention of the scheme is to provide new replacement accommodation from the surrounding campus, therefore, the location of the site beside existing research facilities is the most geographically suitable and available in order to accommodate the scale that is sought.

There are a number of public transport links nearby the site, with a range of bus services located on Crewe Road South in close walking distance. The building is in character with the surrounding local environment. Its proposed use is the same as an established use in the area and the proposed modern design is in keeping with the design of the existing building and the varying form, scale and materials evident on the wider campus.

In light of the above, the proposal complies with LDP Policy Emp 1.

b) Design, Scale, Layout and Materials

LDP policy Des 1 (Design Quality and Context) requires development proposals to create or contribute towards a sense of place. The design should be based on an overall design concept that draws upon the positive characteristics of the surrounding area.

LDP policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) states that planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

LDP policy Des 4 (Design- impact on Setting) requires development proposals to have a positive impact on its surroundings, including the character of the wider townscape, having regard to its height and form, scale and proportions, including the spaces between the buildings, position of the buildings and other features on the site; and the materials and detailing.

LDP Policy Des 7-Layout and Design seeks a comprehensive and integrated approach to the layout of buildings, streets, footpaths, cycle paths, public and private open spaces.

LDP policy Des 12 (Alterations and Extensions) states planning permission will be granted for alterations and extensions to an existing building which in design, form, materials and positioning are compatible with the character of the existing building and neighbourhood character.

The Edinburgh Design Guidance (EDG) sets out key aims for new development to have a positive impact on the immediate surroundings, through height and form; scale and proportions; positioning of the buildings and site materials and detailing.

The Western General Hospital Place Brief (2019) sets out principles to shape future development; a place-based approach including views and aspirations of the local community. The overarching criteria to good place-making includes distinctive places, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around.

The brief includes the importance of simple high-quality design, appropriate heights, creation of strong frontages, useable greenspace and permeability through a site.

The overall design concept of the proposal is of a high-quality. The proposed materials are consistent with those used on the existing SMED building including a prominent glazed curtain walling along the frontage facing Crewe Road South, with concrete columns at ground level and multi toned brick on the north and south elevations. The height, form, floor plates and detailing will closely align with those existing. In terms of positioning, the proposal follows the existing building line. It would be located near the street edge on Porterfield Road and setback 2.5m from Crewe Road South at its closest point. There is range in the position of buildings relative to these streets and their coverage of the site that the proposal would not disrupt any defined spatial pattern. The building continues the high-quality distinctive design of the existing SMED building, as it is compatible in scale, form, materials and position.

It would be located on space that is open and contains areas of hard and soft landscaping which would require removal to facilitate construction of the building. Replacement soft planting is proposed to the front of the site which will provide continuity with the existing greenspace to the south and an attractive frontage.

As revised, the proposal would reinstate the existing low-stone boundary wall along the street edge. The boundary wall is a positive feature on the building's frontage, bordering the soft landscaping and marking the pedestrian walkway on Carrington Crescent therefore its reinstatement is supported. The addition of railings on the northern edge of the wall would be similar to the design of the existing front boundary to the north of the site. These additions are a modest proportion of the overall frontage of the building and their open-railing design would enable views of the soft landscaped frontage from the street.

The proposed layout will retain the existing walkway on Carrington Crescent which ensures permeability through the site and integration with surrounding buildings to the west.

The proposal is of a high-quality design, that is distinctive and coherent with the existing building and in keeping with the character of the townscape. An attractive frontage will be maintained through soft landscaping and reinstating positive features characteristic of the area.

Overall, the proposal complies with LDP Policies Des 1, Des 3, Des 4, Des 7, the Edinburgh Design Guidance and the principles of the Western General Place Brief.

c) Listed Building

LDP Policy Env 3 states that planning permission will be granted for development within the curtilage of a listed building or affecting the setting of a listed building if not detrimental to the architectural character, appearance or historic interest of the building, or its setting.

The proposal site lies to the west of the grounds to Fettes College, a Category A Listed Building. There are a number of listed buildings within the school grounds including the Category B listed West Lodge and Gates located near the proposal site to the east.

The distance retained from the proposal site to the listed building will not result in any adverse impact on the setting of the listed building. The scale, form and position of the proposal will not interfere with oblique views of the listed building or disrupt formal approaches.

The proposal does not conflict with LDP Policy Env 3.

d) Conservation Area

LDP Policy Env 6 (Conservation Areas - Development) states that development within a conservation area or affecting its setting will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

The site lies adjacent to Inverleith Leith Conservation Area located east of Crewe Road South. The immediate character of the conservation area evident from the proposal site is of a dense, wooded landscape and high stone boundary walls fronting the road. The proposal will not impact on this character or the wider historic environment of the conservation area.

