



Date

11 / 09 / 2023

Title

Non-Material Amendment

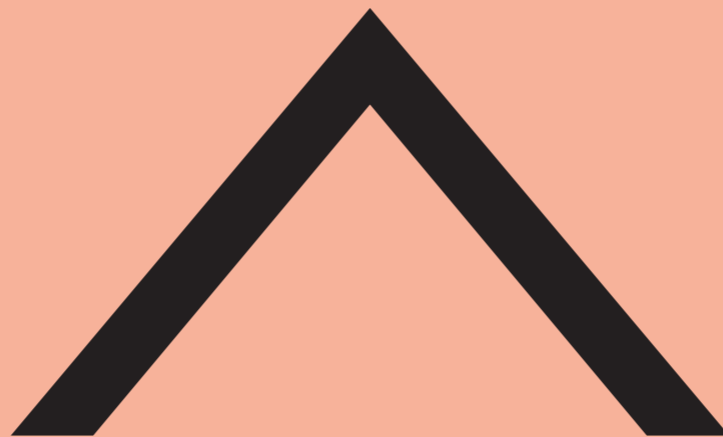
Citypoint, 65 Haymarket Terrace

Contents

1.0 Executive Summary	4
2.0 Site and Context	5
2.1 Site Location	6
3.0 Flood Defence Barrier Amendment	9
3.1 Existing Building	10
3.2 Consented Facade Proposal	11
3.3 Local Flooding	12
3.4 External Proposals	13
4.0 Cycle Parking Amendment	14
4.1 Existing Planning Consent	15
4.2 Proposed Changes	17
4.3 Alteration Comparison	18



1.0 Executive Summary



1.1 Executive Summary

Report Introduction

Introduction

- RKA have been appointed by CBREIM to seek planning permission for the refurbishment proposals to Citypoint, Haymarket, Edinburgh.
- CBREIM are long term investors in the city of Edinburgh. In addition to Citypoint they manage a number of office and retail projects in the city that present development and refurbishment opportunities as well as a number of stable investments. CBREIM have a long term commitment to delivering development and improving their existing buildings in Edinburgh.
- The local context around Haymarket has undergone significant change in recent years and the proposals to Citypoint address the evolving needs of the workplace.
- Planning consent was granted on the 10th of March, 2023 for:

New entrance and reception extension within existing private courtyard. New glazing and entrance door, new canopy and signage within curtilage of commercial office building. New high-level signage to East elevation with new sheltered and secured cycle storage facilities to rear parking area. Interior refurbishments to multiple office floors (as amended). Reference (22/06092/FUL)

- This Non-Material Amendment application is for:

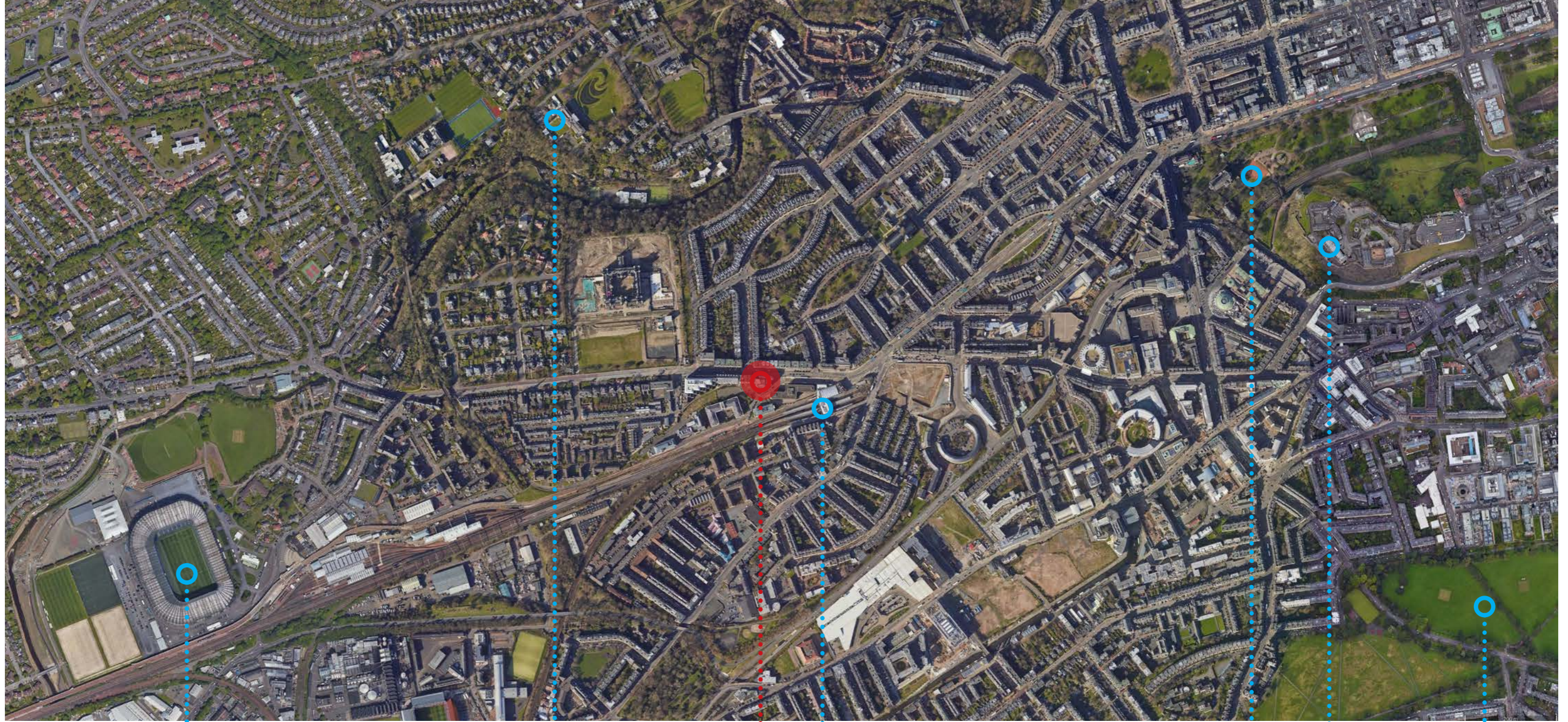
- 1) The alteration of the flood defence barrier at the main entrance from a manually operated system to an automatic system.
- 2) Additional cycle racks to the rear of the premises along with an additional secure gate to the external cycle store.

