



**Proposed Residential Development**  
Pipe Lane,  
Portobello

**Design Supporting Statement**  
March 2018



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View east across site to the Listed Brick Kilns

The following Design Statement provides supplementary information in support of the Planning Application by Portobello Sands Ltd for a proposed residential development at Pipe Lane Portobello.

Portobello Sands Ltd proposes the completion of the remaining vacant brownfield site as an amended development to that permitted under Planning reference 09/00248/FUL in August 2013.

The site is located in a mixed use area, close to the town centre and is within Portobello Conservation area, at an important junction between the existing residential development and the Promenade at Pipe Lane.

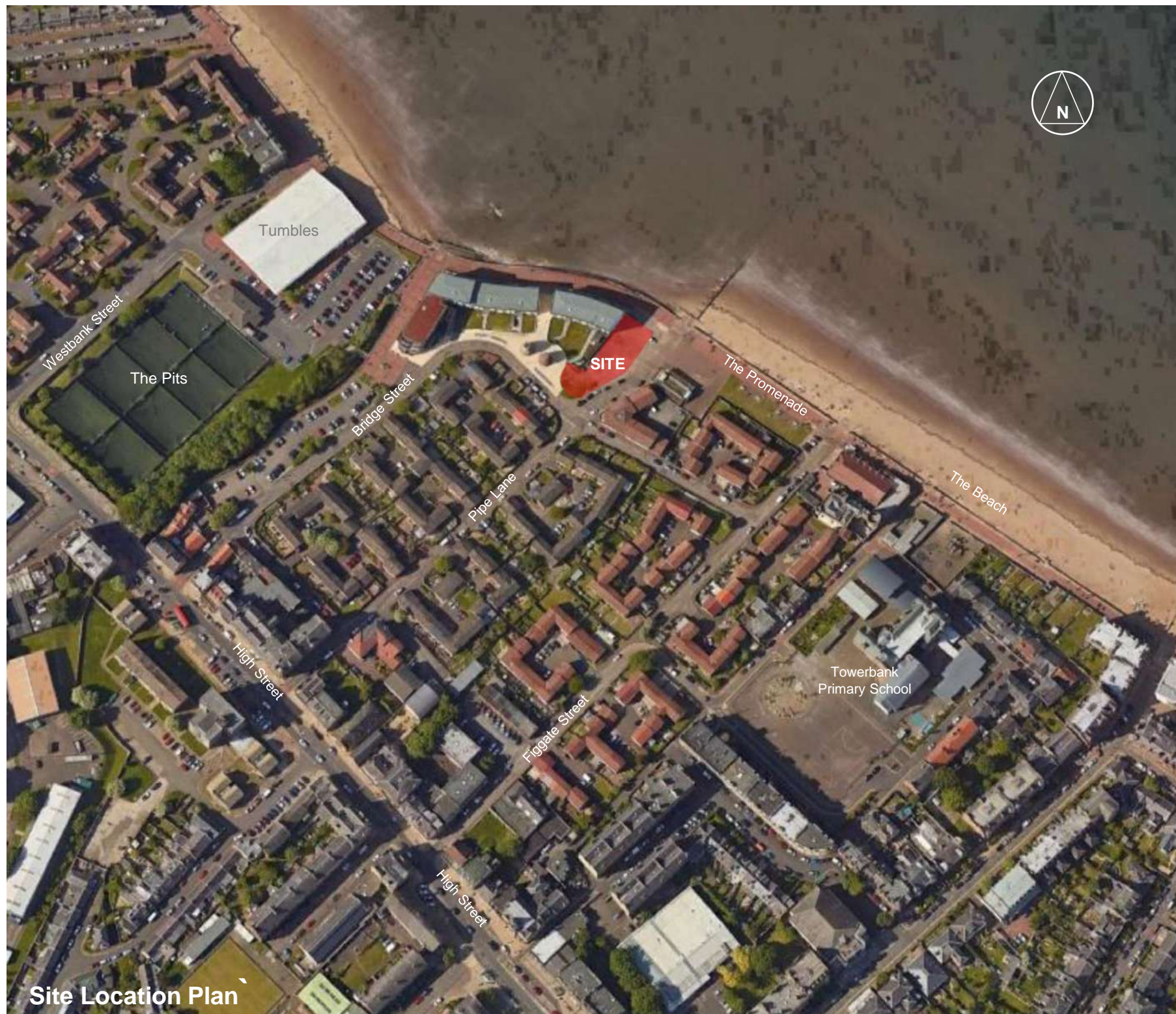
The proposed development comprises 2 distinct buildings: one of Ground plus 5 storeys on the Promenade / Pipe Lane corner consisting of 11 no. 3 bed apartments and the other a 3 storey building comprising 2 3 bed townhouses.

The development proposes to complete the opposing “bookend” concept strategy proposed by the previous adjacent development, enhancing the character and appearance of the Conservation area and setting of the adjacent Listed Brick Kilns.

The following statement outlines the design considerations and intent of the proposals and should be read in conjunction with other supplementary information that forms part of this application.



## The Existing Site



The application site is located at the Western end of Portobello Promenade at the edges of the extended Portobello Conservation Area ( see **Fig.1**) and sits adjacent to the 55 apartment development developed by Kilns Developments.

The site occupies an application area of 0.115 Ha (0.28 acres), which previously formed part of the former amusement and funfair site in Portobello.

Historically the site formed part of the Buchan Pottery to which the existing Kilns formed a part which closed in 1972 relocating to Crieff.

The Kilns are dated 1906 and 1909 and are the last visible remnants of the pottery industry within the area reflecting their Listed and Scheduled Monument importance.

The site is generally level with a slight fall in gradient from East to West towards Pipe Lane.