The proposal does not conflict with LDP Policy Env 6.

e) 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.

In regard to privacy and outlook, EDG states the pattern of development in an area will help to define appropriate distances between buildings and privacy distances. Further, that privacy on the streetward side is to a degree already compromised by the fact people in the street can come relatively close to windows of dwellings.

Neighbouring Amenity

LDP Policy Des 2 (Co-ordinated Development) states, amongst other criteria, that planning permission will be granted for development that will not compromise the effective development of adjacent land.

LDP Policy Des 5 (Design-Amenity) supports proposals that have no adverse impact on neighbouring developments in regard to noise, daylight, sunlight, privacy or immediate outlook.

The site lies more than 130 metres from the nearest residential dwellings to the north, east and west of the site. This distance would prevent any impact on these occupiers' amenity with regard to noise, daylight, sunlight, privacy or immediate outlook.

In regard to daylight, the proposal site is located in proximity to the Royal Victoria Building north of the site, a ward facility for the care of elderly residents. The existing windows of this building partly face onto the side gable of the CGEM building to the rear, and Crewe Road South to the front. The new building will project forward of this existing building facing Crewe Road South. However, a distance of 15 metres will be retained between these which will prevent any adverse impact on daylight.

In regard to sunlight, the proposed building is located south of greenspace which is part of the neighbouring development by Porterfield Road. This space is presently overshadowed by the footprint of existing buildings.

The proposal will cast shade on this space. However, this neighbouring development contains a central, landscaped garden area between buildings with seated areas for patients. This is the primary useable greenspace for these occupiers, and in this regard the additional shade cast from the proposal on this section of greenspace will not result in any unreasonable impact on neighbouring occupiers overall living environment.

In regard to privacy, outlook from the new building will mainly face onto Crewe Road South and Porterfield Road. The proposed glazing and upper floor balcony on the north elevation will afford outlook of the greenspace fronting the Royal Victoria building to the north. This space has limited privacy as existing, as it is visibility from the street and hospital windows. The new building retains a distance of over 15m to this space and views into this area will not raise any new privacy issues.

Further, the proposed use is the same as the established use of the existing SMED building, and it is not anticipated that any associated activities would give rise to any unreasonable level of noise or general disturbance. The plans include a plant and air source heat pumps to be located on the roof of the building. An informative has been included that this equipment shall be installed and designed as such to comply with NR 25 within any nearby residential properties.

Overall, the proposal will not result in an adverse impact on neighbour's living environment. The proposal complies with LDP Policy Des 5.

f) Transport

Cycle Parking

LDP Policy Tra 3 set out the requirements for private cycle parking as set out in the Edinburgh Design Guidance.

LDP Policy Tra 4 states that cycle parking should be provided near building entrances and of an appropriate design.

The Edinburgh Design Guidance states that Class 4-Business Uses in Zone 2 should provide a minimum of 1 cycle space per 150 m² for employees and 1 space per 1000 m² for customers.

Further, the Western General Place Brief refers to proposals incorporating the spirit of promoting accessibility by walking, cycling and use of public transport.

The proposal site (1,438 m²) provides 95 cycle spaces for employees on the ground floor with an additional 8 new visitor spaces via new Sheffield Stands near the buildings' entrance. This provision exceeds the EDG cycle requirements on-site, however, as this provision involves replacing existing cycle spaces (87 in total) in the CGEM building off-site, the submitted transport statement details how this impacts on cycle provision across the wider University campus.

The statement details that there is a current cycle provision of 149 spaces across the campus with 139 spaces for staff / students and 10 for visitors). The expanded campus (16,669 m²) has a minimum cycle parking requirement of 111 staff spaces and 17 visitor spaces. The proposal results in a net increase of 8 staff spaces from replacing the existing cycle store with a larger facility and 8 additional visitor spaces. In total, this provision is in excess of the standards of EDG requirements of 128 spaces (111 spaces for staff and 17 spaces for visitors) across the wider campus.

The provision of cycling spaces out with the site boundary cannot materially be assessed under this planning application. However, the transport strategy does detail that adequate cycle provision is accommodated across the campus for staff and visitors from this proposal and the existing buildings.

The design of the cycling spaces is appropriate for their use. Long-stay parking spaces are located at ground floor of the building in a secure, covered location. Short-stay spaces are accessible and convenient, located near the buildings' entrance via existing footways.

In light of the above, the proposal therefore complies with LDP Policies Tra 3, Tra 4, the Edinburgh Design Guidance and principles of the Western General Place Brief.

Car Parking

LDP Policy Tra 2 set out the requirements for private car parking. The Council's Parking Standards are set out in the Edinburgh Design Guidance.