2.0 Site and Context



2.1 Site Location

Citypoint, 65 Haymarket Terrace Overhead



Murrayfield Stadium

Scottish National
Gallery of Modern Art

Site: Citypoint
65 Haymarket Terrace,
Edinburgh
EH12 5LA

Haymarket Station

Princes Street Gardens

Edinburgh Castle

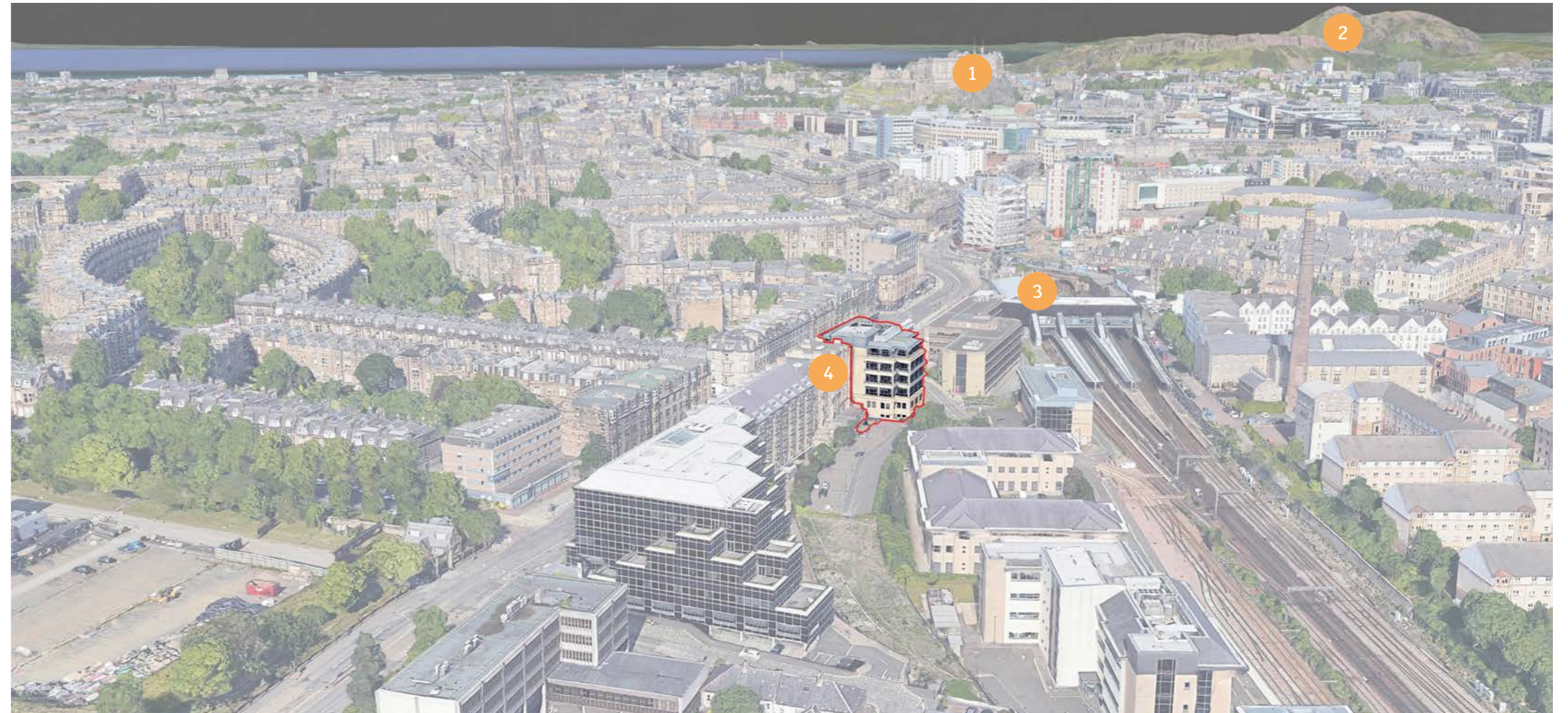
The Meadows

2.1 Site Location

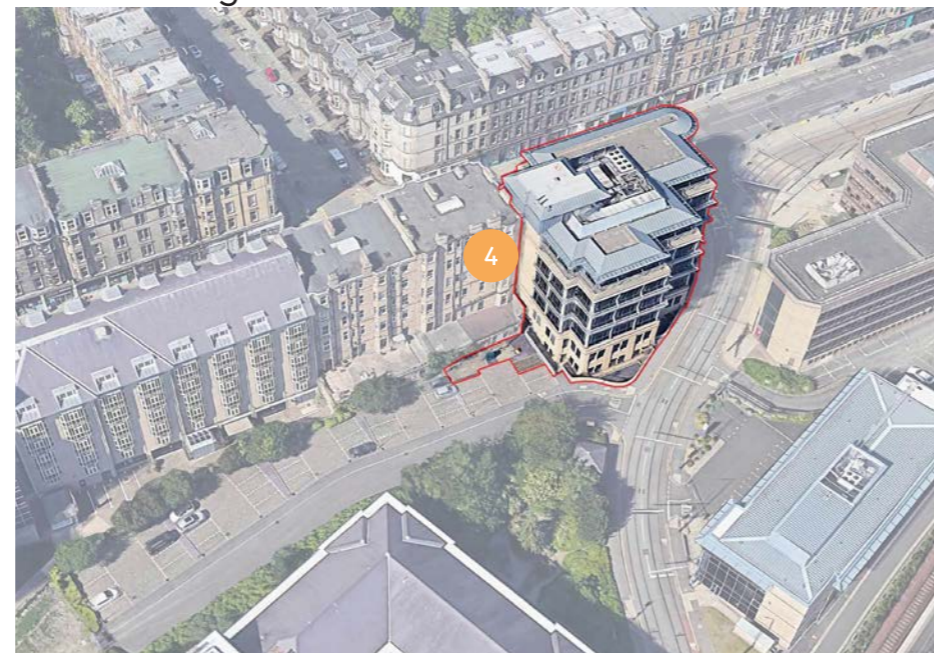
Citypoint, 65 Haymarket Terrace 3D

- 1 Edinburgh Castle
- 2 Arthur's Seat
- 3 Haymarket Station
- 4 **Site: Citypoint**

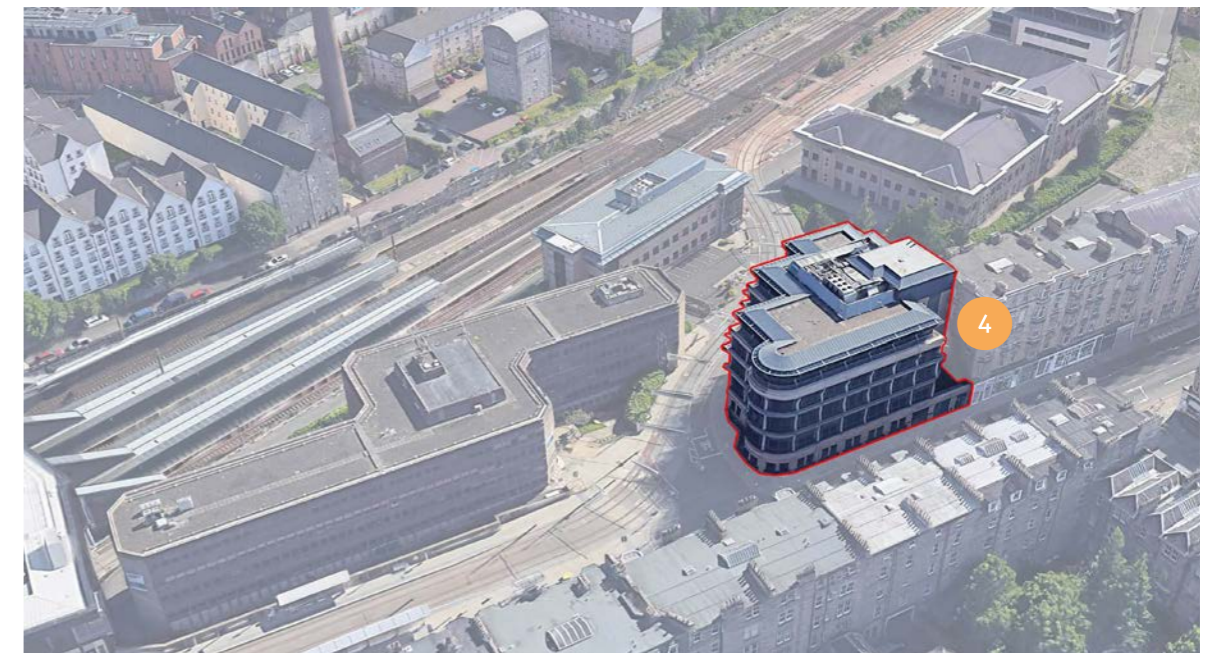
65 Haymarket Terrace,
Edinburgh
EH12 5LA



