

DRAFT SUPPLEMENTARY GUIDANCE

# NICOLSON STREET/CLERK STREET TOWN CENTRE

March 2017



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## 1. INTRODUCTION

Nicolson Street / Clerk Street is one of Edinburgh's nine town centres (including the City Centre) defined, protected and promoted as the hub for a wide range of activities from shopping, providing local services and as a leisure destination. This Supplementary Guidance sets out an **approach to the change of use of shop units within the Town Centre**.

The Local Development Plan (LDP) provides a framework for a tailored approach for individual town centres. Statutory Supplementary Guidance is prepared under Section 22 of the Planning etc (Scotland) Act 2006 and aims to deliver the policies and principles as set out in the LDP. The Supplementary Guidance has been prepared in accordance with **Policy Ret 9: Alternative Use of Shop Units in Defined Centres** and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Part 2, Section 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability;  
and,
- To improve the appearance, quality and attractiveness of all centres.

Once adopted, following consultation, the Supplementary Guidance will form part of the statutory development plan. Applications for change of use must be determined in accordance with the development plan unless material considerations indicate otherwise. To assist in interpreting the LDP the Council issues non-statutory guidance. [Guidance for Businesses](#) provides guidance on change of use. This is a material consideration in the determination of applications and should be considered alongside this Supplementary Guidance.

The Supplementary Guidance has been informed by a 'public life street assessment' carried out by design consultants for the Council, which explored how the town centre should evolve to maximise the potential for benefitting public life and a Place Standard exercise carried out within the Southside, which includes the town centre of Nicolson Street/Clerk Street, to gain views of quality of place from residents and those who use the town centre.

## 2. THE TOWN CENTRE

Nicolson Street/Clerk Street Town Centre is located on a main arterial route leading from Edinburgh’s historic Old Town through the inner suburb of the Southside. The town centre extends for 1.7km from North Bridge south to the junction of Newington Place and Salisbury Place.

Retail activity along the main thoroughfare is supported by the extension of the town centre down side streets to the west of Nicolson Street/Clerk Street towards Edinburgh University and the Meadows.

The Town Centre lies within the Conservation Areas of Old Town and Southside and contains a number of listed buildings. The northern section is located within the Old and New Towns of Edinburgh World Heritage Site. There are a number of prominent buildings and the proximity of Arthur’s Seat and Salisbury Crags allow dramatic views from a large number of points throughout the area.

The area is densely populated with approximately 15,400 people within approximately 400 metres of the Town Centre. The University



of Edinburgh has a major presence and reflecting the high student population more than half of the resident population is aged 16 to 24. This is much higher than that of Edinburgh as a whole.

It is a diverse lively area with a number of active evening uses including the Festival Theatre. There are three public squares within the town centre – Nicolson Square, St Patrick Square and Hunter Square.

There are a number of community cafes and churches which provide a focus for the community. There is a strong sense of identity within the area. There is an active Community Council and a well established amenity group - The Southside Association are also active in the area.

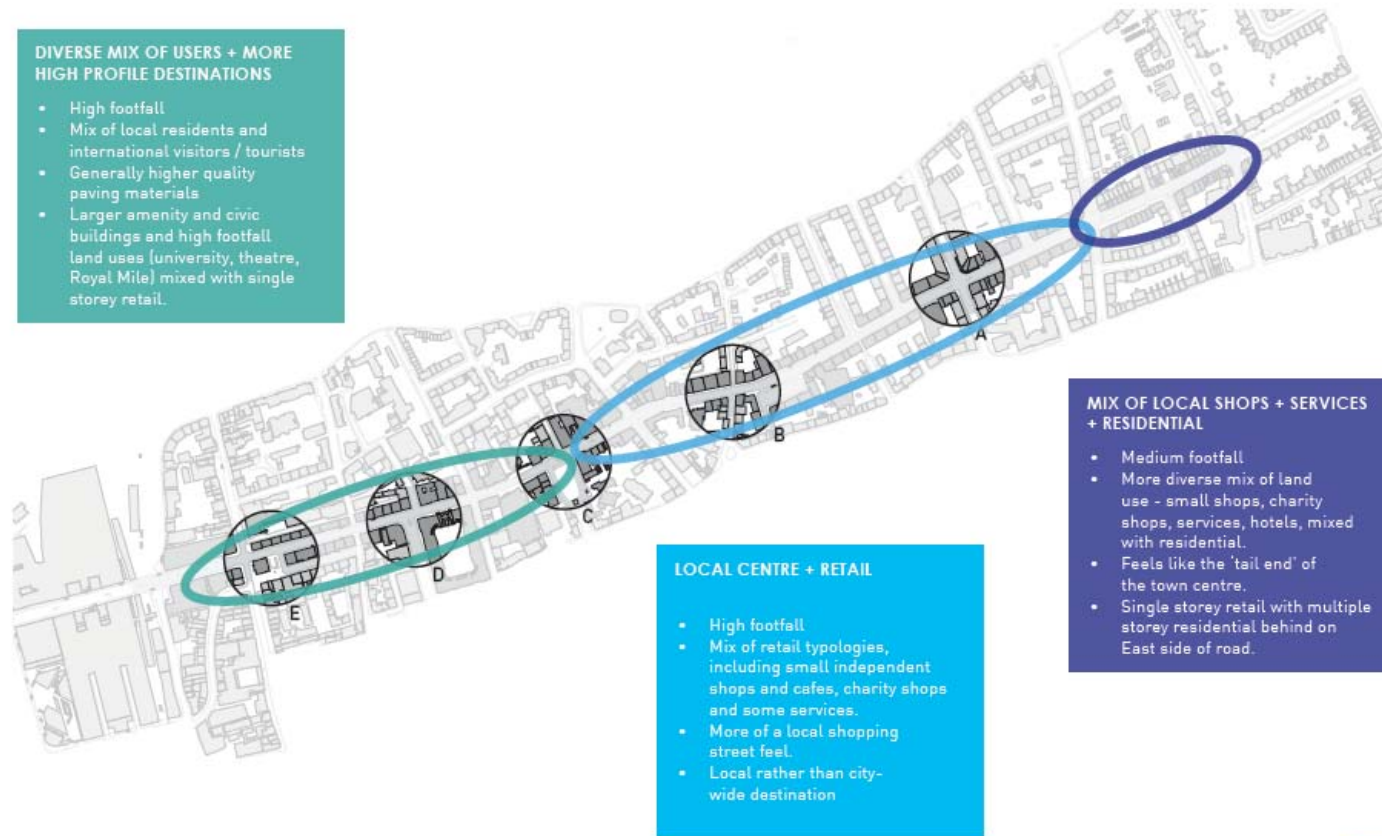
An assessment<sup>1</sup> identified three distinct character areas along the length of the centre as illustrated in Figure 1 below.