The historic brick kilns prior to the site being developed

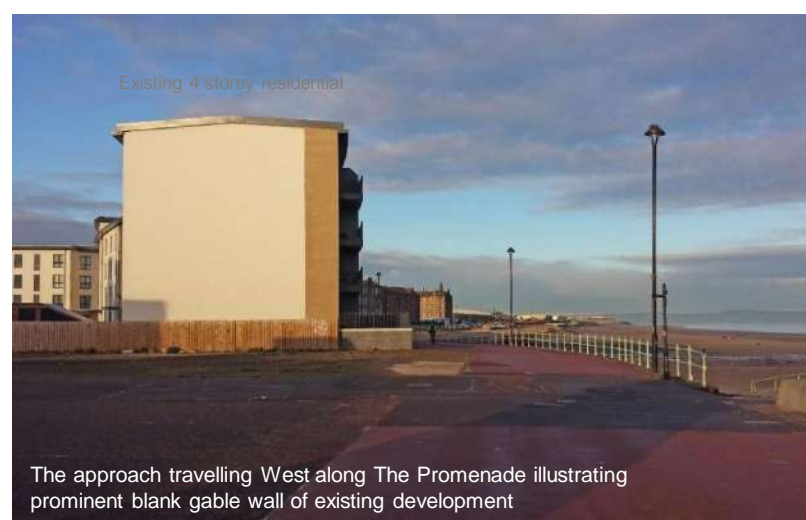
## The Site







## Existing Context

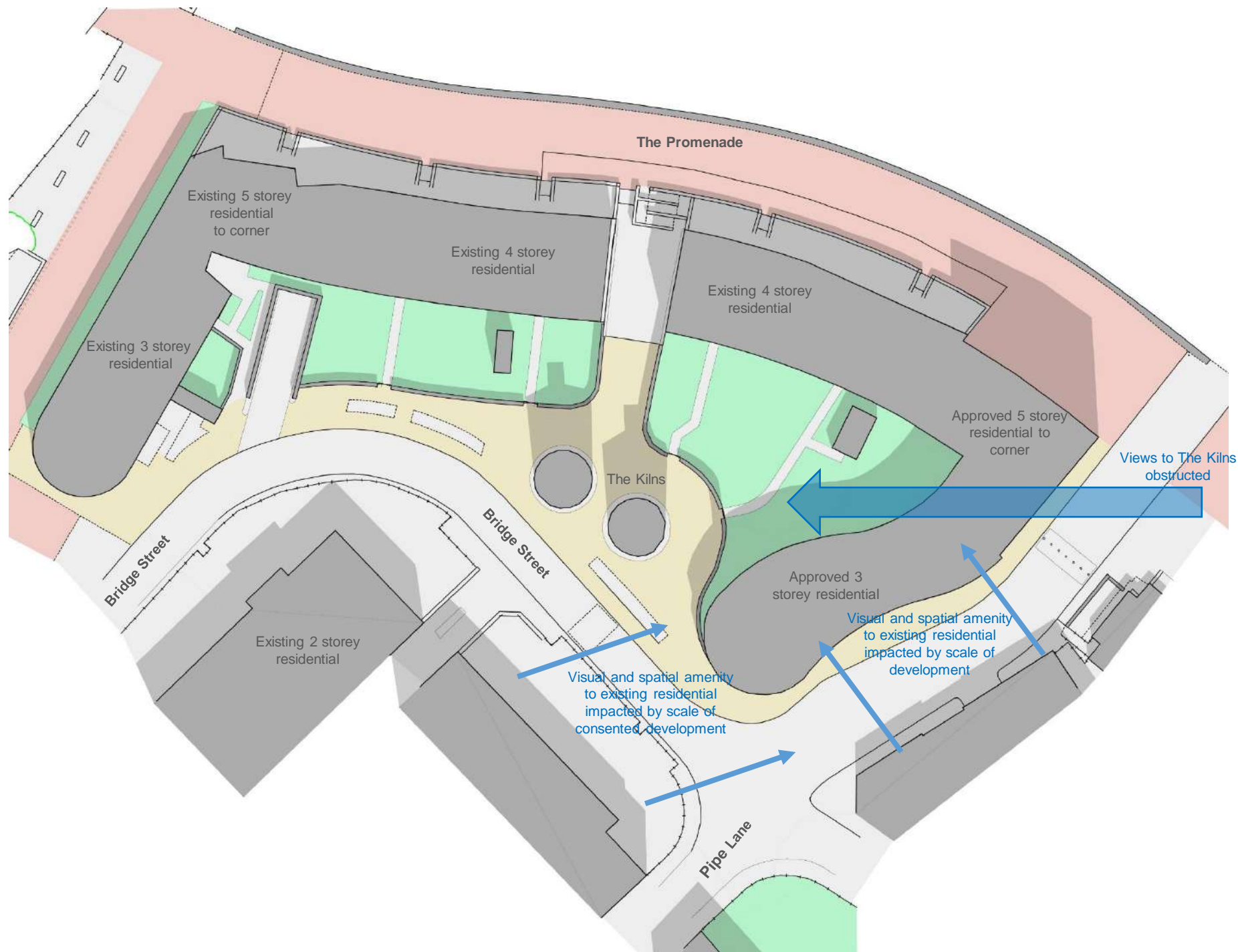


## The Site









**Representative Block Plan illustrating Planning Approved Site Coverage**

**NB:** the above block plan is illustrative only for the purposes of this design statement. For the detailed extant scheme proposals refer to the City of Edinburgh Council Online Planning portal referencing application no. 09/00248/FUL

## The Planning Approved Scheme

The adjacent residential development was only partially implemented by Kiln Developments in relation to the planning consent granted in 2013 ( Planning reference: 09/00248/FUL). The adjacent development consists of 55 apartments, basement parking and landscaped areas.

The area of the site forming this application has not been developed but the original permission dated 2013 remains extant due to the partial implementation.

As noted in the accompanying Planning Statement, the City of Edinburgh Council has recently approved a non material variation to the original permission, granting permission for the gable wall of the existing development and approving development on this application site as a phase 3 development.

The extant scheme provides an additional 18 apartments to the 55 currently constructed (73 in total), alongside and amusement arcade and café to the ground floor. This is developed predominantly over the extent of the application site as illustrated on the adjacent block plan. ( **Note:** Detailed drawings of the extant scheme proposals can be viewed via the CEC Planning portal application ref: 09/00248.FUL)

The proposal creates a new street frontage to the western edge of Pipe Lane with storey heights being predominantly 3 storey rising to 5 storey at the corner of The Promenade and Pipe Lane. reflecting the similar opposing “bookend” further to the west

The consented scheme would create a new street frontage to Pipe Lane obstructing views of the Kilns from the Promenade approach and impacting the visual and spatial amenity of the existing residential properties.





