

The India Buildings



A vision for a sustainable and vibrant community in Edinburgh

CLIENT

Jansons Property

LPA

City of Edinburgh Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Economics, Landscape and VIA, Sustainability

Our role

- Lead consultant to help bring forward the project identified as one of the 'Edinburgh 12', the projects with the greatest potential to deliver economic growth for the city.
- Planning and heritage appraisal and advice to gain a thorough understanding of the site and its context, set the strategy for the city centre project which comprised a mix of Category A, B and C listed buildings and vacant land set within the Old Town Conservation Area and Edinburgh's World Heritage Site.
- Delivered expert supporting Economics, Sustainability and Landscape & Visual Impact Assessment (VIA) services.
- Submission and project management of a suite of applications for planning permission, listed building consent and conservation area consent.

Results

- Applications were submitted in September 2015 and resolution to grant planning permission was approved at planning committee in May 2016. During processing Historic Environment Scotland's initial objection with respect to impact on setting of listed building and townscape was withdrawn following the submission of a revised design.
- A Petition for Judicial Review was submitted on the last day of the permitted three month period on 17 February 2017. It challenged the granting of planning permission on five counts, broadly relating to the impact of the proposed development on the setting of the by then A listed Central Library and air quality on Cowgate. Court hearings were held in June 2017 and the Judge's Opinion was issued on 20 October 2017, with all areas of challenge dismissed.
- The development is due to complete in late 2021/early 2022.