Further, that lower provision will be pursued subject to consideration of factors including measures to reduce private car usage, the site's accessibility, existing availability of spaces off-site, the characteristics of the use and proximity to local amenities.

The site is identified within the Edinburgh Design Guidance Parking Standards as being within Zone 2. The standards identify that developments for Class 4 -Business Use within this area should have a maximum car parking provision of 1 space per 385 m². There is no minimum parking provision. Lower provision will be pursued subject to consideration of factors including the site's accessibility to public transport.

No additional car parking is proposed on-site.

The site is accessible by public transport. Lothian services 19, 24, 29, 37, 38, 47 and East Coast Service 113 are located on Crewe Road South within close walking distance with pedestrian footways along these routes. There are also bus services on Porterfield Road to the north and Telford Road to the west of the site.

A transport statement has been submitted which estimates traffic generated by the development and the potential impact on the surrounding road network. The statement states the development could generate 9-10 peak hour vehicle trips, however this is likely to be less as there is no planned increase in staff. Further, that it is anticipated that most people will travel by sustainable modes of transport.

The Roads Authority has raised no objections to the proposals.

No additional car parking spaces on-site is appropriate in this location as the site is well-served by sustainable modes of transport. No specific issues of road or pedestrian safety occur as a result. In tandem with the provision and design of cycle spaces detailed above, the development encourages reduced reliance on car journeys and increase in travel by a sustainable mode of transport in compliance with the overall objections of LDP Transport Policies.

g) Flood Risk and Surface Water Management

LDP Policy Env 21 (Flood Prevention) states that planning permission will not be granted for development that would increase a flood risk or be at a risk of flooding itself, impeded the flow of flood water or be prejudice to existing or planned flood defence systems.

Scottish Environmental Protection Agency (SEPA) has raised no objection to the proposal on review of the submitted Flood Risk Assessment. Surface water from the proposed development will be discharged to the Scottish Water combined sewer, and not to the existing SUDs system which in turn discharges to the watercourse to the south. Therefore, there will be no increased flood risk to the proposed developments to the south.

Flood Planning have been consulted on the proposal and raise no objections based on the revised Surface Water Management Plan; including incorporation of below ground SUDs features and Scottish Water's acceptance of the proposed discharge rate to the combined network.

In light of the above, the proposal, as revised, has been designed to mitigate potential flood risk and complies with LDP Policy Env 21.

h) Trees

LDP policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or any other tree or woodland worthy of retention. Where permission is granted, appropriate replacement planting will be required to offset the loss.

The Western General Place Brief refers to new buildings including useable articulated greenspace, the creation of strong frontages created through landscaping or buildings.

The existing soft landscaping to the front of the proposed building and northern section of the existing building will be removed to facilitate construction of the proposal.

These works include removal of three trees, shrub planting and greenspace. The trees are not protected and are of a low amenity value. The loss of these features and the soft landscaping is therefore acceptable subject to the provision of adequate mitigation.

A detailed planting scheme has been submitted including planting of four new trees and native wildflower species to the north and south boundary of the site. There is a requirement for full detail of this replanting scheme to be submitted and it to include the revised position of the front boundary wall.

The footprint of the building will result in reduced landscaped space. However, the submission of a fully detailed landscaped plan will create a strong, attractive frontage that provides continuity with the existing landscaped space bordering the SMED building. Adequate mitigation for the loss of the existing trees can be secured by replanting as part of a landscaping scheme.

Conditions are therefore recommended for the submission and thereafter implementation of a fully detailed landscaping plan. Subject to the approval of these details, the proposal complies with LDP Policy Env 12 and the principles of the Western General Place Brief.

i) Other Material Planning Considerations

Sustainability

LDP Policy Des 6 (Sustainable Buildings) states permission will only be granted for development which meets carbon dioxide emission targets and incorporates features that reduce or minimise environmental resource use and impact.

The site is located in an urban area with good public transport links, allowing reduced reliance upon the car. Sustainable modes of transport are encouraged through appropriate design and cycle storage provision for residents.

Further, the Western General Place Brief states energy strategies should be designed to deliver the most appropriate efficient, carbon saving, quality and cost-saving solutions for building users.

The applicant has submitted a sustainability statement in support of the application which details a number of carbon reduction technologies proposed including use of materials designed to minimise heat loss, solar control and low energy lighting.