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<sup>1</sup> Public Life Street Assessment, Nicolson Street and Clerk Street, HERE+NOW, May 2016

Figure 1

# CHARACTER AREAS



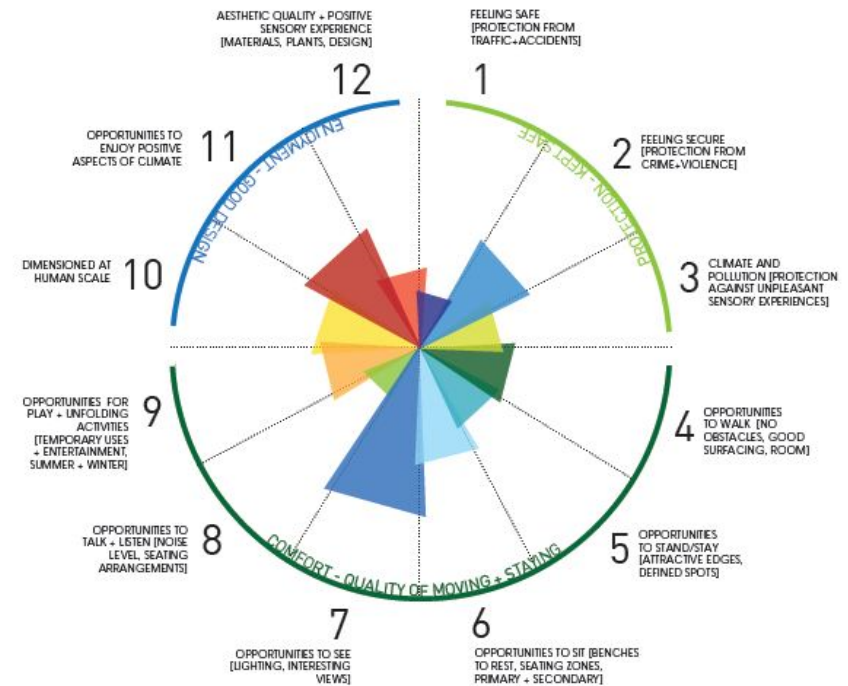
## KEY FINDINGS

A health check has been carried out to assess the town centre’s strengths, vitality and viability, weaknesses and resilience.

To assess how the town centre functions in terms of pedestrian and cyclist movement and as a place a study was undertaken<sup>2</sup> which used a mix of techniques including user interviews, land use and activity surveys. The results are summarised below and in the accompanying graphics.

### Place

The place function was assessed against 12 Quality Criteria. The town centre scored favourably for opportunities to see- particularly referring to the views of Arthur’s Seat and towards the Royal Mile. It scored less well for other qualities, especially perception of safety from traffic, opportunities to talk and listen and aesthetic quality and positive sensory experience. The biggest hindrance was the presence and dominance of vehicles and traffic, which had a knock on effect on other place qualities through its noise, air and visual pollution, creation of a barrier between sides of the streets, perceived threat to users and its dominance in the street environment at the expense of pedestrians and cyclist priority.