**Representative Illustration of Planning Approved North Elevation**



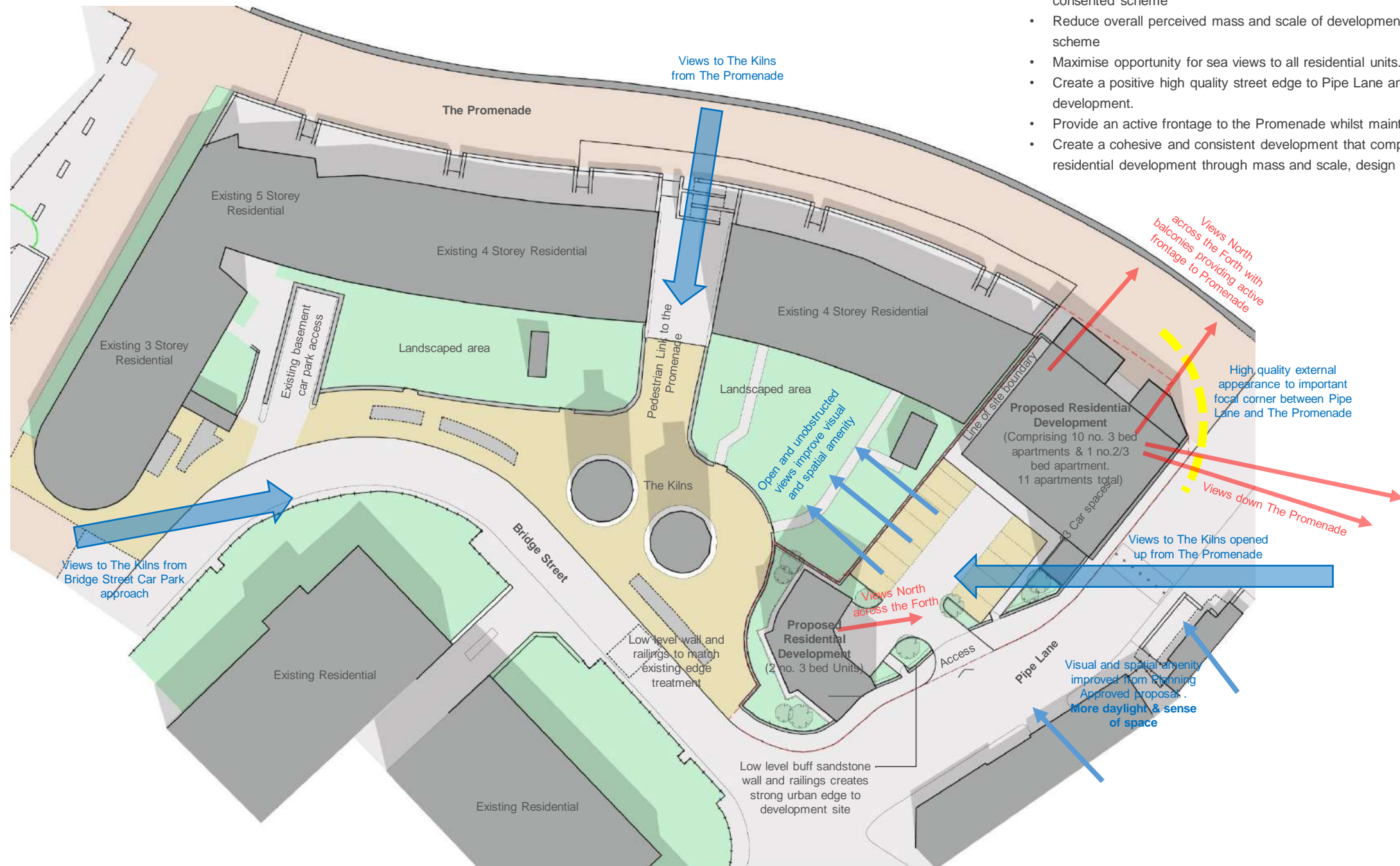
**Representative Illustration of Planning Approved East Elevation**

**NB:** the above elevations are illustrative only. For the detailed extant scheme proposals refer to the City of Edinburgh Council Online Planning portal referencing application no. 09/00248/FUL



## Key Considerations to the Brief:

- Provision of high quality residential development
- Maintain and open up views of Kilns from Promenade approach
- Improve visual and spatial amenity to existing adjacent residents from that of consented scheme
- Reduce overall perceived mass and scale of development from consented scheme
- Maximise opportunity for sea views to all residential units.
- Create a positive high quality street edge to Pipe Lane and the new development.
- Provide an active frontage to the Promenade whilst maintaining privacy.
- Create a cohesive and consistent development that compliments the existing residential development through mass and scale, design and finishes.



Proposed Development Concept Block Plan





View across proposed development site to the South West

The Applicant, Portobello Sand Ltd, proposes the completion of the remaining vacant site at what is an important junction between existing residential development and the Promenade at Pipe Lane

The Applicant retains ownership over the proposed development site and proposes to complete the development of the land to address current requirements and to minimise the impact on surrounding residential properties. As such we have taken time to consider how the remaining land can be developed whilst respecting the amenity of existing residents, especially those directly adjacent to the site.

We have also taken into consideration the importance and strong visual prominence of the Kilns and its relationship to the site. As such we have chosen to reconsider the land uses, the development content and the scale of the buildings on the site.

In preparation of this application we have also engaged extensively in pre-application consultations in order to consider and take into account comments received towards the development of the design. For a detailed summary of our pre-application consultations please refer to the Planning Supporting Statement which supplements this application.



# The Proposed Development

The proposed development from the corner of Pipe Lane and the Promenade



A total of eleven high quality luxury apartments will be provided in one apartment block facing onto the Promenade, comprising 10 no. 3 bed apartments and 1 no. 2/3 bed apartment. Primary living room accommodation and external balconies are orientated to benefit from the stunning views North over the Forth and East down the Promenade.

The corner of Pipe Lane and the Promenade present a strong visual focal point from the approach along the Promenade from the East and presents the opportunity to provide an enhanced high quality elevational treatment to mark this connection.

The building is proposed to be one storey higher than the previously approved scheme. This additional floor is set back from the frontages of the building and will be of a light-frame construction, clad in natural zinc cladding, which will not increase its perceived scale or impact visually when viewed from Pipe Lane or the immediate Promenade area.

Internally floor to ceiling heights to main living accommodation will be 2.6m in line with local authority guidance.

The ground floor to the Promenade building is raised 1200mm above the Promenade level in a consistent approach with the adjacent residential development and to retain consistency along the promenade frontage. This also provides a greater sense of privacy and security to the ground floor apartments facing onto the promenade.

A second detached building is also proposed to the rear of the site, which will comprise 2 no. 3 bed town houses, arranged over 3 floors, with integral car and cycle parking, and which will respect the existing listed Kilns by reflecting their 'stand-alone' siting in a contemporary manner.

All properties are provided with balcony, terrace or small south facing garden areas with upper levels of the Promenade building also benefitting from openable windows onto Juliette style glazed balconies to the South.

The "opening up" of the central portion of the site not only has a positive effect on daylight and spatial amenity for adjacent residents and neighbours, it also opens up the views of the Kilns from the Promenade approach providing a far more enriched and varied streetscape.

The proposed development to the North along Pipe Lane



Views of the Kilns retained from Pipe Lane



## The Proposal



## Appearance & Finishes



**Proposed East Elevation - from Pipe Lane**



### Proposed South Elevation



### Proposed North Elevation

Although separated from the adjacent development the proposals provide and completes the opposing “bookend” concept strategy initially proposed by the existing residential development.