View looking East



Overhead view looking North-East



Overhead view looking South-West

2.1 Site Location

Location Plan



Site Boundary



Site Ownership

Site Address:

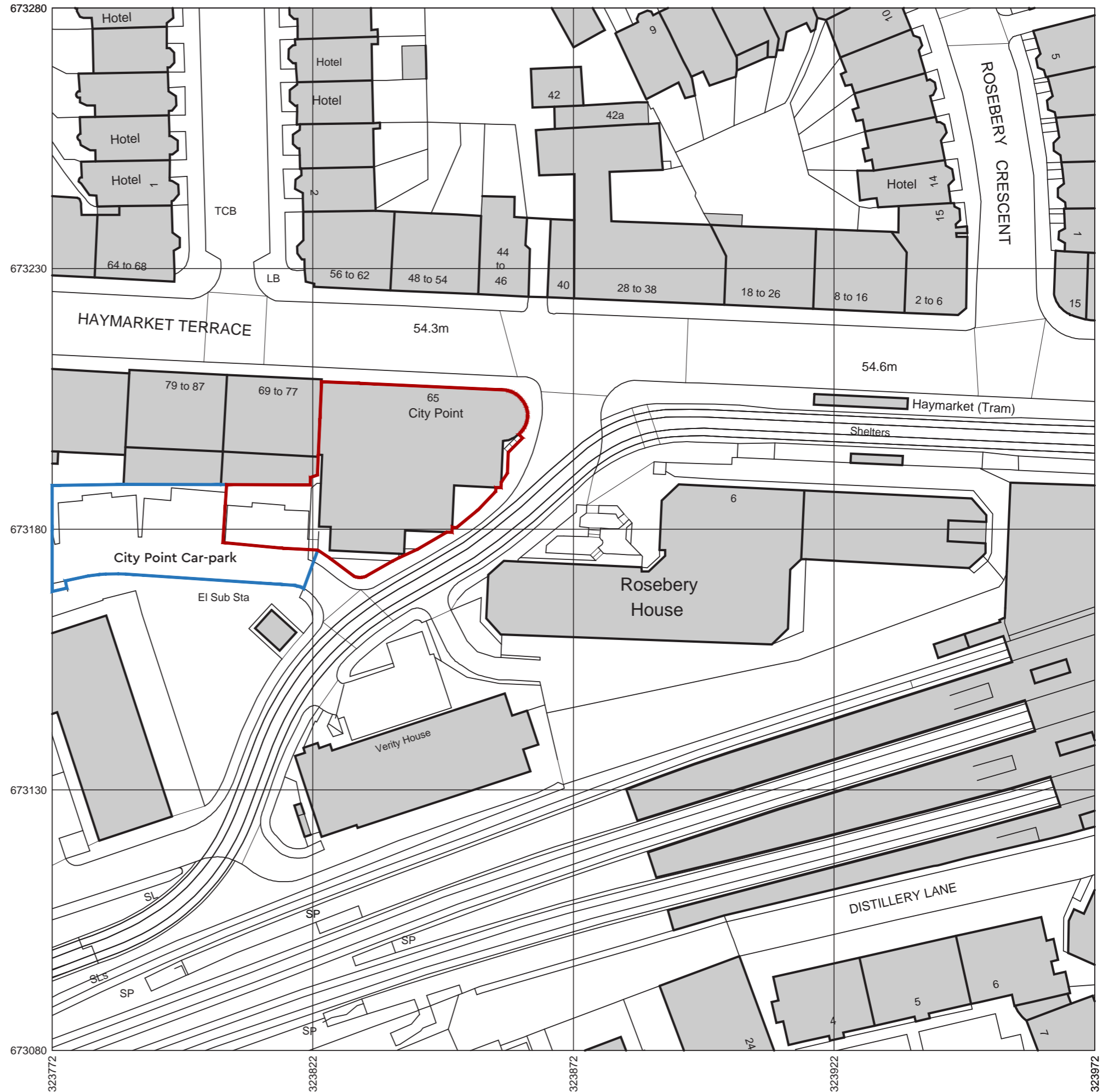
Citypoint

65 Haymarket Terrace

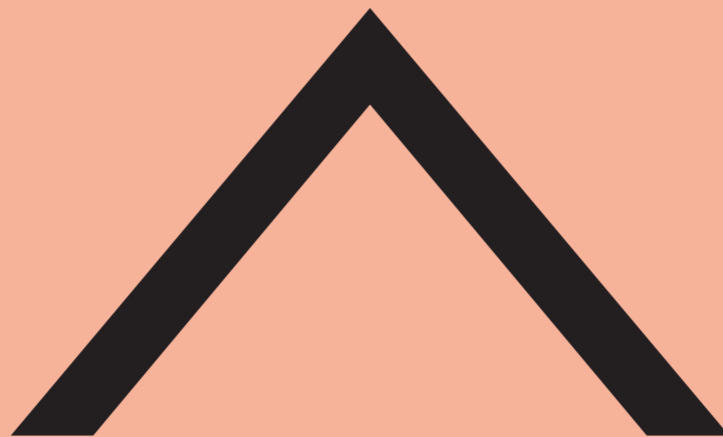
Edinburgh, Scotland

United Kingdom

EH12 5LA



3.0 Flood Defence Barrier Amendment



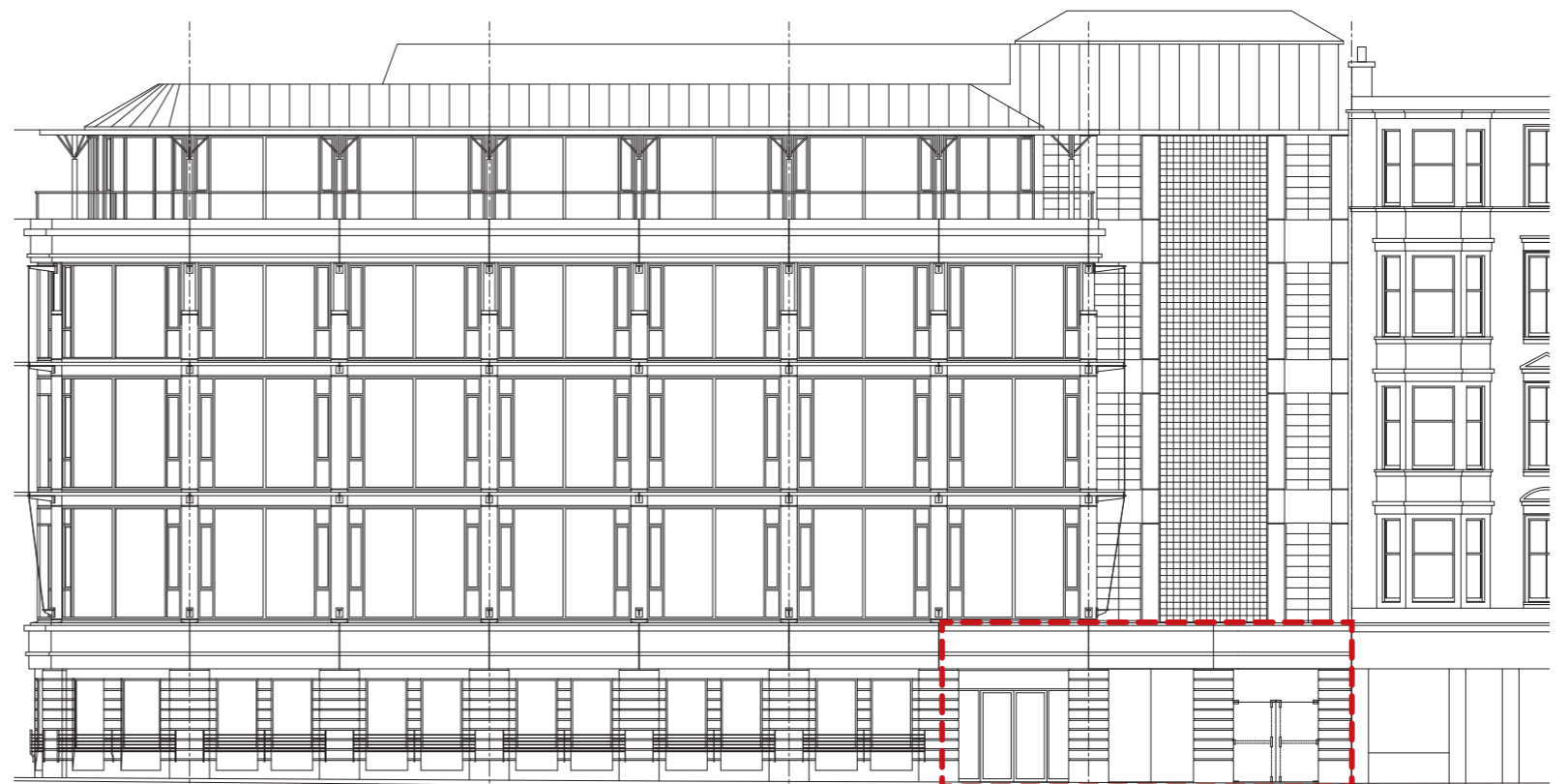
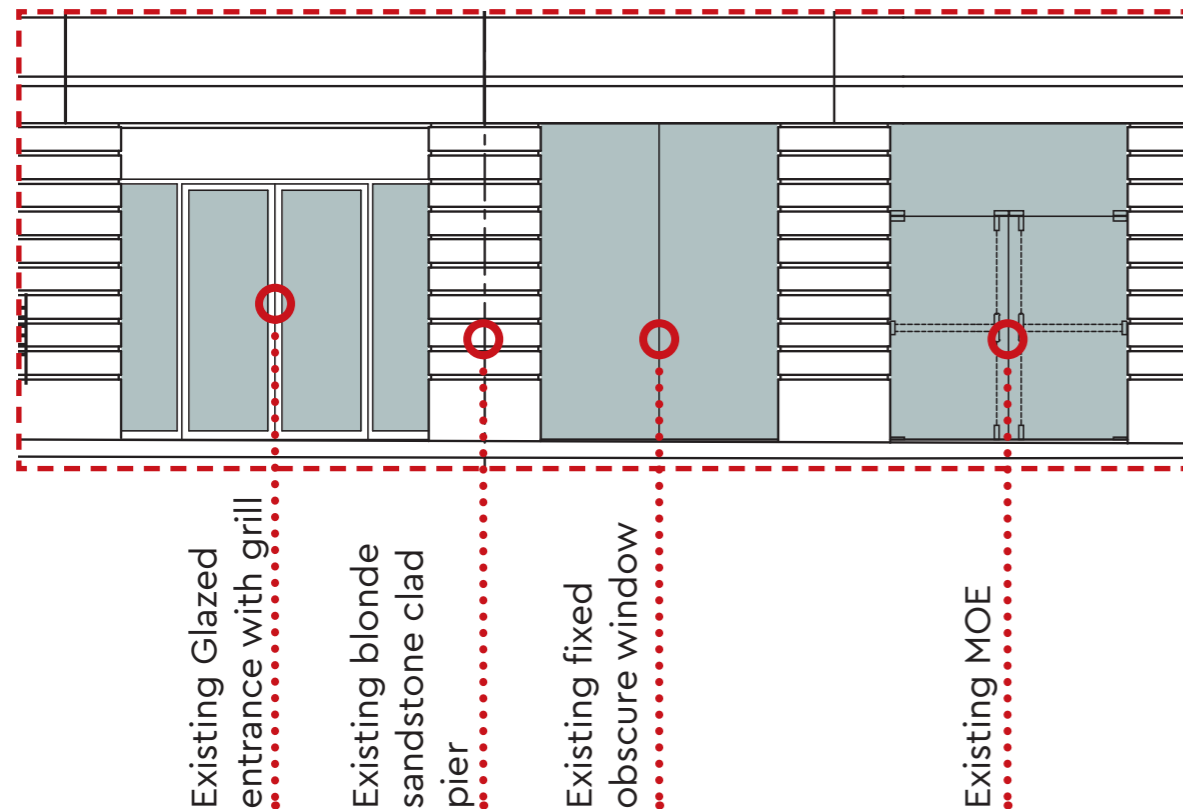
3.1 Existing Building

Exterior Overview

- Understated building entrance.
- Uninviting alcove.
- Does not engage or contribute to street activity.
- Imposing metal gated entrance does not present a welcoming facade.
- Prone to flooding in recent years.
- Existing building entrance has little street presence, especially as it set so far away from the prominent curved corner. No indication of entrance until close proximity.
- Under-utilised garden concealed behind obscure glass.