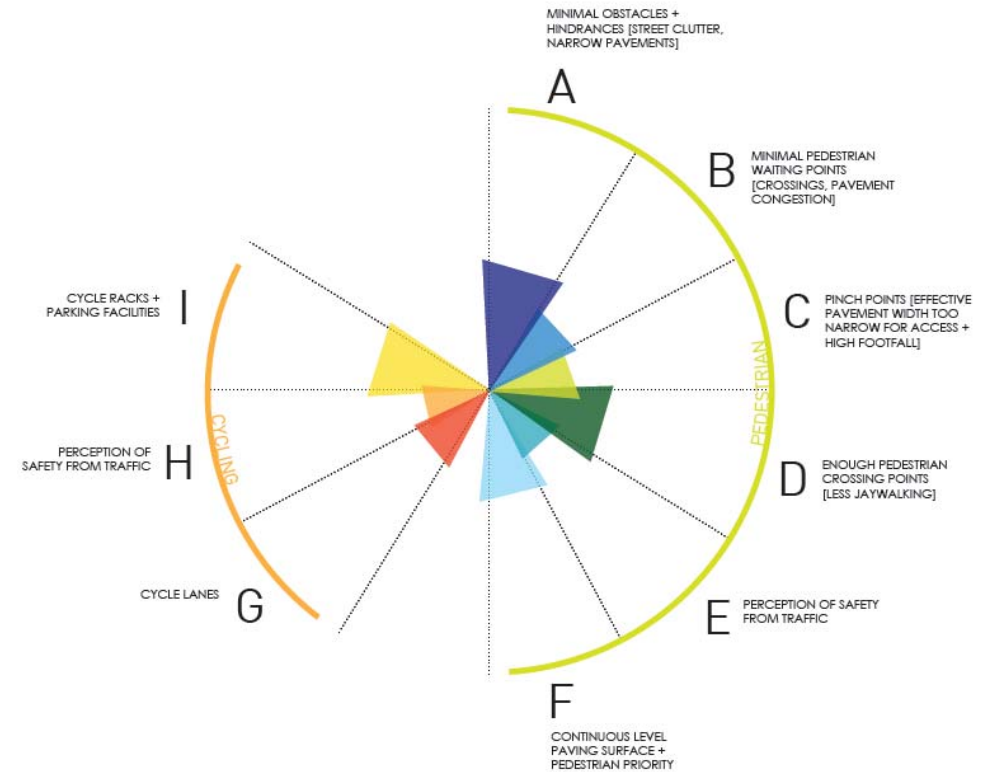


<sup>2</sup> Public Life Street Assessment, Nicolson Street/Clerk Street, HERE+NOW, May 2016



## Movement

Nicolson Street/Clerk Street scored poorly or averagely for all aspects of pedestrian and cyclist movement. Key issues related to cyclist perception of safety from traffic. A more favourable score was attained from cycle facilities in terms of bike racks, although there was still a demand for more bike racks in many places along the town centre. Pedestrian scores were average in terms of movement function for obstacles and hindrances and pedestrian crossings, but scored less favourably for perception from safety from traffic, pinch points and waiting points for pedestrians, with many junctions causing pedestrian congestion on narrow corners with railings fencing in pedestrians and long waits to cross the road.



## Overview map

The analysis diagram overleaf taken from the public life street assessment has been compiled based on a synthesis of researcher observations and diaries, sub studies by the research team and analysis of the data collected from test walks and direct observation at key locations.

Overview of analysis



### Shop and other town centre uses

The Town Centre consists of a mix of primarily smaller shops and eating places, bars and different types of takeaway combined with a few larger cultural institutions. Shop units range in size from relatively small shop units up to small supermarket sized units. The majority of units are located within traditional tenement buildings with residential units above. Residential is therefore a major town centre use.

National retailers are represented in the Town Centre, particularly in the South Bridge area. A number of these operators have multiple units along the length of the centre. There are also a number of independent operators.

The northern section of the Town Centre intersects with the Royal Mile. Around this location there are a number of hotels. This area is increasingly focussed on the service for visitors.

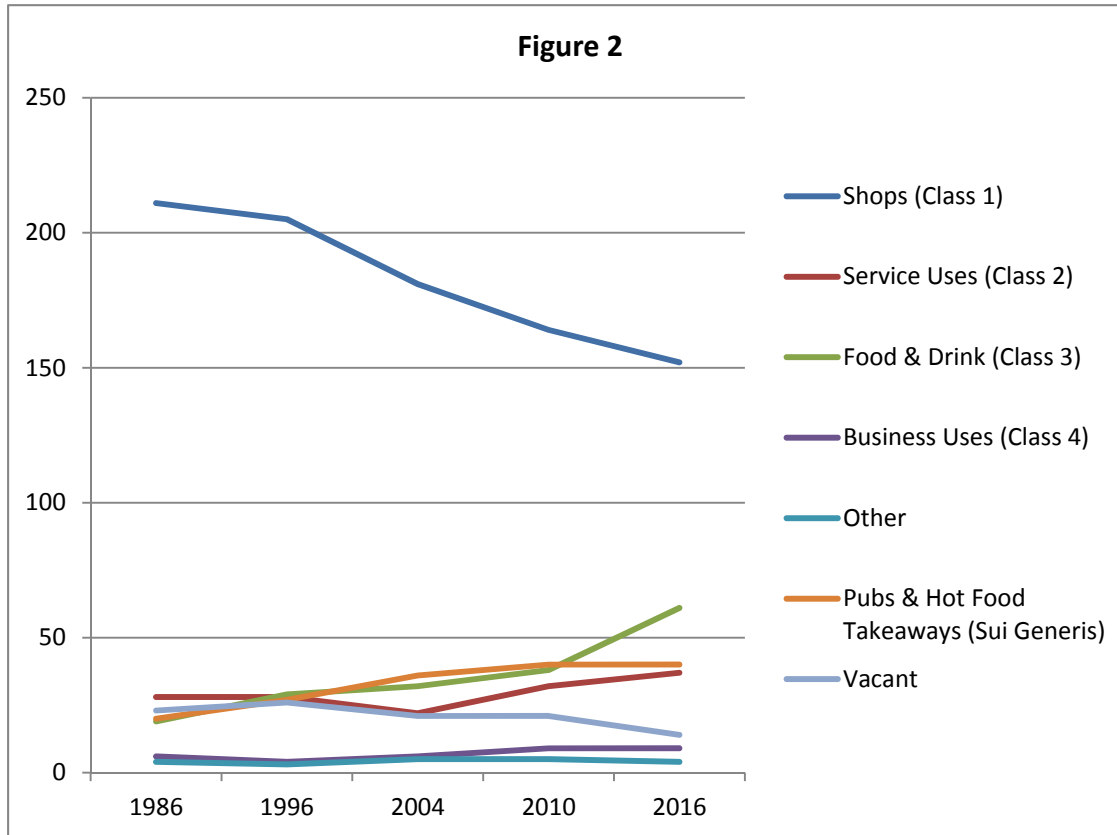
Eating places are well represented and spread out fairly evenly throughout the Town Centre. The area is well served with services such as hairdressers, pharmacies, opticians, banks and a post office. There is no dentist or doctors within the town centre boundary, although there are practices within the surrounding area.