The proposed building mass has been broken down by utilising a palette of materials in keeping with the surrounding context:

- Buff sandstone reconstituted stone with finish and colour to match the existing development and reflect surrounding character of stone buildings further along the Promenade.
- Smooth off white render contrasts the brickwork of the Kilns and retains a consistency of finish and appearance with the adjacent existing development
- Treated timber cladding provides a contrasting warmer aesthetic retaining a continuity in approach to the development over the entire site.
- The roof of the Promenade building and rear townhouses are natural aluminium
- Glazed balconies and terraces with stainless steel handrails.
- Upper storey to be clad in natural zinc cladding, a tried and tested method to reduce visual impact against the skyline.

# The Proposal



# The Development Layout



- Accessible access provided via the pedestrian link from Pipe Lane and from the car park entrance. Stepped access is provided from the Promenade.
- All apartments accessed internally via common entrance stairs and lift access.
- Primary living room accommodation to ground floor and upper apartments benefit from balconies and external terraces with stunning views north across the Forth.
- 2.6m ceiling heights within principal living areas and full height glazing to maximise daylight and views across the Forth and Promenade.
- Full height windows with glazed “Juliette” balconies to principal bedroom accommodation to the south and east.
- Townhouses principal living accommodation located on first floor to benefit from raised views north across the Forth
- Townhouses benefit from integral garage and small private landscaped amenity area to the South.
- 13 car spaces (including accessible and electric charging facilities) are provided with vehicular access provided via Pipe Lane via footway crossover junction.
- Secure cycle storage provided for residents within a basement within the Promenade building and within the private garages of the townhouses.
- High quality external hard and soft landscaping to be consistent with surrounding development with privacy buffer of raised granite setts on edge along extent of building to Pipe Lane.
- Low level boundary walls to south and west to be similar in appearance to existing development consisting of smooth faced concrete wall and painted galvanised railings.
- High quality low level buff sandstone reconstituted stone wall and painted galvanised railings to form street edge to Pipe Lane

## Refuse & Recycling

Discussions have been held with CEC Waste and Cleansing Services and the location and scale of refuse and recycling requirements reflects initial discussions. Waste Collection to be taken from Pipe Lane via lockable dedicated access gates.

# The Proposal



## Sunpath Diagrams

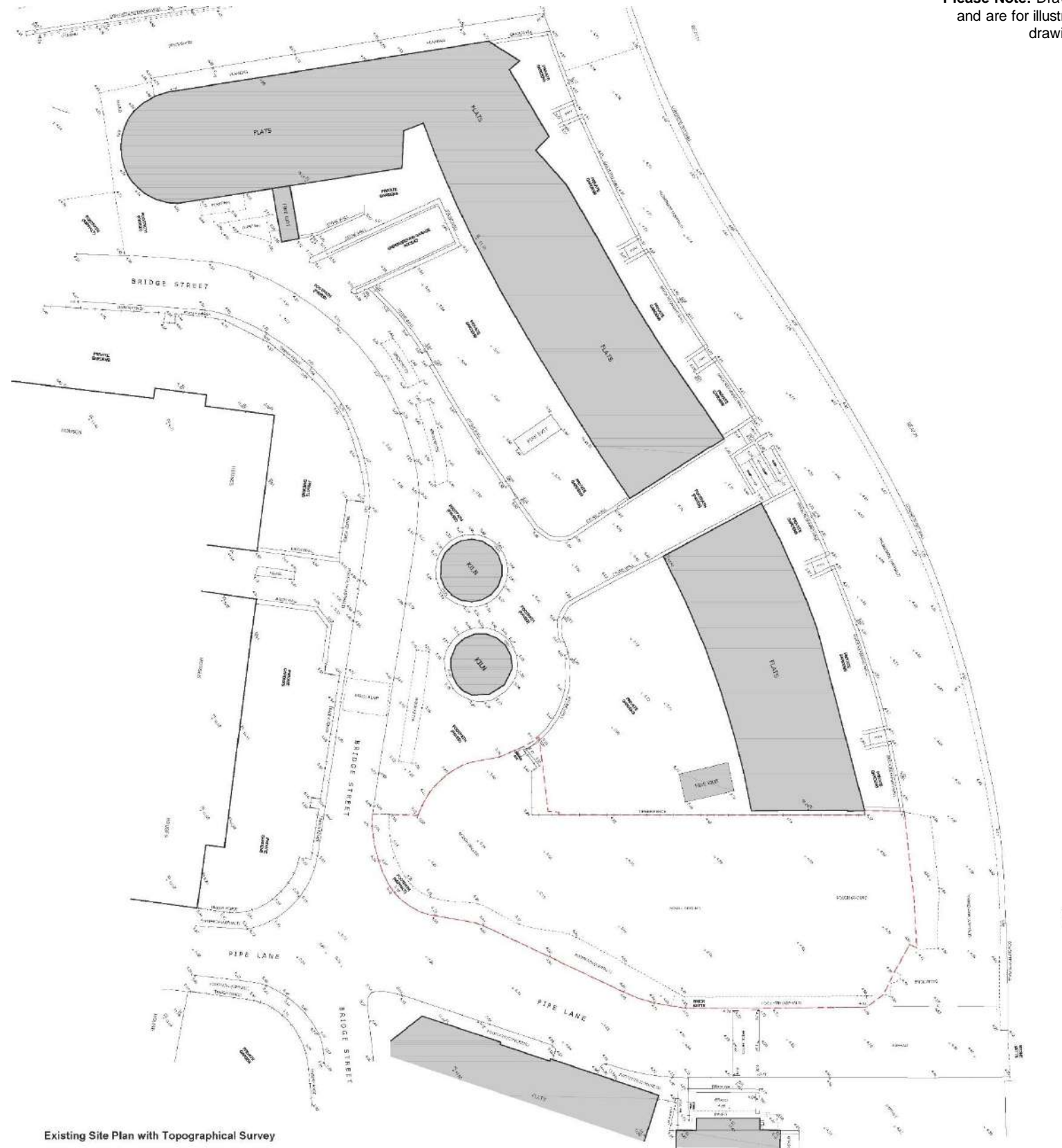


The sunpath diagrams above illustrated in March, June and December at 9:00am, 12:00pm and 16:00 illustrate that the shadow cast of the new building onto the beach and promenade is minimal and there is no overshadowing of adjacent existing buildings. It should be noted that the beach directly in front of the site is generally not used by the general public for sunbathing etc and has no sloped sandy beach with the high tide mark being the sea wall.