Existing Entrance



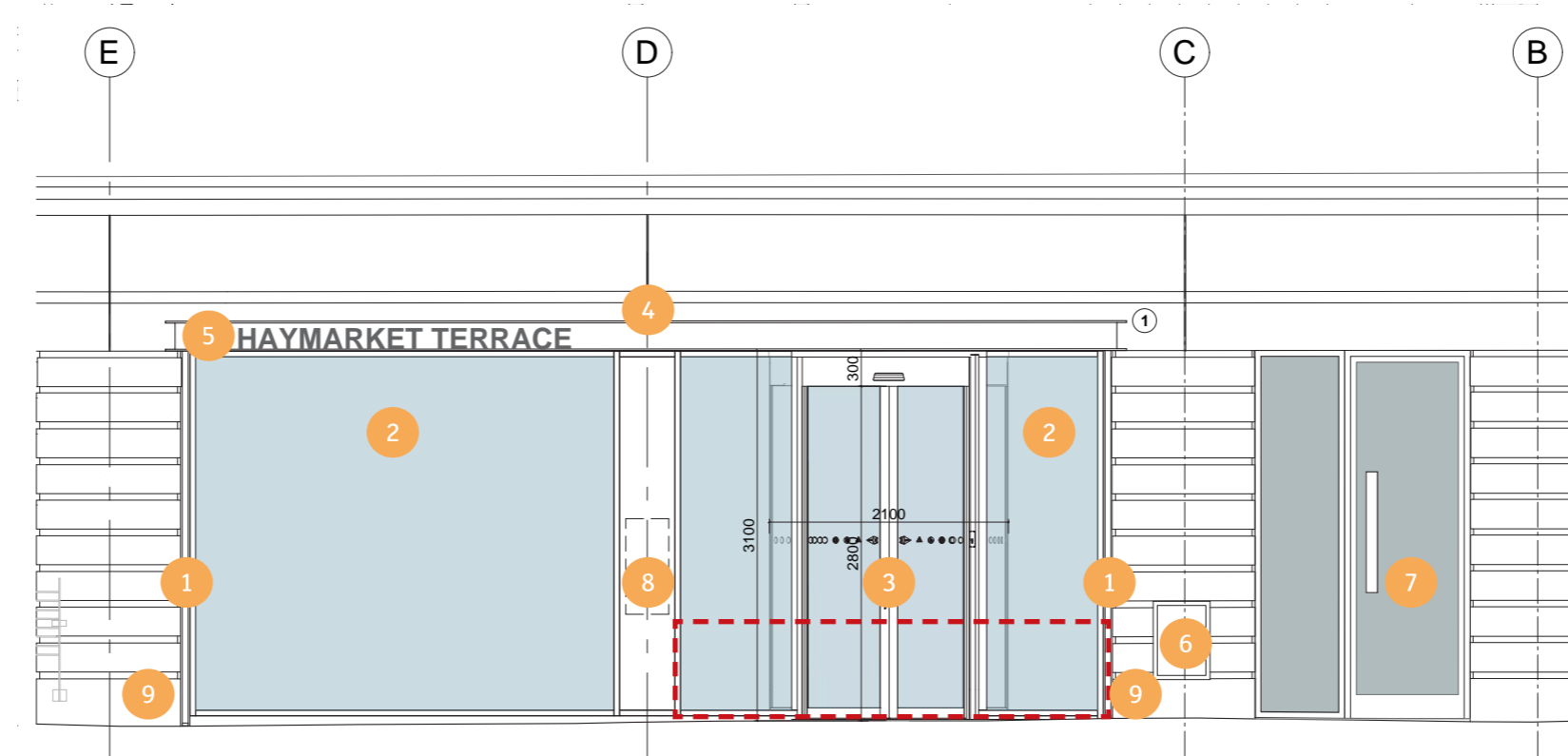
3.2 Consented Facade Proposal

Haymarket Terrace Entrance Facade. Reference (22/06092/FUL)

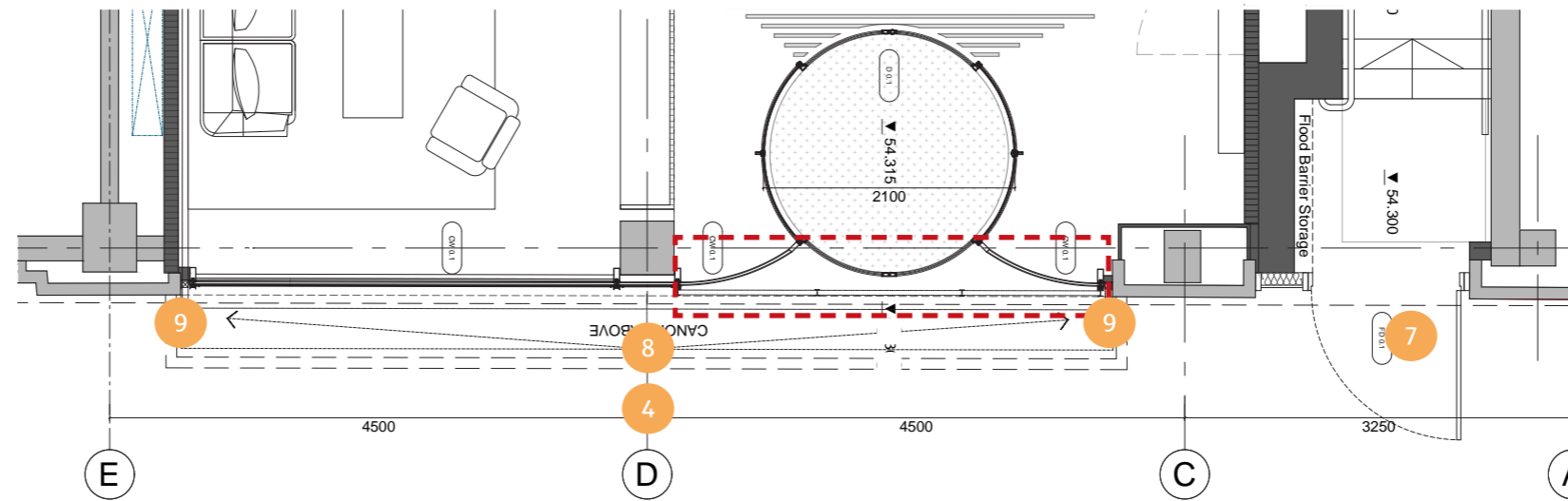
Planning consent was granted on the 10th of March, 2023 for:

New entrance and reception extension within existing private courtyard. New glazing and entrance door, new canopy and signage within curtilage of commercial office building. New high-level signage to East elevation with new sheltered and secured cycle storage facilities to rear parking area. Interior refurbishments to multiple office floors (as amended).

- 1 Steel facade system.
- 2 Double glazed – single pane 3500mm(w)x2955mm(h)
- 3 Circular automatic sliding door.
- 4 New PFC steel canopy profile, soffit aligned with U/S of lintel, projecting no further than existing access walkways
- 5 Integrated illuminated signage within profile and recessed lighting.
- 6 Existing dry riser to be retained.
- 7 New back painted glazed fire escape door within existing opening.
- 8 Access control panel recessed into insulated metal panel, PPC Black RAL 9006
- 9 Drainage downpipes recessed into facade system.

