



CONTEXT

The proposals are contained entirely within the client's ownership area and do not form part of any other application or PAN.

SITE APPRAISAL AND CONTEXT

The site is owned by Figgate Street Developments Ltd.

The site is accessed from Figgate Street near its junction with Portobello High Street. The site is currently vacant. It is a brownfield site and was originally Portobello Wash House.

The site is in Portobello, within a Conservation Area, along its north boundary. The site close surroundings have a mix of retail and residential buildings, with a range of building heights from single storey to traditional 4 storey tenement flats.

The site is bounded by Figgate Street to the north west; single storey buildings to the north east and residential and commercial developments from 2 to 4 storey high to the south east and south west.

Three small trees will need to be removed as they are within the footprint of the new building.

The present site includes a communal courtyard and vennel (annotated as Shared Access Area on the plans) leading to neighbouring properties. These communal courtyard and vennel are kept and integrated into the proposed layout, and remain clear of any construction.

TENURE

The intention is to provide 8 flats for sale, in response to the local market.

The development is affordable housing free, the total number of dwellings being sensibly below the threshold.

BUILT FORM

The development has 3 storeys on the street side, 2 storeys on the courtyard side and defines a clear streetscape of Figgate Street with a frontage aligned with the adjacent existing buildings. The new block of flats along with the existing boundary walls enclose a new protected amenity space. This space is composed of a private garden for the rear ground floor flat and a landscaped courtyard for the use of all residents, integrating bin storage and secured bike lockers (including the Shared Access Area).

The flats on the street side will have the living areas facing the street except for the second floor 2-bed flat – giving a positive, lively relationship with the public space.

PLANNING APPLICATION: DESIGN STATEMENT & ACCOMMODATION SCHEDULE

An active frontage is provided by giving access to the ground floor studio flat directly from the street through a private external space.

The proposed development has a contemporary appearance. The bespoke plan layout of the flats responds to the site context and constraints. It exploits the use of tall and wide glazed doors and windows to the living areas and the bedrooms to maximise light and help provide informal supervision of the street. The recessed balconies enrich the street frontage, enhancing both the proposed flats and the streetscape. Furthermore, the proposed integrated balconies offer the opportunity to set back the windows from the site boundary and the public footpath. This approach also increases the distance between proposed and existing windows hence ensuring adequate privacy between properties.

Tall windows are designed to maximise light and offer ventilation in relation to the densely-built context of this traditional Victorian tightly-knit street pattern.

The access gate to the courtyard from the street is a secure dark grey double-door gate and a fixed side panel of 2 meters high linking the two brick facades. This gate marks a clear boundary between public and private lands, allows to control the access to the site and secures the shared amenity space, the bike lockers and the bin storage area. The gate dimensions comply with the refuse collection door dimension requirements.

All the ground floor flats benefit from a main door access from the street or the shared courtyard. The upper floors studio flats are accessed by an external stair wrapping around the block providing a comfortable landing and a canopy to each private door. The upper floors flats on the other side of the tenement are accessed from the shared courtyard by a largely glazed common stairwell. The common stairwell entrance is also protected by a large canopy.

A simple palette of good quality materials will be used. The street frontage, the south west gable and the 2 facades along the central access will be mainly faced in buff brick, with vertical timber cladding to the back of the balconies and roughcast render to the rear of the property. The use of a recessed dark grey render band marks the transition between brick facing and render. Windows and doors will be dark grey timber frame. Zinc faced canopies will be provided over the common stairwell and the studio flats entrances, horizontal features to express these entrances and offer shelter.

The roof will be a single ply membrane flat roof with perimeter parapet wall protected by a dark grey ppc metal coping, creating a minimalist and elegant top edge to the facades. Rainwater downpipes and head hoppers, all located within the courtyard and not seen from the street, will be dark grey.

All existing buildings on Figgate Street are clearly located at the edge of the public footpath. The average distance between the 2 street frontages is 9.30metres which corresponds to the width of the street. The opposite side of the street is defined by 3 storey tenement flats. The proposal is sympathetic to this urban context while addressing the potential privacy issue with set back windows.

LANDSCAPE

The existing high stone and brick boundary walls and brick gables define 3 sides of the boundary and are located on neighbouring properties outside the tenement, with heights from 2.35 to 5.85m. The existing boundary walls will be retained.

PLANNING APPLICATION: DESIGN STATEMENT & ACCOMMODATION SCHEDULE

Footpaths within the shared courtyard will be finished with bound gravel. The building massing and location define soft landscape areas of grass, shrubs and 2 small single stem trees, integrating the bike lockers into the landscaped courtyard, offering privacy to the rear ground floor flat and enhancing the whole tenement.

The amenity space will be a mixture of private courtyard, shared common space, cycle lockers and bin storage. The amenity space has an area of 124m² which corresponds to 33% of the whole site area.

SUDS

The application site is not located in an area of flood risk.

A surface water SUDS-compliant design is in preparation.

CAR PARKING

Our proposals regarding car parking options are to provide a car free development, using de-coupled parking and prioritising public transport for the new development. The site is centrally located in Portobello, the area is well provided for everyday needs like grocery shops, school, public facilities and the nearby Portobello High Street is very well linked to the greater city with efficient Public Transport network.

REFUSE AND RECYCLING

A dedicated bin store area is provided at the back of the block of studio flats, with a combination of refuse and recycling bins calculated to provide the numbers and sizes required by City of Edinburgh Waste Services, not visible from the street and protected within the secure courtyard. This space is enclosed on three sides by render finished masonry walls and sits under the cantilevered external stair.

The distance between the bin storage and the kerb is less than the maximum 10 metres.

Access from the street is provided by the double door gate operated by budget lock for refuse collection.

ACCOMMODATION SCHEDULE

Ground Floor	area	number	
Studio flat	37m2	1	37m2
1 bed 2 persons flat	55m2	1	55m2
1 bed 2 persons flat	56m2	<u>1</u>	<u>55m2</u>
		3 total	148m2

First Floor			
Studio flat	37m2	1	37m2
1 bed 2 persons flat	55m2	1	55m2
1 bed 2 persons flat	56m2	<u>1</u>	<u>55m2</u>
		3 total	148m2

Second Floor			
Studio flat	37m2	1	37m2
2 bed 3 persons flat	88m2	<u>1</u>	<u>88m2</u>
		2 total	125m2

8 total **421m2**

SUMMARY

Studio	3 no.	37.5%
1 bed 2 persons	4 no.	50.0%
2 bed 3 persons	1 no	12.5%