There has been some change in the composition of the centre since 1986. Between 1986 and 2016 Figure 2 below shows that there has been a steady decline in class 1 (retail) use and a subsequent increase in class 2 (office), class 3 (food and drink) and pubs and hot food take-aways.

The current vacancy rate is 4%, which is significantly below the 2015 Edinburgh average of 7% and below the national average which is between 9 and 13%.

The number of units in shop use has fallen to 48% from 68% in 1986. This is a trend which is evident across other town centres. Within those units used as shops there has been a decline in a number of uses including butchers, bakers, fishmongers, grocers, furniture stores, clothing stores and off licences. There has been an increase in the number of charity shops and the centre now has 4 small supermarkets compared with 2 in 1986. The proportion of units in use for professional services such as opticians, banks, solicitors and beauty salons has increased overall since 1986. This is mainly due to an increase in the number of beauty salons and tanning salons. The proportion of units in Class 4 business use has changed little over the period. 3% of units were in this category at 2016 which includes tour operators, printers and office services. There has been an increase in the proportion of units in use as cafes and restaurants from 6% in 1986 to 19% in 2016. The number of pubs has almost doubled from 11 to 20 and take-aways have more than doubled from 9 to 21 in this period.

The University of Edinburgh has a significant presence in the area. There are a number of cultural and social venues including The Tron, Festival Theatre, Talbot Rice Gallery, Royal College of Surgeons, Old College and Queens Hall. There are active proposals to bring the former Odeon cinema back into cinema use.



### Physical structure

The Town Centre is a highly developed urban area. A number of the properties in South Clerk Street were originally built as residential properties with front gardens. Most of these properties have lost their front boundary walls and railing and the garden is given over to car parking.

A facade study <sup>3</sup>categorised facades as: active; friendly; boring or inactive. In general the facades were considered friendly and some active though some were identified as being in poor condition. Narrow shop frontages were considered to have a positive impact in creating variation in the townscape.

### Place Standard Exercise

The Place Standard is a tool to evaluate the quality of a place. It consists of 14 questions which cover both the physical and social elements of a place. Each question is rated by participants on a scale of 1 to 7. The results are then plotted on a diagram which shows at a glance the areas where a place is performing well and where there is room for improvement. Where a place has been

<sup>3</sup> Public Life Street Assessment, Nicolson Street and Clerk Street, HERE+NOW, May 2016

assessed as good, the shape will be fuller, reaching towards the edge of the circle. Where it is viewed as performing poorly the shape will be smaller, remaining towards the centre.

A Place Standard exercise was carried out within the Southside. The results of the exercise demonstrated a strong sense of identity and a desire to ensure that the identity of the area is maintained. The need to try to highlight the history of the Southside and provide more information to passers by through signage and maps was raised.

The influence of the student population in the area was reflected across a number of themes, including housing, identity and belonging, facilities, sense of control and the local economy. There were some feelings of lack of integration between students and other residents. The opportunity for more involvement of the University with the local community was raised, in particular in relation to facilities for social interaction. The impact of the volume of student accommodation in the area was raised as a concern, with a feeling that greater consideration needs to be given to the housing needs of the whole community. The positive aspect which the large student population presents for the local economy was recognised.

Figure 3 below illustrates the results. It indicates that the centre is viewed as performing well in the areas of public transport, natural spaces, play and recreation, work and economy and streets and spaces.

