



CHRIS MATSON ARCHITECT
APPLICATION FOR PLANNING PERMISSION
DESIGN & ACCESS STATEMENT

Change of Use at
13 Drum Street, Edinburgh
November 2023

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1.0 BACKGROUND

- This statement has been prepared in support of an Application for Planning Permission to create a **new restaurant** (Class 3) at the rear of existing business premises in Gilmerton, Edinburgh.
- **The existing Supermarket and Post Office will remain** and shall continue to serve the local community.
- The restaurant is to be located within two vacant commercial units, with a new glazed frontage and signage along the building's Ferniehill Drive façade
- The restaurant will be managed and operated by **Pepe's Piri-Piri**, a well-established national franchise brand.
- The proposed restaurant will provide a family friendly dining experience with family seating areas, serving healthy grilled food.
- The business will provide new employment opportunities with around **25-35 new jobs created** (15 full time equivalent).
- The proposal will add vitality and interest to the established Local Centre.
- The proposal will enhance the appearance of the Gilmerton Conservation Area, providing an attractive and active street-front façade and improved aesthetic at this location.



Photos showing typical Pepe's restaurant interiors

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2.0 SETTING: GILMERTON CONSERVATION AREA

The designation of Conservation Areas is used to identify, preserve and enhance areas of historic and/ or architectural importance. Each Conservation Area has its own distinctive history and characteristics.

The application site is located at the crossroads between Drum Street and Newtoft Street, with buildings hosting various community uses and commercial activity adding to its vitality.

The Gilmerton Conservation Area Character Appraisal notes: "There are opportunities to improve and strengthen the character and appearance of the conservation area."

2.1 NEW BUILDINGS, EXTENSIONS AND ALTERATIONS

Must preserve or enhance the character and appearance of the Conservation Area.

Materials appropriate to the locality or structure affected will be used in new building, extensions or alterations.

Care in the design of new and replacement windows and doors will be required on the public frontage of buildings.

Planning guidance seeks to improve the appearance quality and attractiveness of all centres.

New buildings should make a positive contribution to the overall character and appearance of the area.



Photo 1. Shop frontage to Drum Street



Photo 2. Side elevation along Fernieside Drive



Photo 3. Rear view, looking towards Drum Street

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3.0 PLANNING POLICY

1-13 Drum Street, Gilmerton is identified in the Edinburgh Local Development Plan (LDP) 2016 as an established **Local Centre**.

Section 6 of the LDP focusses on the important role of town, local and other centres in providing shopping, entertainment, places to eat and drink and local services in accessible locations.

Centres which provide a strong mix of uses and a focal point for local residents contribute to creating and maintaining sustainable communities.

A key objective is to maintain the existing local centres throughout the city and sustain their vitality and viability, and to ensure that some basic convenience provision is made or retained within walking distance of all homes.

3.1 ACCESS

The site is well served by Public Transport both north-south and east-west via the crossroads.

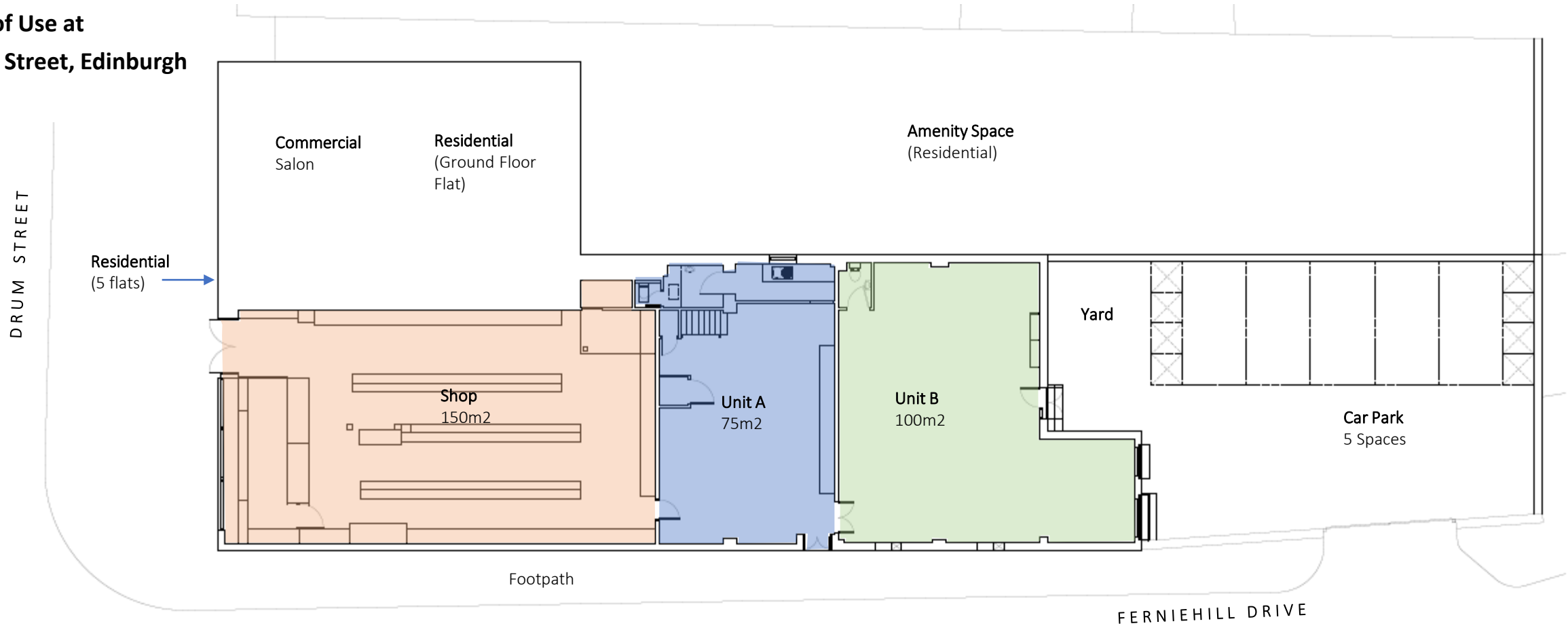
The Local Centre is within walking distance of three car-parking areas at Lidl/ Iceland (95 spaces) ; Ferniehill Ave (20sp); Drum Ave (18sp)