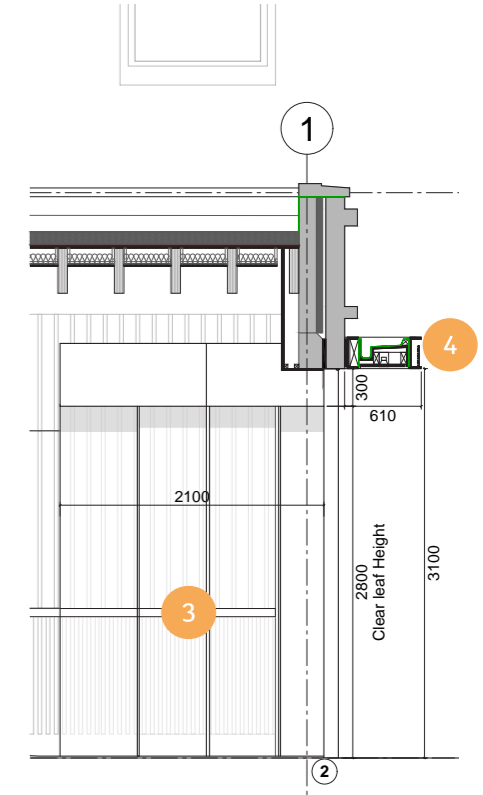


2 Proposed Entrance Detail Elevation Scale: 1:25



1 Proposed Entrance Detail Plan Scale: 1:25

Area of consented manually installed flood barrier



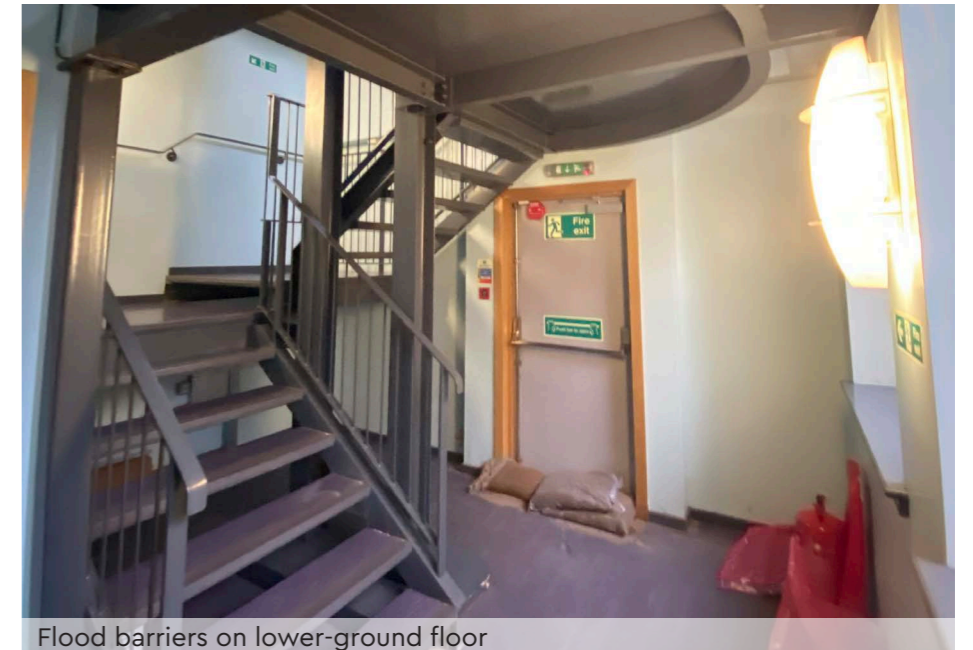
3 Proposed Entrance Detail Section Scale: 1:25

3.3 Local Flooding

- The building has flooded 4 times in last 5 years.
- 2 Insurance claims directly related to flooding.
- Considerable damage to the existing building.
- Impedes Fire escape.
- We would request Edinburgh City Council input and guidance concerning potential sustainable and manageable solutions to flooding issues.
- The images below are extracts from a video dated 4th July 2021, depicting the flooding that has afflicted the building.



Video Extract: Citypoint Entrance Flooding



Flood barriers on lower-ground floor



Video Extract: Haymarket Terrace Flooding



Video Extract: Haymarket Terrace Flooding



Flood barriers, MOE sand-bags

3.4 External Proposals

Flood Barrier

The planning consent (22/06092/FUL) allows for a manual flood barrier to be installed, as shown in elevation 1 below. This application proposes to alter the design from manual to automatic due to the premises not being managed 24-7. A manual barrier installation is deemed not practical due to the premises's operational hours. The automatic flood barrier is operated by sensors and closes automatically when there is a threat of floodwater entering the premises.

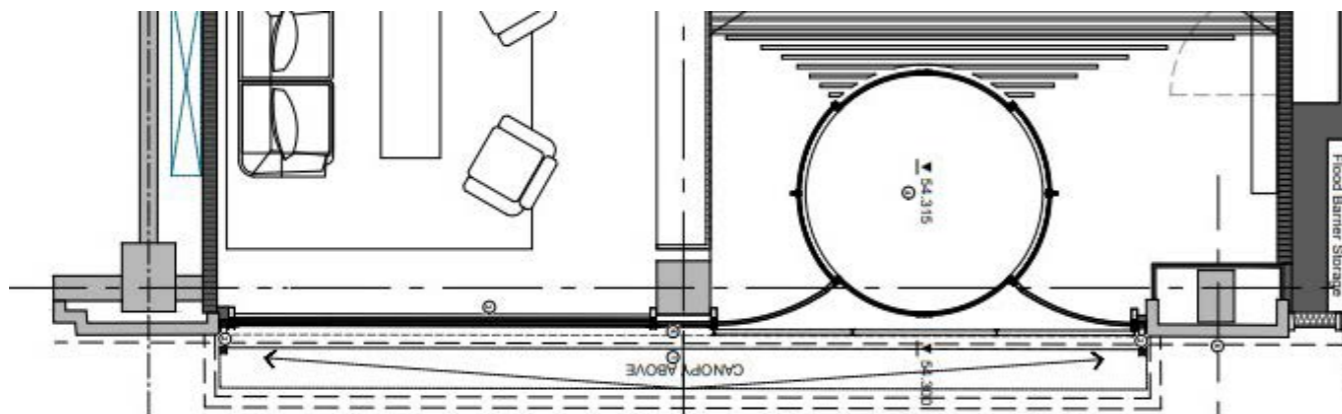
In order for the automatic flood barrier to be concealed within the facade, the build up of the entrance door has been recessed from the existing planning consent.



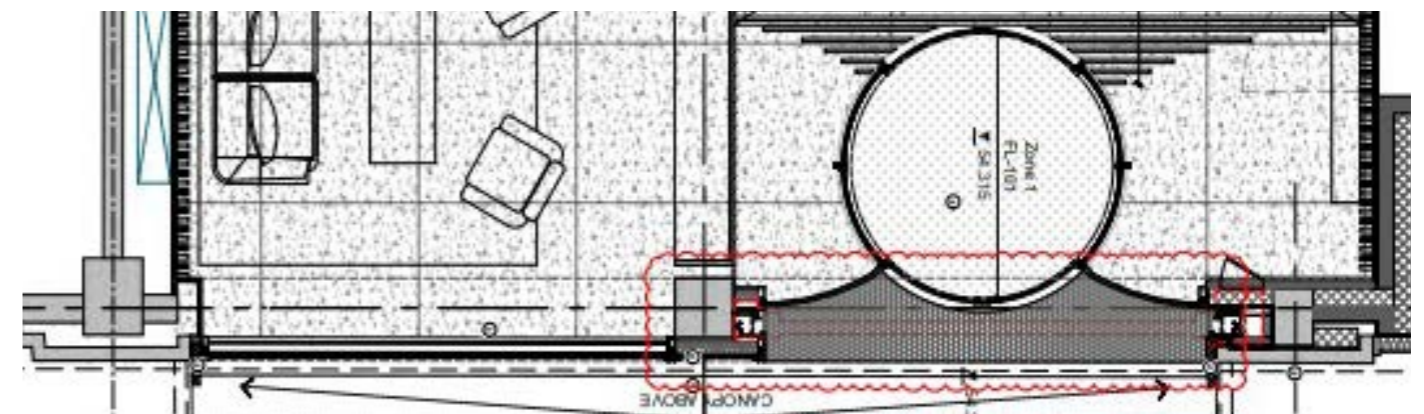
Elevation 1: Flood Barrier – Manually Installed (consented)