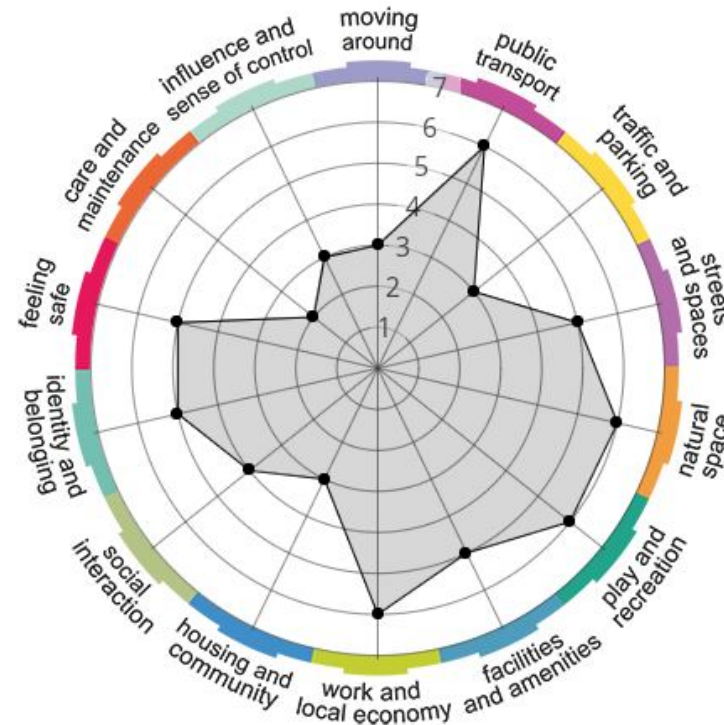
Views on public transport were generally positive with most people satisfied with provision. Issues were raised with regard to a need for an east to west route and concerns about evening services.

While streets and spaces scored high the condition of shop fronts and street clutter were issues.

The areas where the Southside was considered to be performing less well were influence and control, care and maintenance, moving around, housing and community, traffic and parking.

Refuse was the predominant issue in relation to care and maintenance of the town centre. A shortage of residents parking and disabled parking were raised. Obstructions on pavements such as advertising boards, bus shelters and bins along with cars on pavements were concerns.

Figure 3



### SWOT Analysis

The overall analysis is summarised here in a SWOT analysis of the town centre.

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
Strong sense of local identity	Narrow footpaths and pinch points	Build on high footfall	Traffic noise, volume and pollution
High footfall	Traffic noise and air pollution	Enhance spaces	Length of centre
Good public transport	Linear centre inhibiting wayfinding	Build on existing retail	Perceptions of threat in terms of anti social behaviour
Access to natural space	Poor quality materials	Improve quality of materials	
Diverse mix of shops and services	Integration of communities	Improve cross connections	
Low vacancy rate	Perceived threat of anti-social behaviour	Improve conditions and facilities for cyclists	
		Safeguarded tram route	

### Current health

The health check shows that the Town Centre provides a range of services and retail outlets. A decline in the number of units in retail use is evident, however this reflects trends across most town centres. Just under half of the shop units in the Town Centre are in retail use. Vacancy rate is low and footfall is high indicating a relatively healthy centre overall.



### 3. OPPORTUNITIES FOR IMPROVEMENT

The public life street assessment and health check highlight areas for potential improvement in the Town Centre, particularly relating to the movement and place function. The vision for Nicolson Street/Clerk Street is to:

- enhance the appearance and comfort of the centre;
- facilitate movement; and
- ensure a mix of shopping and other services for residents and visitors to encourage people to spend time in the town centre.

The Supplementary Guidance goes some way to achieve the wider vision through the following principles, which should be considered when submitting and assessing a planning application for a change of use within the Town Centre:

1. Supporting high quality shopfront design (see the Council's Guidance for Businesses and Listed Buildings and Conservation Area Guidance). Particular attention should be given to measures which could reduce anti-social behaviour such as gates on recessed doors and frontages that allow natural surveillance.
2. Ensuring active frontages to the street by permitting glazing which will allow for natural surveillance, whilst prohibiting the change of use from shop use to residential in ground floor units.
3. Supporting outdoor seating where pavements are wider.
4. Supporting Class 3 food and drink uses around public squares and on corner sites where there is opportunity to activate the public street life and encourage people to spend time in the town centre.
5. Ensuring development makes a positive contribution to the public realm by meeting the Street Design Guidance and Edinburgh Design Guidance.
6. Incorporating and enhancing natural and built features where they can contribute positively to the Town Centre

7. Supporting additional cycle parking facilities at key points along the Town Centre.
8. Taking opportunities to remove street clutter and other redundant items identified in any relevant street audits prepared by the Council or Living Streets.
9. Ensuring appropriate arrangements are in place for storage of waste, internally and externally.

A number of programmes and plans have the potential to address some of the other issues:

- The area is within defined Conservation Areas. A review of the Old Town Conservation Area Character Appraisal is underway. Appraisals are intended to manage change and set out opportunities for enhancement.
- Part of the area is within the World Heritage Site. The World Heritage Site Management Plan is under review and will set out future actions within the site.
- A bus shelter replacement programme has recently taken place, including replacement bus shelters with advertising panels in the town centre. Future replacement programmes may present an opportunity to improve placement of shelters.
- Review of Air Quality Action Plan
- Road and Footway Investment – Capital Programme
- The Council and other stakeholders are currently progressing a Wayfinding system for the City and the intention would be to include town centres as part of the project.
- Quiet Routes – Edinburgh’s local walking and cycling routes.
- A 20mph speed limit has applied to much of the town centre since July 2016. The remainder of the centre introduced a 20mph limit in February 2017. Reduced traffic speed will improve the sense of security for pedestrians and cyclists.
- The Town Centre has also benefitted from the [trade waste policy](#) that only allows trade waste to be presented on the street/outside premises for one-hour within set collection windows.