----- Conservation Area boundary

— Site

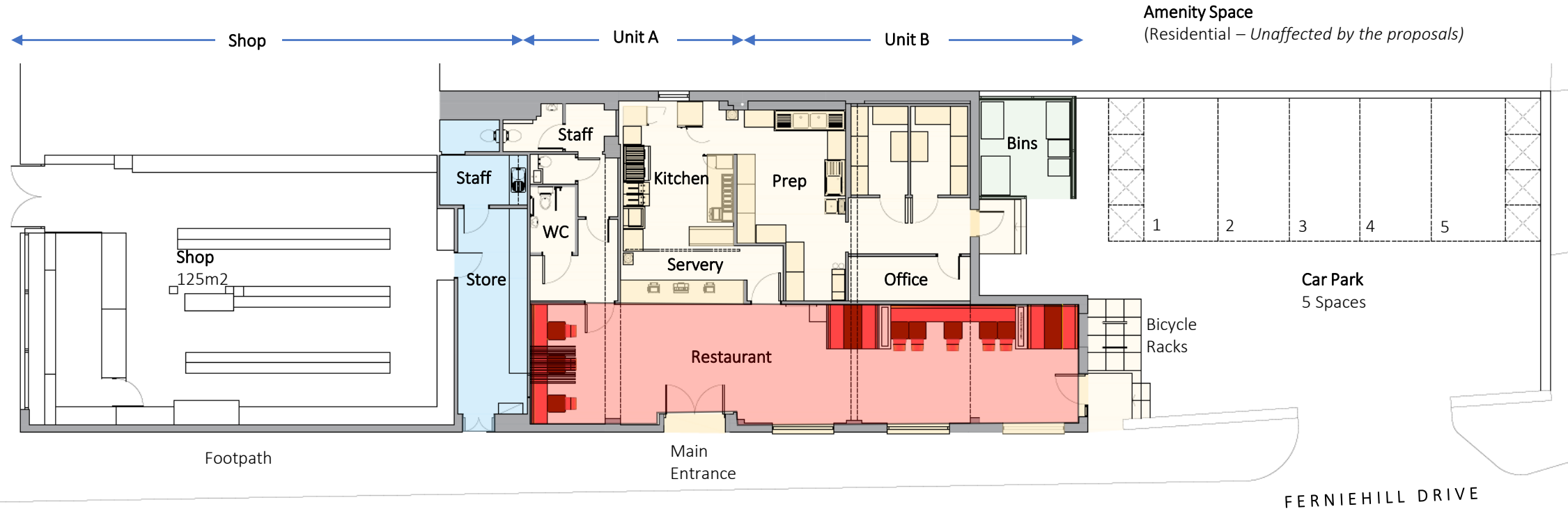
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4.0 EXISTING BUILDING

- The building was originally owned by St Cuthberts Co-operative Association, built around 1907.
- At its peak, St Cuthbert's had expanded to become one of the largest societies in the British Co-op movement, employing 3000 staff.
- The property is located within the Gilmerton Local Centre and served by excellent public transport links, and is readily accessible by car, bike and on foot.
- Property wholly at ground floor level with total 325sqm gross internal area.
- 4 Residential properties occupy the floor above the existing shop.
- 150sqm grocery shop premises including local Post Office counter. Shopfront glazing facing onto Drum Street.
- **Unit A** is being used for storage, currently serving the shop, but is surplus to requirements
- **Unit B** has been unoccupied for around 15 years, used previously as an opticians
- Commercial waste is collected by private arrangement, with a pavement collection off Drum Street
- Plain frontage onto Ferniehill Drive, with minimal openings. Flat roof with parapet to the rear, over Units A and B
- Car park for 5-6 spaces is under-utilised with the metal gates typically remaining closed.
- There are 5 residential properties adjacent: 1 ground floor flat is reached via a shared passage, with 4 flats at first floor level accessed off a common stair.