Elevation 2: Automatic Flood Barrier – (proposed)

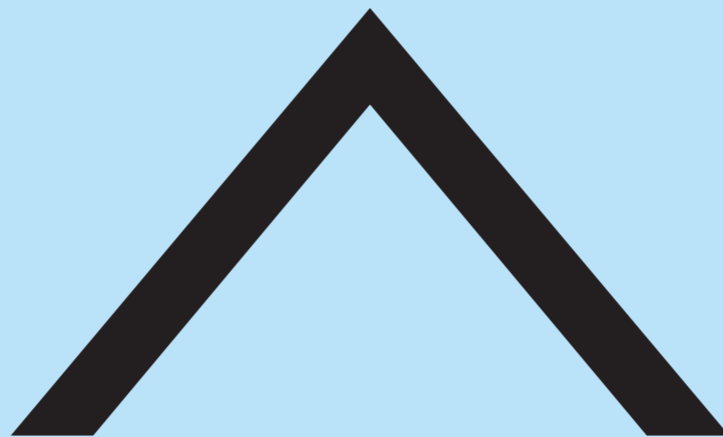


Plan 1: Reception entrance – Consented



Plan 2: Reception entrance – Proposed

4.0 Cycle Parking Amendment

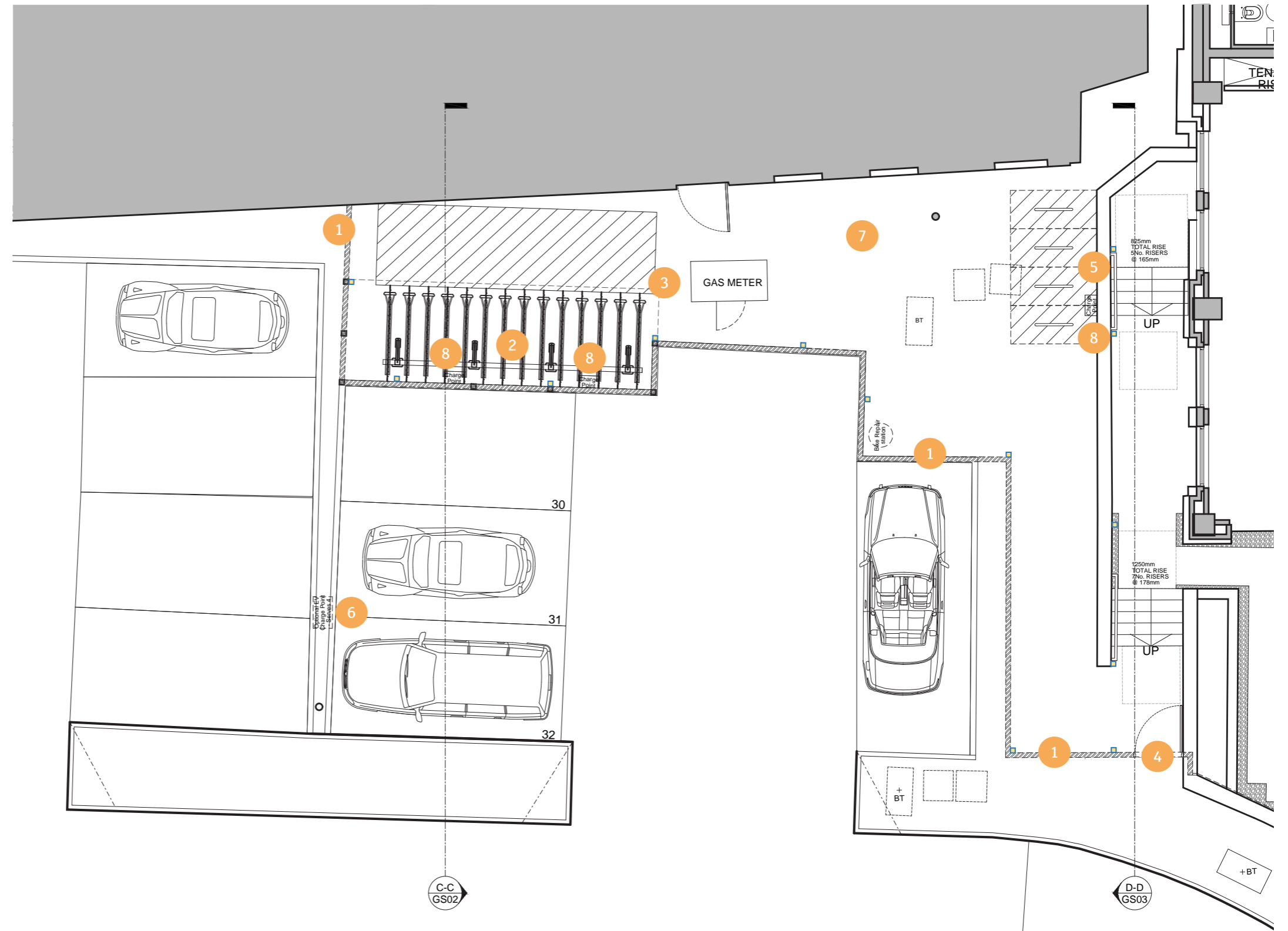


4.1 Existing Planning Consent

Cycle parking and Rear Entrance. Reference (22/06092/FUL)

- 1 2.4m Envirorail PPC Fence.
- 2 Josta 2-tier cycle racks – 28no. spaces
- 3 Bespoke Metal canopy over cycle racks – supported off fence posts
- 4 Automated entry gate.
- 5 Sheffield cycle racks – 8no. spaces.
- 6 EV car charging point.
- 7 New concrete paving throughout cycle parking area.
- 8 Electric ports for electric bike charging. No. TBC

Total no. cycle spaces = 34 spaces



4.1 Existing Planning Consent

Cycle Parking & Rear Entrance. Reference (22/06092/FUL)



4.2 Proposed Changes

Cycle parking and Rear Entrance

Minor changes are proposed to the cycle parking at the rear of the premises. An additional double stack bike rack for up to 14 bikes has been located in the secure compound along with an additional secure gate. Four previously proposed Sheffield stand bike racks have been removed in this application. The curtilage of the secure fencing remains unchanged.