The proposal complies with LDP Policy Des 6 (Sustainable Buildings).

h) Representations

Material Comments- Objections

- Surface Water Management should be submitted and suitably effective prior to commencement of construction - Addressed in section 3.3 g);
- Neighbouring residential properties experience existing flooding of gardens and homes. SUDS issues need to be addressed as part of the development before commencement of any construction works - Addressed in section 3.3 g);
- Additional buildings will not help flooding issues Addressed in section 3.3 g);
- Potential noise disturbance from proposal site and wider site and disturbance to residential properties - Addressed through section 3.3 e);

Non-material Comments

- House prices - This matter cannot materially be assessed as part of this planning application;

Conclusion

The proposal complies with the Edinburgh Local Development Plan. The proposal is acceptable in principle. The proposal is of a high standard of design that in scale, form and materials is compatible with the existing building and character of the local environment. The proposal does not have an unreasonable impact on the amenity of neighbouring residents.

The proposal encourages reduced reliance on car usage and promotes sustainable modes of transport through appropriately designed cycle provision. No specific road or pedestrian safety issues will occur as a result. Adequate mitigation for the loss of trees is secured through the submission and implementation of a landscaping plan as required by condition. The proposal does not result in an increased flood risk.

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

3.4 Conditions/reasons/informatives

Conditions :-

1. Prior to first use of the development, a fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority.
2. The landscaping scheme approved under condition 1, shall thereafter be fully implemented prior to first use of the development.

Reasons:-

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to ensure that the approved landscaping works are properly established on site.

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 design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

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 is not subject to 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

Eight representations have been received.

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**

Edinburgh Local Development Plan - Urban Area

Date registered

4 February 2021

Drawing numbers/Scheme

01-03, 04A, 05-18, 19A, 20, 21A, 23, 24A, 26A-29A, 30,
31,

Scheme 2

David Givan

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

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 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

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 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

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

LDP Policy Emp 1 (Office Development) identifies locations and circumstances in which office development will be permitted.

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

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

LDP Policy Tra 4 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

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

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

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

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.

Other Relevant policy guidance

The Inverleith Conservation Area Character Appraisal emphasises the predominance of Georgian, Victorian and Edwardian villas and terraces which form boundaries to extensive blocks of public and private open space. The villa streets are complemented by a profusion of mature trees, extensive garden settings, stone boundary walls and spacious roads. The villas are in a considerable variety of architectural styles, unified by the use of local building materials.

Appendix 1

**Application for Planning Permission 21/00054/FUL
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Five-storey extension to the existing Systems Medicine
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provision (as amended)**

Consultations

Scottish Environmental Protection Agency:

We have reviewed the flood risk assessment (FRA) which supports this planning application and the comments from CEC's own flooding team.

We have no objection to the proposed development on the grounds of increased flood risk.

Surface water from the proposed development will be discharged to the Scottish Water combined sewer, and not to the existing SUDs system which in turn discharges to the watercourse to the south. Therefore, there will be no increased flood risk to the proposed developments to the south.

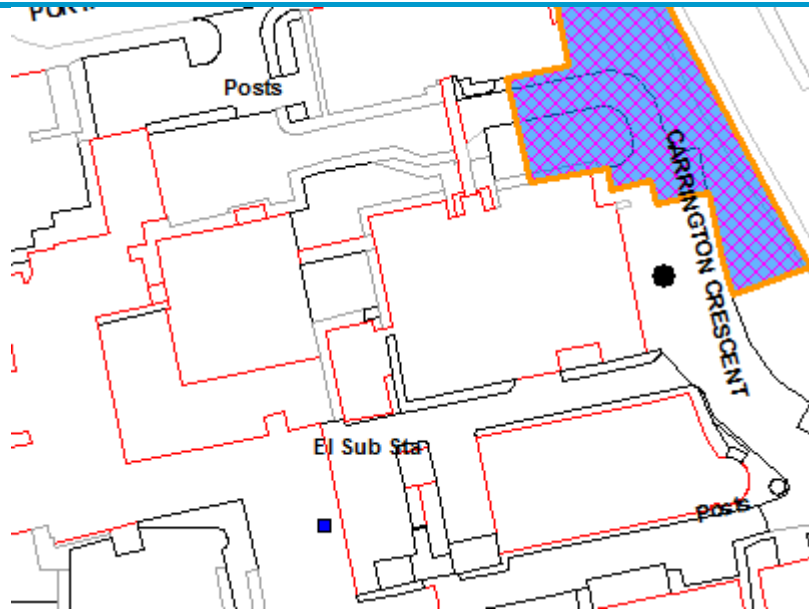
Flooding:

Based on the clarifications, updated Surface Water Management Plan checklist and Scottish Water confirming they accept the proposed discharge to the combined network - our previous consultation comments have been addressed. This application can proceed to determination, with no further comments from CEC Flood Prevention.

Transportation Planning:

No objections.

Location Plan



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