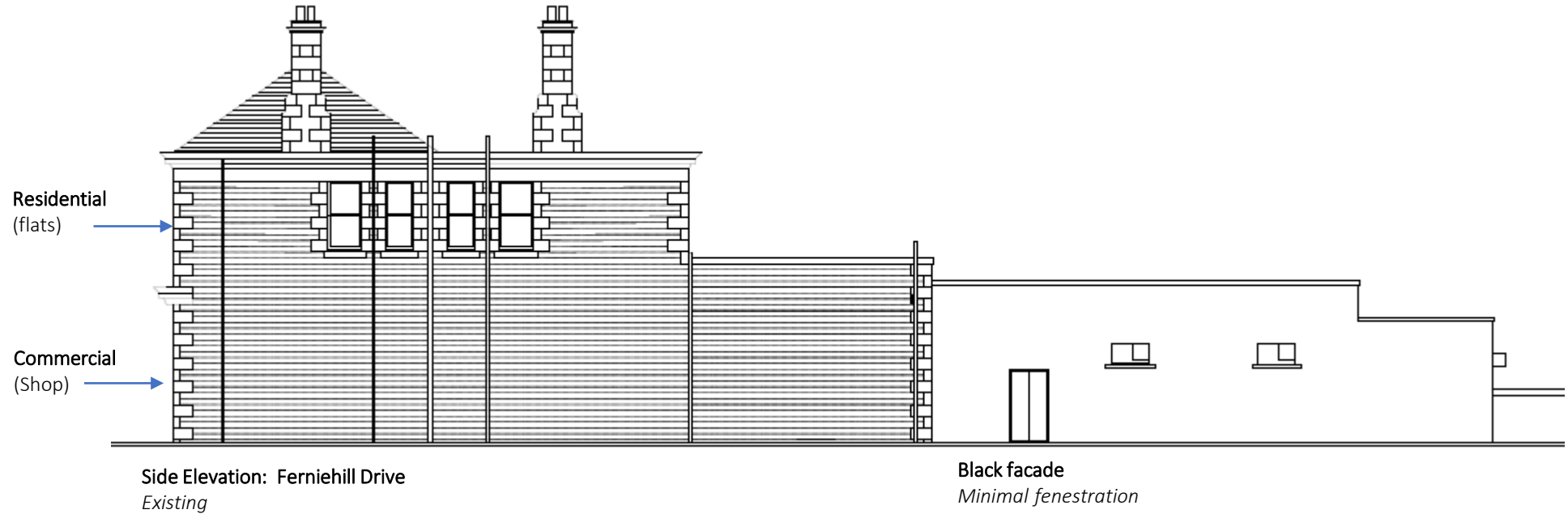
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5.0 PROPOSAL: PLAN & ACCESS