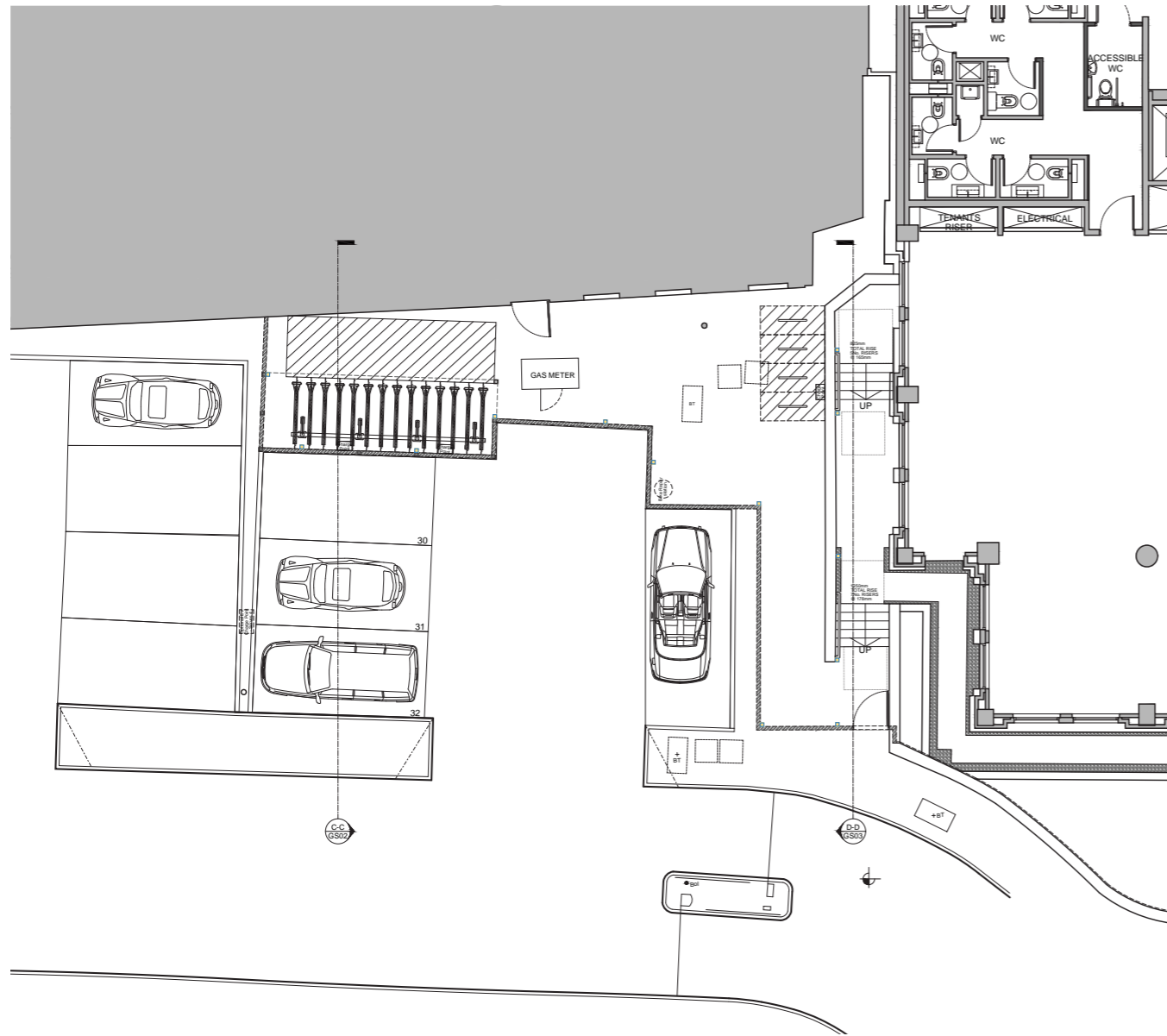
- 1 7 no. double stacked bike stand (space for 14 bikes)
- 2 Removal of 4 Sheffield stand bike racks from existing planning consent
- 3 Proposed external secure gate
- 4 Folding bike and scooter storage

Total no. cycle spaces = 44 spaces



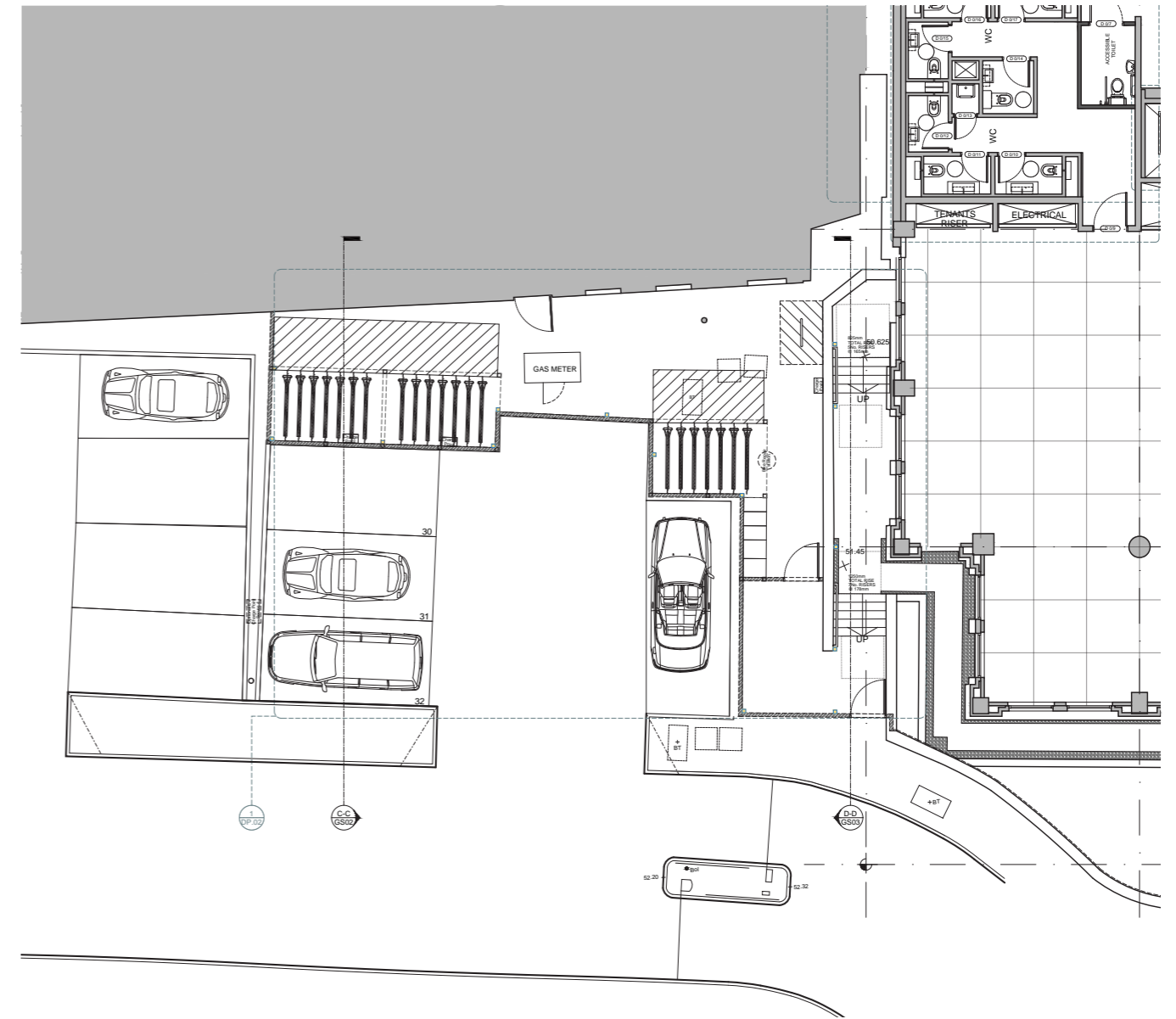
4.3 Alteration Comparison

Cycle parking and Rear Entrance



Existing planning consent – Ground floor cycle parking

Total no. cycle spaces = 34 spaces



Proposed NMA alteration – Ground floor cycle parking

Total no. cycle spaces = 44 spaces