- A locality based approach to service delivery operates in Edinburgh. The town centre is part of the South East Locality and the South Central Neighbourhood Partnership area. Locality Improvement Plans are due to be in place by October 2017. These will set out the future priorities for the locality area and consider opportunities to enhance the local sense of identity and belonging. The Locality Improvement Plan may provide a context for the future review of this supplementary guidance.

## 4. POLICIES FOR CHANGE OF USE OF SHOP UNITS WITHIN THE TOWN CENTRE

### TOWN CENTRE BOUNDARY

The LDP defines the boundary of the Town Centre within which Policy Ret 9 and this Supplementary Guidance applies. Paragraph 261 of the LDP states that the Supplementary Guidance may recommend changes to the Town Centre boundary to be included in the next LDP. The following have been identified as *potential* changes to the town centre boundary to be considered in the next LDP:

- Extend the boundary around Nicolson Square. This would provide a consistent policy for the entire square, part of which is currently excluded from the town centre.
- Shorten the town centre by redrawing boundary at East/West Preston Street. A facade study<sup>4</sup> identified a change in the facades to the south of E/W Preston Street where the ground floor shop units face onto the street with a mix of residential use above which are often set back from street level. The change in character along the town centre combined with more inactive facades and vacant shopfronts indicates a potential to shorten the town centre to those more active areas and to focus retail within those areas.

### PREVIOUS APPROACH

The policy approach set out in the Edinburgh City Local Plan (ECLP) (now superseded by the LDP) was to restrict changes of use in shop units within identified 'shopping frontages'. The ECLP identified seven 'primary frontages'<sup>5</sup>. Within these areas policy restricted the change of use to a non-shop use to those circumstances where no more than one third of all units would be in non-shop use and

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<sup>4</sup> Public Life Street Assessment, Nicolson Street and Clerk Street, HERE+NOW, May 2016

<sup>5</sup> Group of addresses for the purpose of calculating the proportion of shop and non-shop uses.

would not result in four or more consecutive non-shop uses. The percentage of non-shop uses in each of the frontages defined in the ECLP is shown in the table below. With the exception of 85-108 South Bridge, where there was a minor decrease, the proportion of shop units in non-retail use has increased in each of the frontages since 2010.

<b>Frontage defined in ECLP</b>	<b>% of frontage in non-shop use<sup>6</sup></b>	<b>Number of vacant units<sup>7</sup></b>
47-87 Nicolson Street	46	0
36-76 Nicolson Street	10	1
78a-140 Nicolson Street	25	0
37-85 Clerk Street and 2-10 Clerk Street	41	0
44-46 Clerk Street and 1-29 South Clerk Street	30	0
1-52 South Bridge	63	0
85-108 South Bridge	11	1

Three of the primary frontages exceed the previous policy of no more than a third of shop units in non-retail use. Vacancy rates within these frontages are low. Each of these primary frontages forms the opposite side of the street from a primary frontage which

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<sup>6</sup> September 2016

<sup>7</sup> September 2016

is within the previous policy threshold. One of these primary frontages, 1-52 South Bridge, has 63% of shop units currently in non-retail use.

### **PROPOSED APPROACH**

This Supplementary Guidance proposes to retain a frontage approach to ensure that a minimum percentage of units are retained in shop use to meet the basic shopping needs of the local population. Nicolson Street/Clerk Street is a linear town centre which extends over 1.7km. The identification of frontages will assist in ensuring distribution of retail facilities throughout the centre to provide for the needs of the local population.

It is proposed that all frontages with the exception of 1-52 South Bridge are retained. This frontage currently has a very high proportion of units in non-shop use. 85-108 South Bridge forms the opposite side of the street, conversely it has a high proportion of units in retail use. Due to proximity to the Royal Mile and city centre retail core this part of the town centre provides a high proportion of restaurant uses. It is not considered necessary to provide a high level of retail protection within this area of the town centre. It is proposed that 1-52 South Bridge is removed as a frontage, however to maintain a certain level of retail within this northerly part of the town centre that 85-108 South Bridge is retained as a frontage.

Outwith the frontages defined above, 53% of units are in non-shop use. If the remaining streets in the town centre are roughly divided into blocks which could form frontages each block has a fairly even distribution of café and takeaway uses, with no apparent grouping of retail uses in any given location within the town centre. It is not proposed to identify additional frontages.

The proposed approach also removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, provides greater flexibility in where non-shop uses can be located within the frontage.

## CHANGE OF USE POLICIES

Changing a shop to a non-shop use will always require planning permission. Some other changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

### Policy NCTC1 Alternative Use of Shop Units - Primary Retail Frontages

In the primary retail frontages defined in Table 1, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) as a result of permitting the change of use, **no more than one third** of the total number of units will be in non-shop use; and
- b) the proposal is for an appropriate commercial, community or leisure use which would complement the character of the centre and would not be detrimental to its vitality and viability.

