

Development Management Sub Committee

Wednesday 21 September 2022

Report for forthcoming application by

Scottish Widows Unit Trust Managers Ltd. for Proposal of Application Notice

22/02659/PAN

at 15 Dalkeith Road, Edinburgh, EH16 5BH.

The selective demolition, adaptation, extension and upgrading of a Class 4 office building, demolition of car park and ancillary buildings, and the proposed development of standalone residential accommodation with associated landscaping, parking and infrastructure.

Item number

Report number

Wards

B15 - Southside/Newington

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at a 15 Dalkeith Road, Edinburgh for partial demolition of the existing category A listed building and redevelopment to form standalone residential accommodation with associated landscaping, parking and infrastructure.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (22/02659/PAN) on 17th May 2022.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

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

Background

2.1 Site description

The application site measures 6.2 acres and is located at 15 Dalkeith Road, on the corner of Dalkeith Road and Holyrood Park Road. The site, the former Scottish Widows Headquarters, was designed by Sir Basil Spence, Glover & Ferguson in 1972-76. This category A listed, concrete modular structure comprises a cluster of 12 bronze glazed, hexagonal blocks, ranging from one to four storeys in height (ref: LB50213, listed on 3 March 2006).

The gross internal floor area comprises 26,550sqm and the interior space is made up of open plan offices arranged around two service cores. There is an underground car park within the north-east section of the site and another car park on the east side of the main building.

The surrounding area is mixed-use in character, and the site and offices are currently vacant.

This application site is located within the Southside Conservation Area.

2.2 Site History

The site is opposite the category A listed Royal Commonwealth Pool at 21 Dalkeith Road (ref: LB29650, listed on 29 March 1996) and located to the west of Holyrood Park which is a Scheduled Ancient Monument (ref: SM13032, designated on 7 February 2013).

Main report

3.1 Description of the Proposal

The proposal is for partial demolition of the existing category A listed building and redevelopment of the remaining section in the existing office use and erection of a new residential development in the eastern area of the site.

3.2 Key Issues

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

a) The proposal will preserve the character and setting of the listed buildings;

The impact of the proposal on the character of the category A listed buildings on the site and other listed buildings in the surrounding area will be considered against the provisions of Section 59 (1) of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, 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."

The development will also be assessed against Historic Environment Scotland's Managing Change in the Historic Environment guidance notes.

Listed Building Consent will be required for the demolition/alteration of any structures on the site.

b) The proposal will preserve or enhance the character or appearance of the South Side Conservation Area;

The impact of development on the character and appearance of the conservation area will be considered against Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 which 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."

The impact of land use and the scale and form of the development on the character and appearance of the conservation area will be considered against Policy Env 6 in the Edinburgh Local Development Plan.

c) The principle of the development is acceptable in this location;

The site is located within an Urban Area as defined in the Edinburgh Local Development Plan (LDP). Policies Emp 9 - Employment Sites and Premises, Hou 1 - Housing Development and Hou 6 - Affordable Housing are particularly relevant in terms of the redevelopment of the site.

d) The scale, design, layout and materials are sustainable and acceptable within the character of the area;

The proposal will be assessed against relevant design policies in the Local Development Plan as well as non-statutory guidance where applicable (e.g. Edinburgh Design Guidance). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance.

A Sustainability Statement and Design and Access Statement will be required to support the planning application.

e) The proposal is not detrimental to the amenity of neighbours and future occupiers of the development;

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance.

Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected, and a good level of residential amenity can be achieved for future occupants of the site.

A Noise Impact Assessment, an Air Quality Assessment and a Daylighting, Privacy and Sunlight Analysis will be required in support of the planning application.

f) The proposed access arrangements, connectivity and parking levels are acceptable;

The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles.

g) The proposal has acceptable impacts on infrastructure;

The application will be required to make appropriate developer contributions in accordance with LPD Policy Del 1 - Developer Contributions and Infrastructure Delivery.

h) There are any other environmental factors that require consideration;

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

- Pre-application Consultation Report;
- Planning Statement;
- Heritage Statement;
- Condition Survey;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Daylight, Privacy and Overshadowing Analysis;
- Noise Impact Assessment;
- Air Quality Assessment;
- Sustainability Form S1;

- Sustainability Statement;
- Affordable Housing Statement;
- Transport Statement;
- Waste Management information.
- Flood Risk Assessment and drainage information; and
- Surface Water Management Plan.
- Bat Survey
- Tree Survey

The application has been screened for an Environmental Impact Assessment (EIA) and no EIA is required.

3.3 Assessment

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

Financial impact

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

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

Sustainability impact

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

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 Proposal of Application Notice (reference 22/02659/PAN) has been advertised in the Edinburgh Evening News on the 23rd of May 2022.

The applicant notified Grange/Prestonfield Community Council and Southside Community Council along with the Ward Councillors and area MSPs on 17th May 2022.

The applicant held an online event on the 7th of June 2022 between 4:30pm and 6:30pm, with an in person drop-in public consultation event at the site, 15 Dalkeith Road on the 31st May 2022 between 2pm and 7:30Pm.

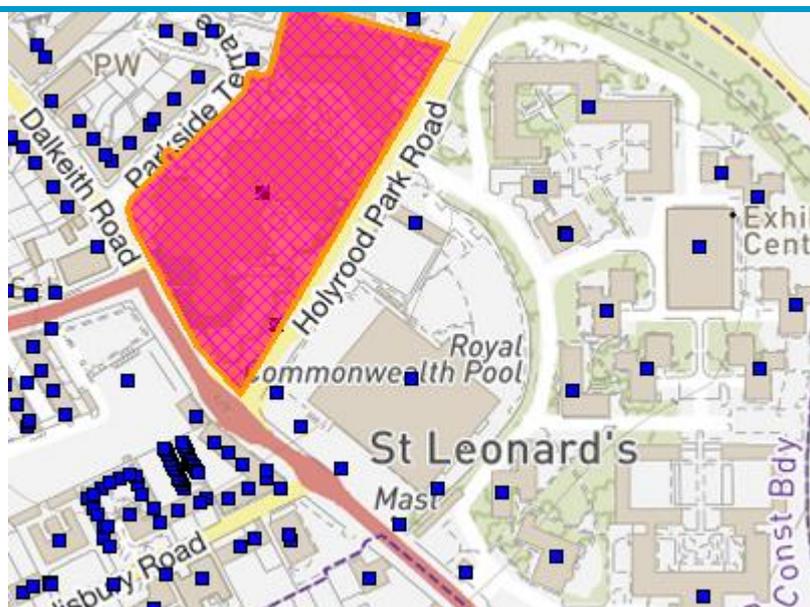
Background reading/external references

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

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Clare Macdonald, Senior Planning Officer
E-mail: clare.macdonald@edinburgh.gov.uk Tel:0131 529 6121

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END