

# **SUPPORTING STATEMENT**

**11-13 York Place Lane & 39-47 Albany Street, Edinburgh**

**March 2013**



**Supporting Statement for Planning Application for proposed additional bedroom floor to create an additional seven bedrooms to previously approved two-storey extension at Albany Hotel, 11-13 York Lane & 39-47 Albany Street, Edinburgh**

A planning application was lodged on 19 December 2011 for ***“A development of hotel bedrooms as an extension to existing hotel at no 39-47 Albany Street & 11-13 York Lane Edinburgh”***, this application was refused on 5 March 2012.

The reasons for refusal were as follows:

***“The proposals are contrary to the Edinburgh City Local Plan policies Des 3, Env1, Env3, Env 6 and to the Non Statutory Planning Guidelines on ‘Mews’ as the scale, height, form, elevational treatment and materials of the proposed building and associated linking walkway will have an adverse effect upon the setting of the listed buildings and the character and appearance of the New Town Conservation Area and World Heritage site”.***

No appeal was made in respect of the above application although the applicant did enquire through the Edinburgh Chamber of Commerce if there was any way that the 3 storeys could be approved, as this would give the applicant the accommodation he requires to increase and add to the viability of his business. However, these enquiries proved to be fruitless and a further application reducing the height to 2 storeys was lodged, although this was not the applicant’s preferred option.

On 3 August 2012 an application for ***“Bedroom extension and alterations to basement layout at 11-13 York lane 39-47 Albany Street Edinburgh”*** was lodged.

This application by Mill Design was for the erection of two storey bedroom accommodation giving an additional 17 bedrooms. Most of the issues that had been raised in the previously refused application regarding design, finishes and scale were addressed and planning permission was approved on 19 October 2012.

The applicant would still like to have an additional floor with an additional 7 bedrooms, as the ratio of staff to bedrooms makes much more economical sense and is in line with the demand for this type of accommodation and his business plan for expansion and ultimately the additional staff who will be employed.

The proposal is to increase the height of the approved plan, in conjunction with Mill Design, with a design incorporating the original elevational treatment and materials (a mix of traditional and contemporary design and materials). This will introduce an additional storey, which will not be a full height storey but will incorporate a coomb reflecting the pitch of the roof and adding some character to the bedrooms. The depth of the proposal has also been increased by 450mm, while not a significant addition, this will make a big difference to the spatial arrangements to the bedrooms.

When considering the previous applications the planning officers have raised concerns that the three storey proposal would not meet the planning policies and non-statutory guidelines.

The policies are summarised as follows:

DES 3 Development Design  
 ENV 1 Development would harm the World Heritage Site  
 ENV 3 Development would be detrimental to the setting of the listed building  
 ENV 6 Development in the Conservation area  
 Non Statutory Guidelines on Mews

This site did not originally have buildings to the lane when the original streets were planned, however over many years the lane at the rear of Albany Street has been built up to take on the form of a mews lane. The lane and the buildings have evolved with varying styles of heights and depths, fenestration, roof heights and a varied palette of materials.

The above styles can be seen from the accompanying photographs.

The lane runs from west to east sloping downwards from Dublin Street Lane South to York Lane. Dublin Street Lane South meets York lane at a junction where the lane joins York Place and Albany Street at 90 degrees before continuing on as York Lane where the lane the joins Broughton Street.

The proposed development is the second building in from where the two lanes meet. The first building is a two storey, fairly recently constructed traditional style mews. The buildings at the start of Dublin Street Lane South where it meets the York lane junction is also a two storey building and the second building in from here is a recently constructed three storey building. This building is a mix of traditional and contemporary styles using a palette of traditional materials.

The proposal will, while not being a replica of this building, reflect the height and scale and will use similar materials.

The proposed streetscape, when viewed from the top of York Lane, will blend in with, and reflect, the buildings in Dublin Street Lane South.

It is our opinion that for the above reasons the proposal will not have a detrimental affect on the World Heritage Site, the Conservation area or the setting of the listed buildings.

The principal of the hotel extension has been established and the palette of materials has been considered acceptable and the proposal is to use a similar mix of materials with the addition of lead surrounds to the intermediate wall-head dormer windows.

While the proposal does not meet all the non statutory guidelines on mews houses it does meet many of them, and given that there were no mews buildings on this site we feel that the policy, as it is non-statutory should not be applied too stringently in this location.

The new guidelines on mews houses refer to 'Matching the height of mews houses' but as this lane has varied designs and heights we feel that reflecting the streetscape on the west of York Lane (Dublin Street Lane South) will meet with the spirit and aspirations of both the current and new policies.

The new house adjacent, like the proposal, faces south and is currently adjacent to lock up garages and a car park. The rear of the existing house faces north and gets no immediate sunlight apart from some late on when the sun comes around to the west. The proposal will have no additional detrimental affect on the sunlight to this house. The amenity of the existing house will benefit from the previously approved extension, as it will, by way of the current proposal, by having the existing car parking replaced by a garden/courtyard. The 45-degree method for assessing daylighting and overshadowing was used to assess the previously approved application to ensure that there would be no additional loss to the house adjacent. This method requires that one or both 45 degree tests i.e. plan or elevation should not obstruct the daylighting or cause overshadowing to the neighbouring property. The elevational method was applied in the original application. The current application complies with the 45 degree assessment when applied to the plan. The approved plans had a recess at the boundary of the existing house and the new proposal will remain the same. We therefore conclude that there will be no additional loss of daylighting or sunlight and there will be no overshadowing of any significance.

The currently approved building is overlooked, overshadowed and dwarfed by the vacant 'modern' government building on York Place and the current proposal, while adding to the height of the lane, will go some way to diminish and deflect the rather unwelcome presence of this ugly building (more so than the height and scale of the approved building).

The proposal will enhance the setting of the listed building and will contribute positively to the conservation area. (See attached 3D visuals).

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Policy EMP 5 - Hotel Development identifies that there is a shortage of high quality tourist accommodation. The Council and others have carried out a study and it identified the particular importance of hotels to generate economic benefit from growth in tourism and satisfy the main sources of demand for accommodation. The study identified a theoretical requirement for 4,000 new hotel rooms in Edinburgh by 2015. It also states that the City Centre is the preferred location for most visitors.

The Albany Hotel is well placed for tourists, as it is a short walk from the city centre. The Waverley train station, bus station and the new tram line (which will bring visitors from the airport) are also nearby. It is within walking distance to most of the City's attractions and therefore the addition of another 24 bedrooms in this location complies with the Edinburgh City Local Plan.

The proposal will be a significant improvement for the hotel business. The additional bedrooms will improve on the viability and profitability of the hotel, will create additional employment as well as securing permanent employment and creating new jobs within the hotel.

For all of the above reasons we respectfully request that the application is approved.

**Format Design**  
**March 2013**