**Table 1**

Primary Retail Frontages
36-76 Nicolson Street
78a-140 Nicolson Street
44-46 Clerk Street and 1-29 South Clerk Street
85-108 South Bridge

Justification

The identification of primary retail areas provides a focus for retail use within the town centre. Within each of the individual frontages vacancy levels are low as are the proportion of shop units in non-retail use (10-30%). The policy will continue this focus and protect these frontages that are currently concentrated on retail use while allowing an element of other uses which are appropriate to town centres and can add or maintain vitality and viability.

**Policy NCTC2 Alternative Use of Shop Units - Secondary Retail Frontages**

In the secondary retail frontages, defined in Table 2, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) as a result of permitting the change of use, **no more than 45%** of the total number of units will be in non-shop use; and
- b) the proposal is for an appropriate commercial, community or leisure use which would complement the character of the centre and would not be detrimental to its vitality and viability.

**Table 2**

<b>Secondary Retail Frontages</b>
47-87 Nicolson Street
37-85 Clerk Street and 2-10 South Clerk Street

Justification



The frontages retain a majority of units in shop use (54% and 59%), however at lower levels than the primary frontages identified above. The policy recognises that the frontages provide a significant retail function and protect this function by aiming to preserve the retail provision within these frontages around current levels and ensure that the majority of shop units within the frontages are retained in retail use.

### **Policy NCTC3 - Alternative use of shop units - elsewhere**

For those locations not within an identified frontage, but elsewhere within the Nicolson Street/Clerk Street Town Centre boundary, a change of use from a shop to a non-shop use will be permitted provided a proposal is:

- Class 2 – financial, professional or other services
- Class 3 – food and drink uses
- An appropriate commercial, community or leisure use which would complement the character of the centre and would not be detrimental to its vitality and viability.

### Justification

Frontages are used to ensure that a minimum percentage of units are retained in shop use to meet the basic shopping needs of the local population. Outwith the areas defined in Policy NCTC1 and NCTC2 there is a wide range of uses which contribute to the vitality and viability of the Town Centre. This policy will provide a flexible approach which will allow appropriate uses, while accepting that retailing and the role of town centres are changing, to ensure the vitality and viability of the town centre overall. This should allow for units to capitalise on the outdoor street spaces, improving the public realm and providing for an active public life.

### **Residential use**

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Nicolson Street/Clerk Street, have an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer.

For placemaking purposes it is important that ground floor uses help bring activity onto the street. Residential units at ground floor level tend to add little vitality to the town centre. Nicolson Street/Clerk Street already has a large population living within walking distance of the main shopping streets and within the town centre itself, changes from shop use to residential is not supported.

## 5. LINKS TO OTHER POLICIES AND GUIDANCE

### LDP POLICIES

Other relevant policies in the Local Development Plan include:

- Ret 1 Town Centres First
- Ret 3 Town Centres
- Ret 7 Entertainment and Leisure Developments
- Ret 11 Food and Drink Establishments; and
- Des 13 Shopfronts
- Env 1 World Heritage Sites
- Env 3 Listed Buildings - Setting
- Env 4 Listed Buildings – Alterations and Extensions
- Env 5 Conservation Areas – Demolition of Buildings
- Env 6 Conservation Areas – Development

Policy Ret 3 generally supports shop uses in town centres. Policy Ret 7 supports leisure and entertainment facilities in town centres. Policies Ret 11 considers the impact on nearby residents for proposals such as public houses and hot-food takeaways. Des 13 supports improvements to shop fronts.

## **GUIDANCE FOR BUSINESSES**

The document interprets policies in the Edinburgh Local Development Plan. It provides guidance to assist businesses in preparing applications to change the use of a property.

## **ONE-DOOR APPROACH**

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process. Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

## **EDINBURGH STREET DESIGN GUIDANCE**

Edinburgh's new Street Design Guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes.

## **EDINBURGH DESIGN GUIDANCE**

The Edinburgh Design Guidance sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

## **CONSERVATION AREA CHARACTER APPRAISALS**

Conservation Area Character Appraisals help to manage change in a conservation area. They describe what is special about each conservation area. They help in making decisions on proposals that affect the area's special character. The Old Town and Southside Conservation Area Character Appraisals cover Nicolson Street/Clerk Street.

## **WORLD HERITAGE MANAGEMENT PLAN**

There is a management plan for the Old and New Towns of Edinburgh World Heritage Site which covers the period 2011-2016. UNESCO requires every World Heritage Site to have a plan which says how the Outstanding Universal Value (OUV) of the site will be protected. OUV is a collection of things which make the area special. The management plan informs a separate action plan. The management plan is currently being reviewed.