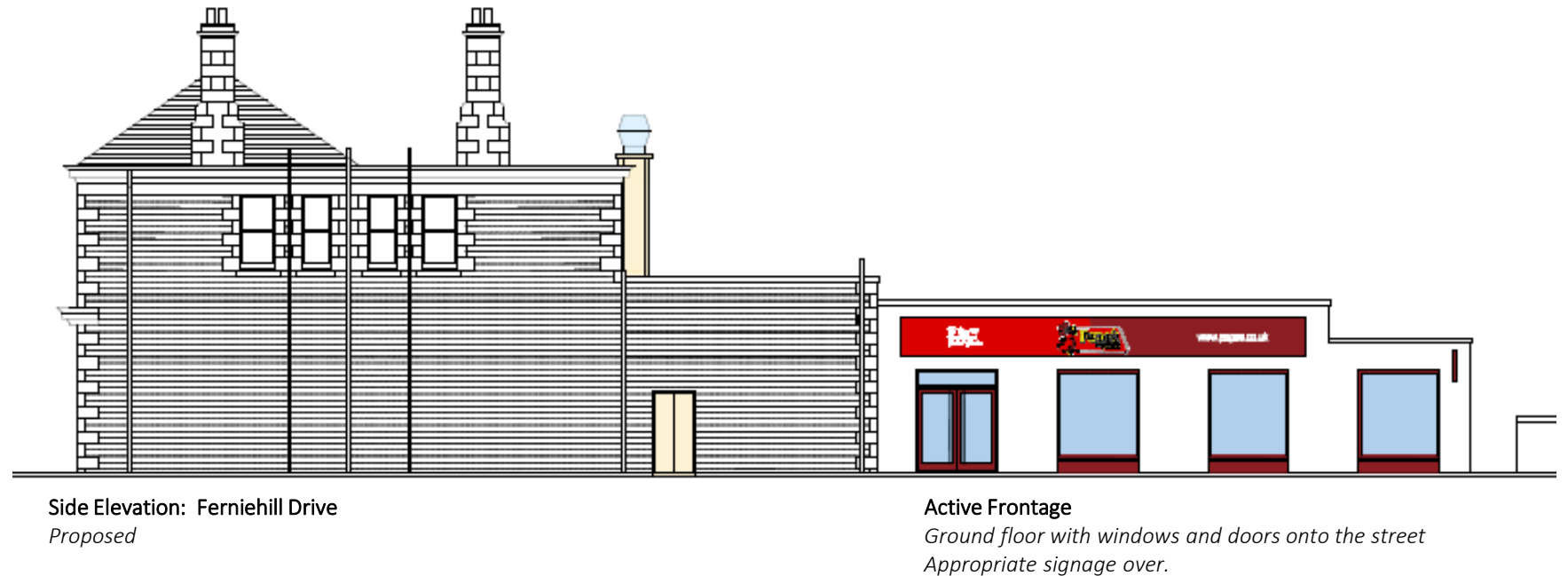
- The shop unit on Drum Street is to function as existing, with retail space reduced slightly to accommodate new storage / stockroom area and staff facilities
- Units A and B are to be combined to form a new restaurant
- The public seating area will be capable of accommodating **25 covers** (*hatched red*)
- The restaurant opening hours will be **11am to 11pm**, seven days a week
- Main accessible entrance on the principal 'public' elevation, with small recessed space off the pavement to Parking unaffected by the proposals
- Secondary entrance accessed directly to the car park
- Kitchen and Services located to the back of the building (*hatched yellow*)
- Dedicated **Cycle Storage** for customers and a separate space for staff
- Defined area for storage of waste
- **Commercial Waste** will be collected on-street as per previous arrangements – no material change anticipated
- **Ventilation** is to be taken to high level at a point min 1.2m above the eaves level of adjacent residential properties.
- A **Noise Impact Assessment** has been commissioned demonstrating that existing Residential amenity will not be significantly affected by noise or smells emanating from the kitchen extraction system
- No significant increase in traffic is anticipated, beyond what could be expected if the business units were brought back to retail or other business uses

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6.0 PROPOSAL: PRINCIPAL ELEVATION

- Façade enhanced with shopfront glazing
- Active street – adds interest
- Passive surveillance : Increased security
- Visual improvement to this important ‘entry’ point to the Local Centre
- Appropriate signage and new glazing would enhance the appearance of the Conservation Area
- A new extract canopy to the rear elevation is to be over-clad in a textured render, in a muted tone to complement the existing materials.



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7.0 SUSTAINABLE PLACES

NP4 Policy 1: Tackling the climate and nature crises

NP4 Policy 2: Climate mitigation and adaptation

The applicant acknowledges the global Climate and Nature crises and notes the following:

- The proposal utilises an under-used (mostly vacant) property in a vibrant town-centre location.
- The works conserve and enhance an existing property asset
- The design to ‘retro-fit’ this property allows for a ‘fabric first’ approach to insulation with external walls, floor and roof capable of being enhanced to meet Building Standards requirements and reduce emissions.
- The contractor will ensure that sustainable materials and systems will be incorporated, and sourced locally where possible
- NP4 Policy 3: Biodiversity
- NP4 Policy 4: Natural places
- The external works occupy an area of hard-standing therefore the development would have a minimal impact in terms of biodiversity.
- The ventilation proposal is to extract away from the neighbouring amenity external area, with termination at high level – the development will have minimal impact on the natural environment

8.0 SUMMARY

- The proposed restaurant will provide a family friendly dining experience with family seating areas, serving healthy grilled food.
- The tenant is a well-established operator with a commitment to supporting local community groups through established social activities
- The business will provide new employment opportunities with **25-30 new jobs created**, providing a boost to the local economy
- Whilst a portion of retail space will be given over to a new use, a significant area of shop-trading space will remain. The Local Centre is well served by existing retail premises nearby.
- The proposal will add vitality and interest to the established Local Centre.
- Residential amenity will not be significantly affected by noise or odours due to the ventilation system being designed to mitigate against any potential detrimental effects.
- ***The proposal will enhance the appearance of the Gilmerton Conservation Area, providing an attractive and active street-front façade and improved aesthetic at this location.***