## The Proposal



**Please Note:** Drawings within this Design Statement are not to scale and are for illustrative purposes only. For a scaled version of this drawing refer to drawing 16027 PL (-) 001



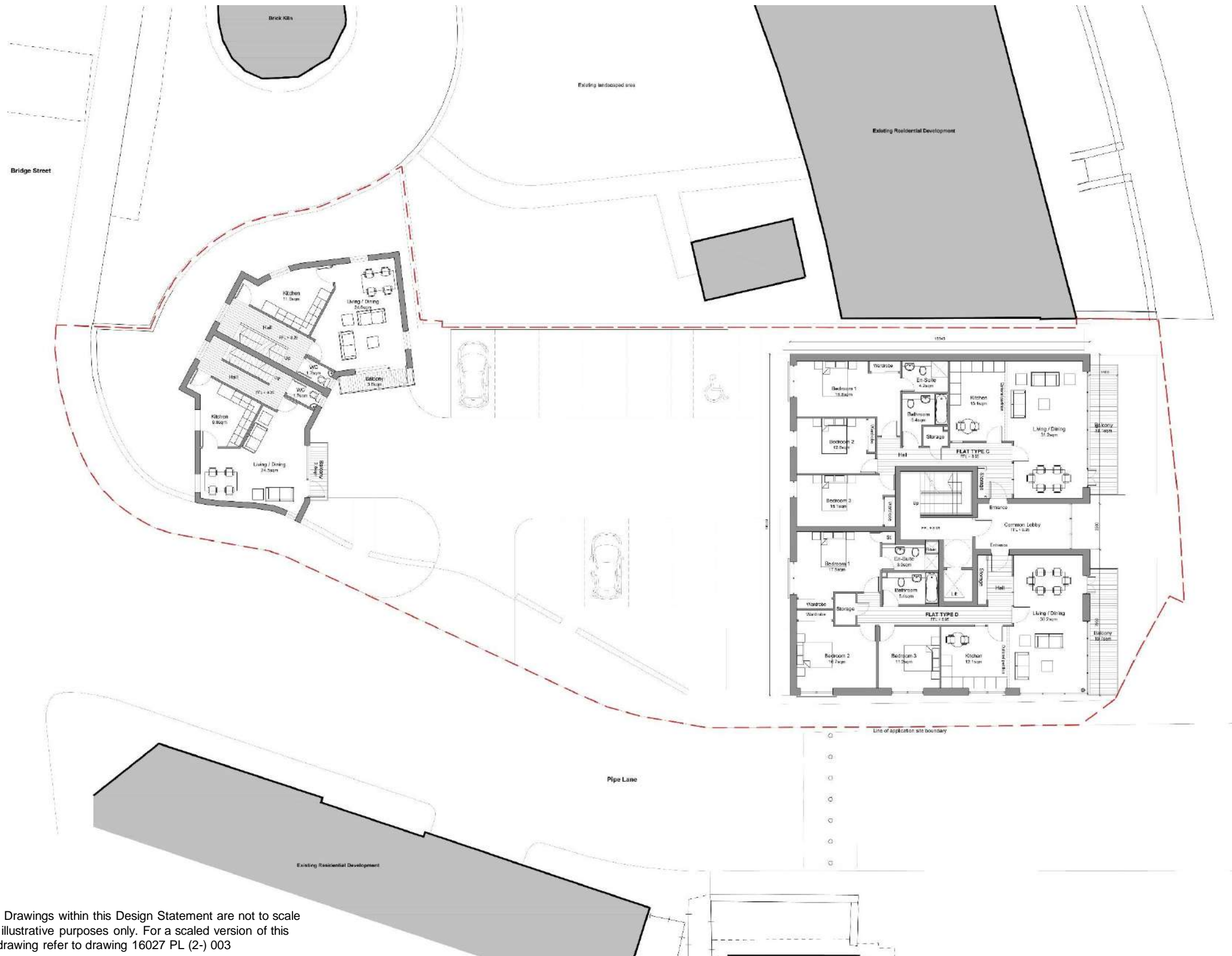
Existing Site Plan with Topographical Survey



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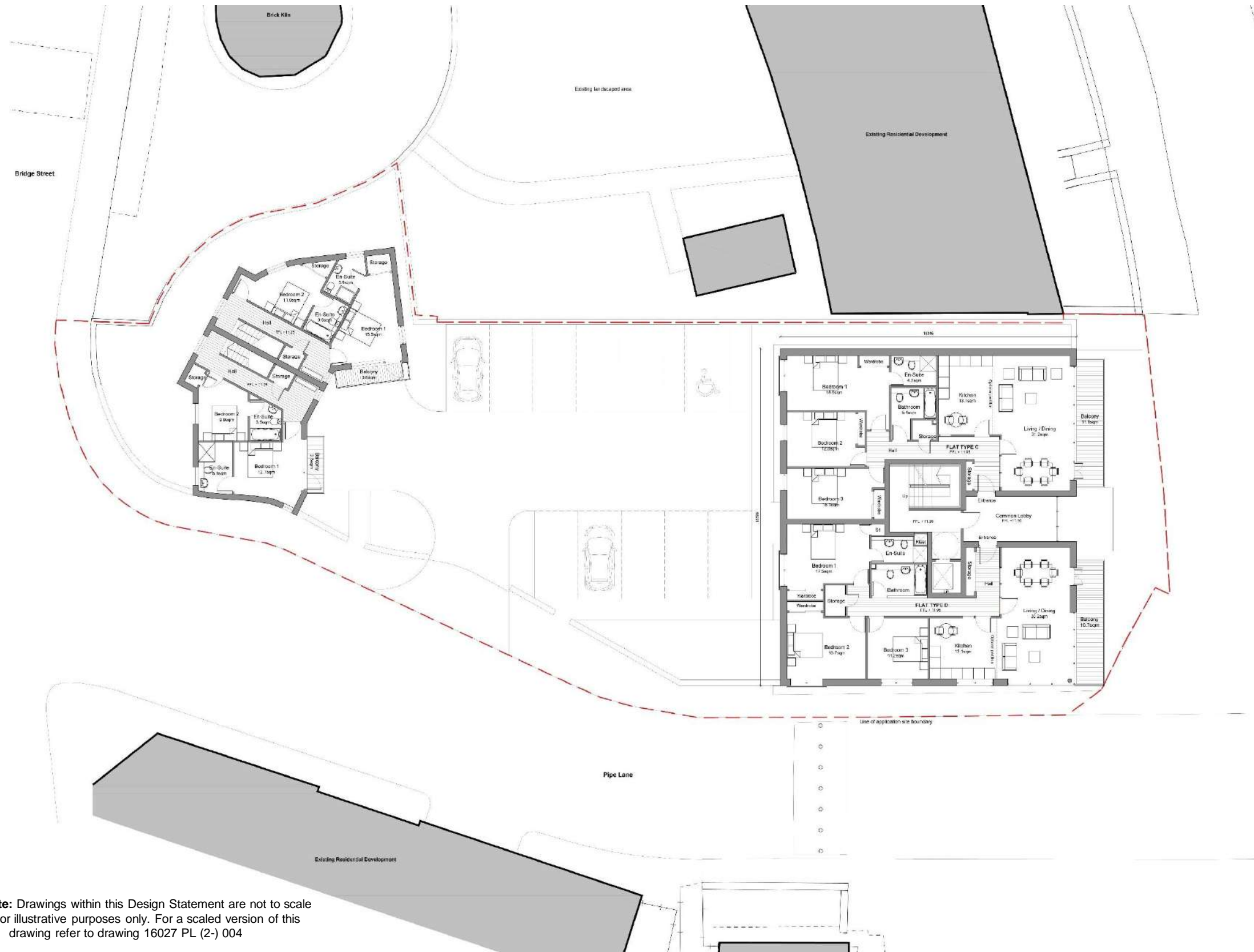
## Appendix 1