## 6. DEFINITIONS

**Class 1 shop use** - A unit used for the sale of goods to visiting members of the public, for example, post office, sale of tickets, cold food for consumption off the premises, and hairdressing. This is further defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

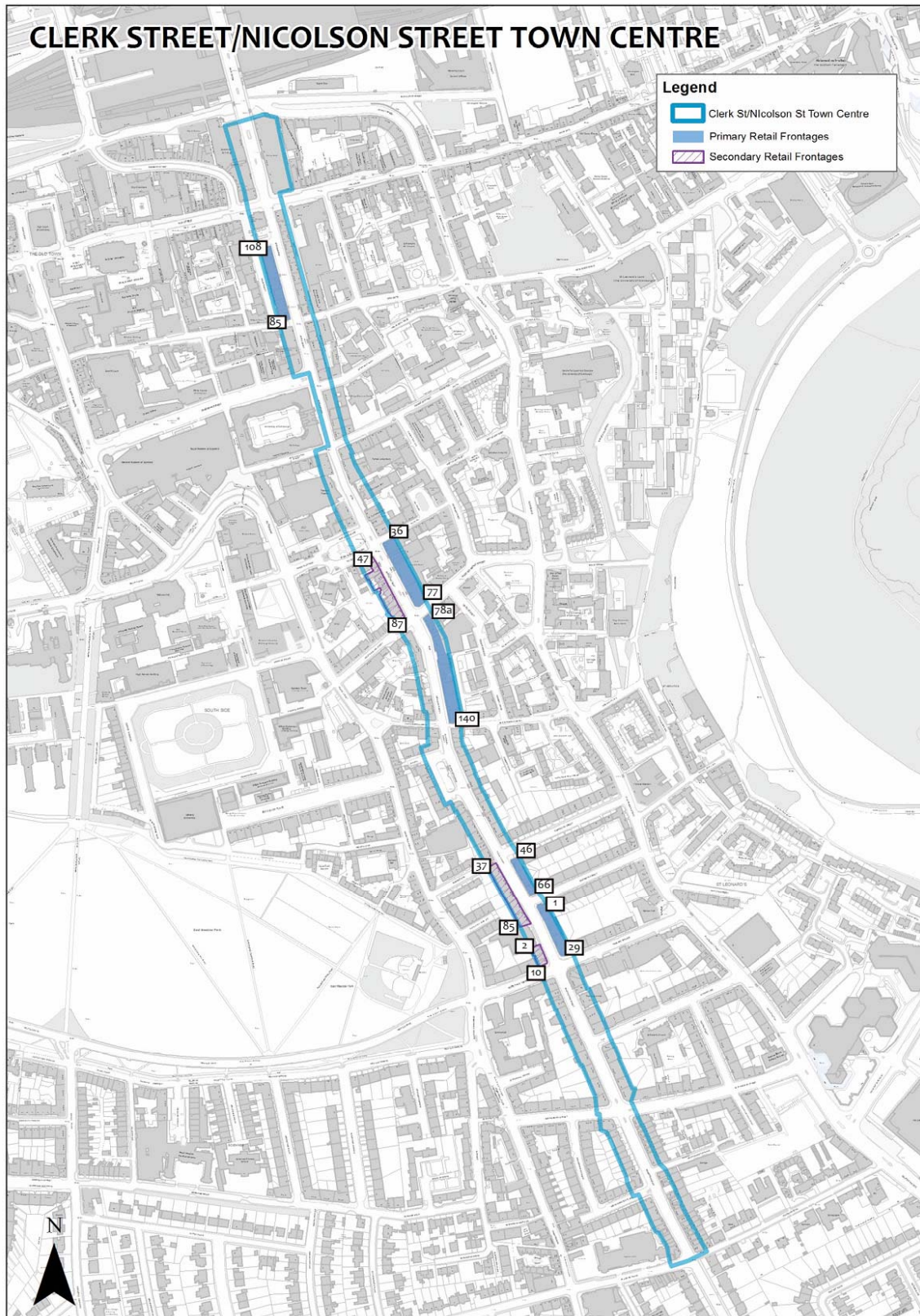
**Shop unit** – As defined in the Edinburgh Local Development Plan (2016), a shop unit is a premises accessed directly onto the street and designed primarily for shop use.

**Non-shop uses** - Changing a shop to a non-shop use is known as a ‘change of use’ and will always require planning permission. Examples of non-shop uses are:

- **Class 2 Service Uses** – e.g. lawyers, accountants, estate agents, health centres, tanning salons and pawn brokers.
- **Class 3 Food and Drink** (consumed on premises) – e.g. restaurant, cafe, snack bar (not a public house or hot food take-away).
- **Class 4 Business Use** – general office, light industry or research and development, which can be carried out without detriment to the amenity of any residential area.
- Betting shops, pay day loan shops, pubs and hot food takeaways are classified as **Sui Generis**.
- **Commercial Use** – e.g. Office
- **Community Use** – e.g. Social and cultural activities
- **Leisure Use** – e.g. Cinema and gymnasium

Some changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

MAP 2: FRONTAGES







**HAPPY TO TRANSLATE**

ترجمہ کے لئے حاضر آماندہر سڈے انوباد کررر

بسعنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181. ITS can also give information on community language translations.

***email: [localdevelopmentplan@edinburgh.gov.uk](mailto:localdevelopmentplan@edinburgh.gov.uk)***

**Responses via the following link:**

***<https://consultationhub.edinburgh.gov.uk/>***

**by 30th May 2017**