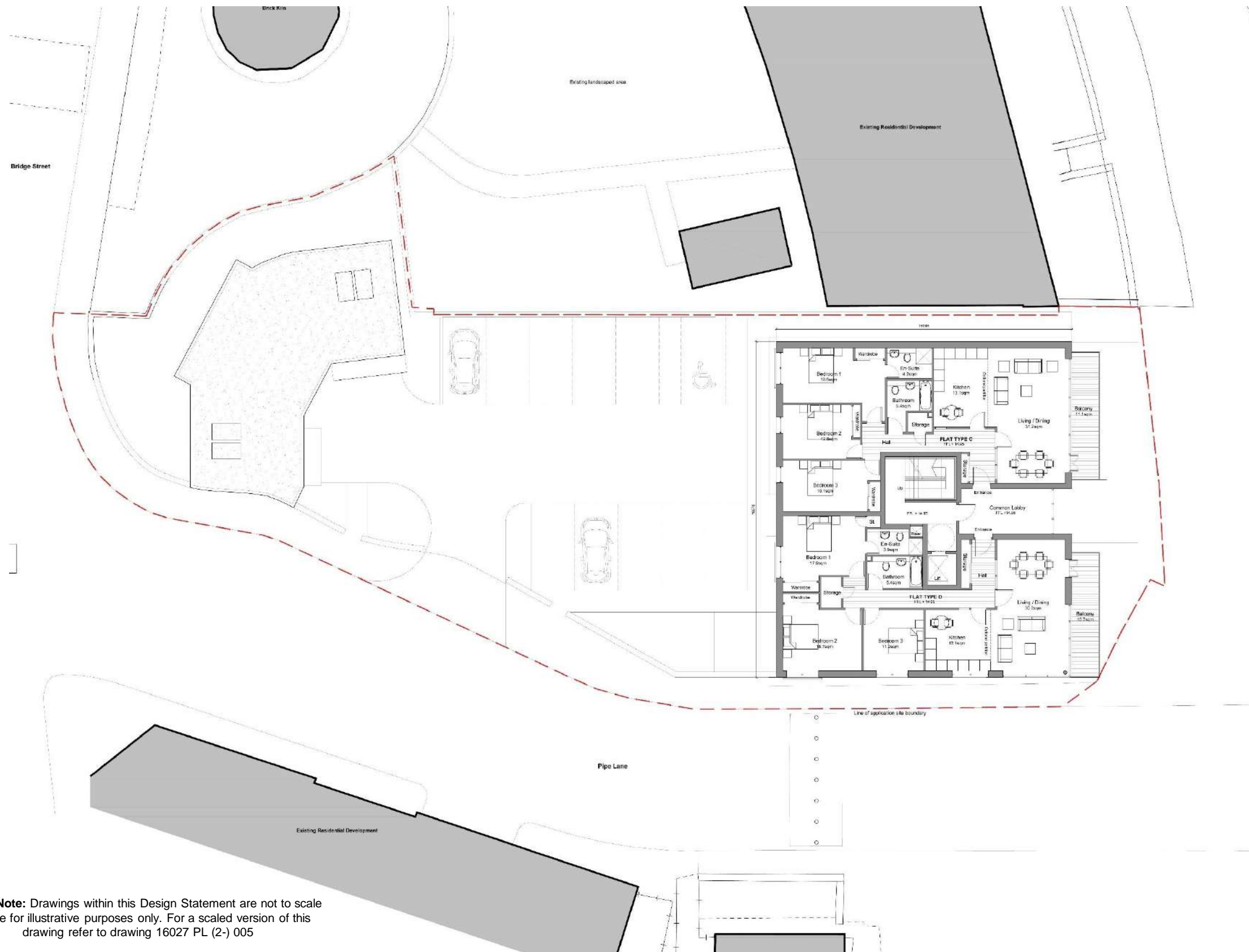
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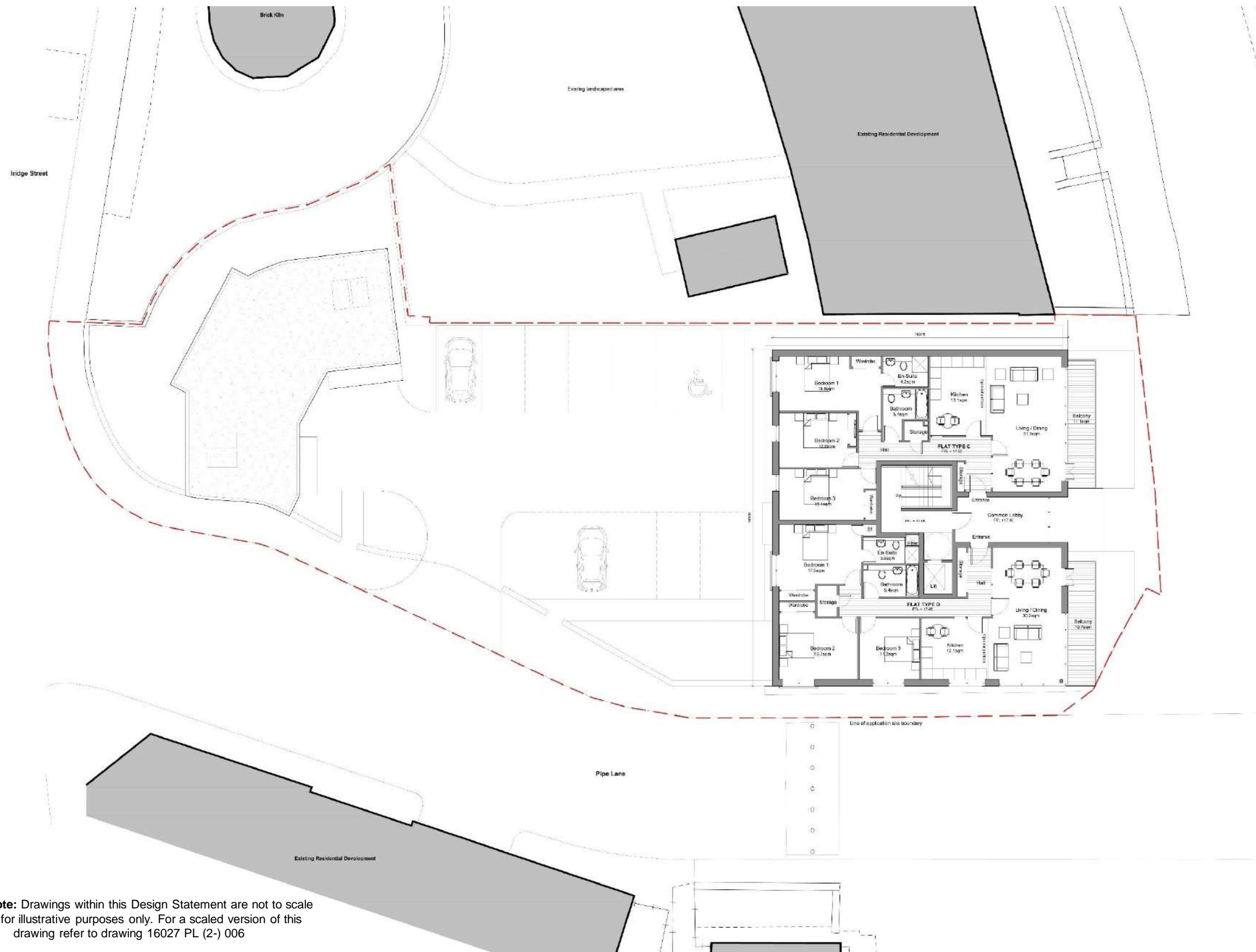
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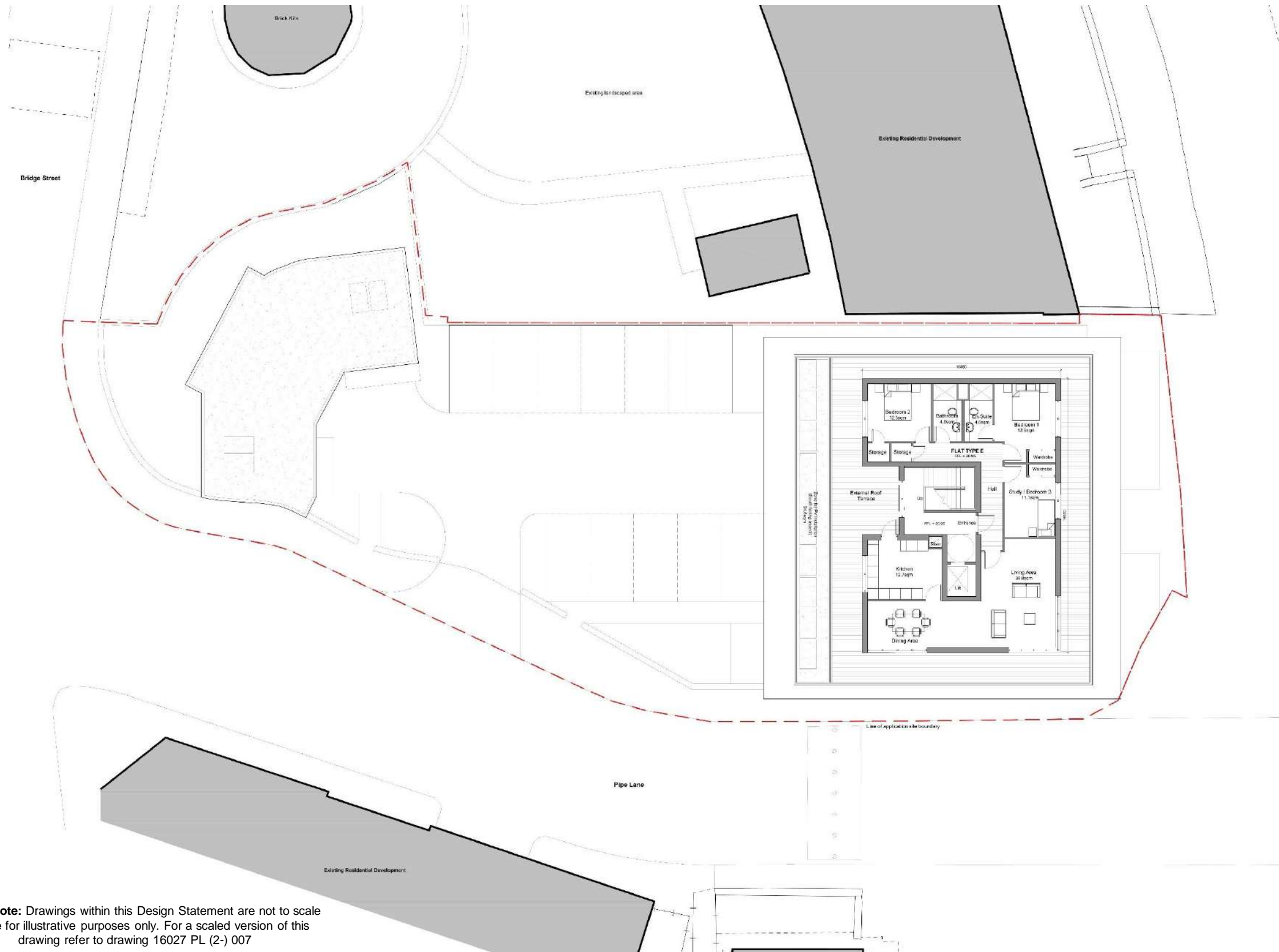
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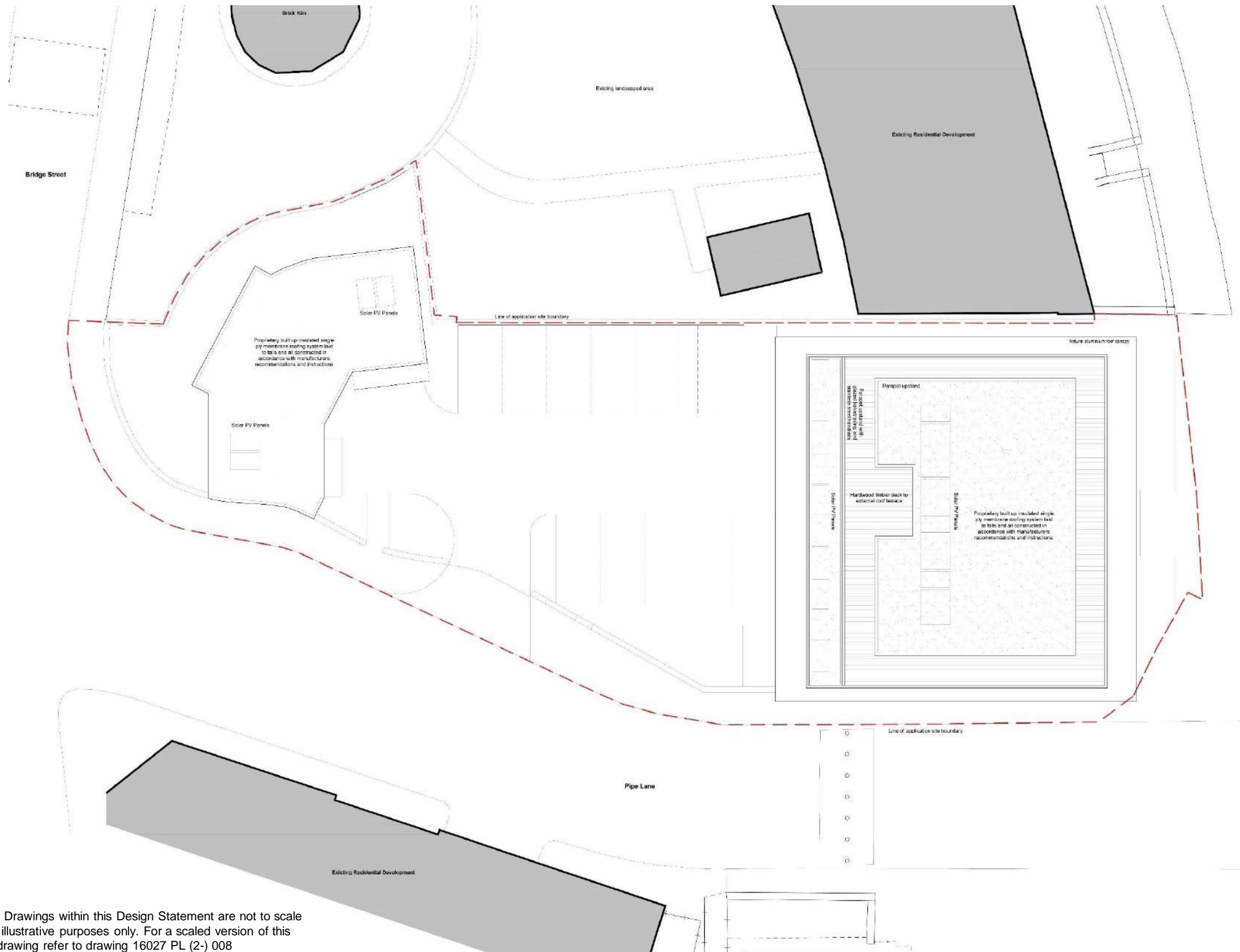
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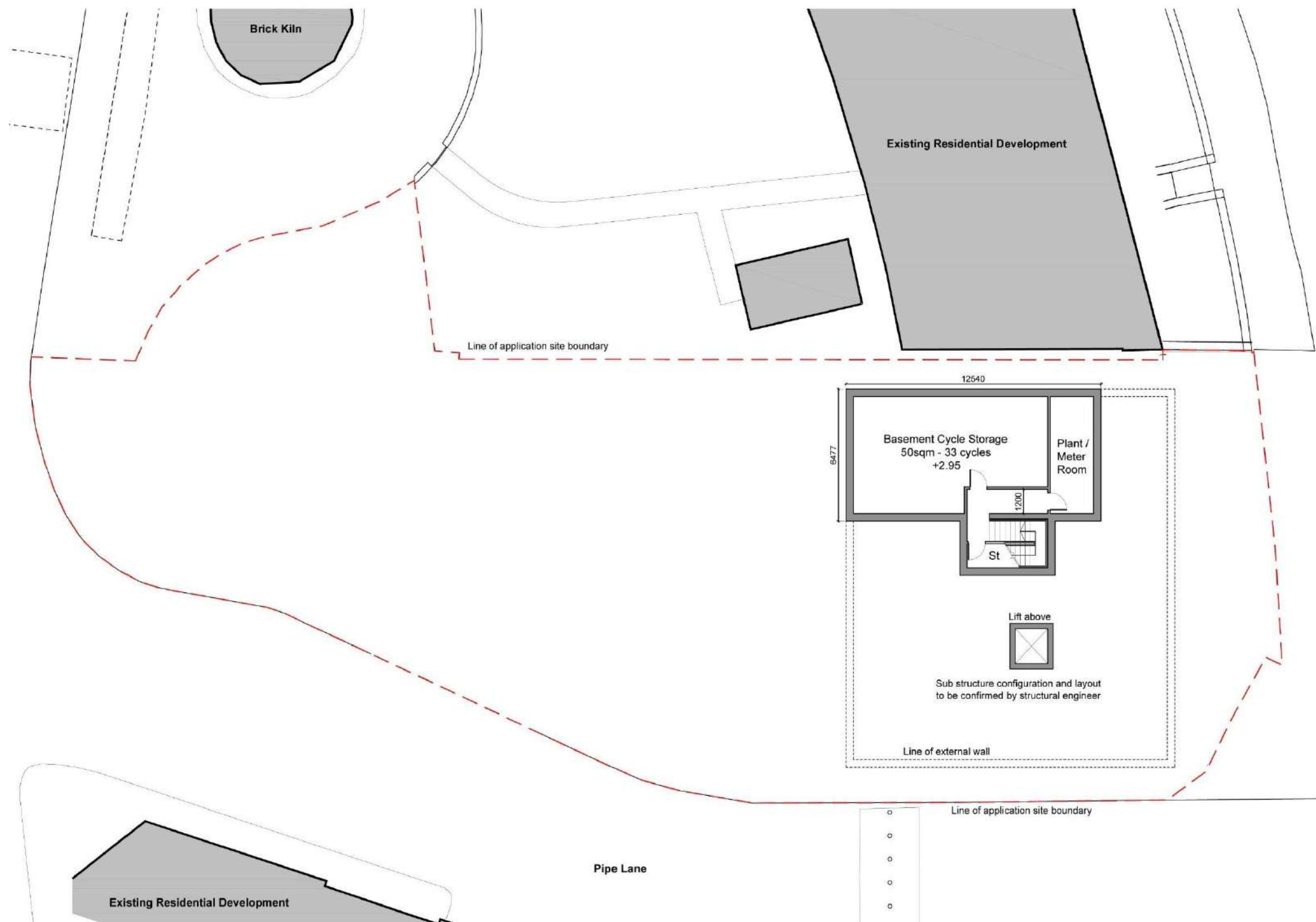
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**Please Note:** Drawings within this Design Statement are not to scale and are for illustrative purposes only. For a scaled version of this drawing refer to drawing 16027 PL (2-) 008





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# Proposed North, South and East Elevations in Context



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**Please Note:** Drawings within this Design Statement are not to scale and are for illustrative purposes only. For a scaled version of this drawing refer to drawing 16027 PL (2-) 011





## Proposed South Elevations



**Proposed South Elevation - Main Apartments**



**Proposed South Elevation - Rear Residential**

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## Proposed North Elevation – Rear Residential

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**Proposed South Elevation - Rear Residential**



The proposed development from the corner of Pipe Lane and the Promenade









