

Proposed Residential Development at Brunstane, Edinburgh

PLANNING SUPPORTING STATEMENT

17 December 2018

1.0 INTRODUCTION

2.0 This Supporting Statement accompanies the detailed planning application by Caledonian Trust PLC for the demolition of dilapidated redundant piggeries forming part of Brunstane Farm and the erection of 19 houses, garages and associated infrastructure.

2.0 SITE AND ITS SURROUNDINGS

This site is located on the east side of Edinburgh on Brunstane Road South immediately to the east of the listed Brunstane Farm steading and close to Brunstane House; (see Figure (i)).

To the North, West and South the site is bounded by public rights of way. To the South West is the established modern housing development at Gilberstoun, to the South beyond the public right of way is an area of woodland. To the East is a former arable field no longer in cultivation on which planning permission has been approved for Phase 1 of the New Brunstane development. To the North beyond the right of way there is another former arable field no longer in cultivation on which an area of open parkland "Brunstane Park" will be created and beyond which there will be residential development as part of Phase 1 of the approved New Brunstane Master Plan.



Figure (i) Aerial View of the Site.

The application site is occupied by the remains of dilapidated piggeries buildings which will be demolished before work on any new development commences. Along the eastern part of this site there is an established tree belt which is to be retained and enhanced. The site is almost level with a very slight fall from the west to the north-east.

3.0 PLANNING HISTORY

In 2006 consent was granted to the applicant to convert the adjacent listed farm steading into nine residential units along with the refurbishment of an existing cottage (ref. 06/02742/FUL). A further consent was granted in 2008 for amendments to the steading consent which also included the conversion of one of the dilapidated buildings on the application site into a large detached house. While the construction work on the steading is ongoing, the work on this additional house has not commenced.

The Local Development Plan adopted in November 2016 identified the surrounding land as being suitable for residential development (see Figure (ii) below) with site HSG 29 allocated for between 950 and 1,330 houses on a site area of 48 hectares. The Master Plan for the proposed development and Planning Permission in Principle for 600 houses comprising the First Phase of New Brunstane was granted in April 2017 (16/04122/PPP). It is proposed that the area of land immediately to the north of the application site be retained as open space which is considered necessary to protect the setting of the listed Brunstane House.

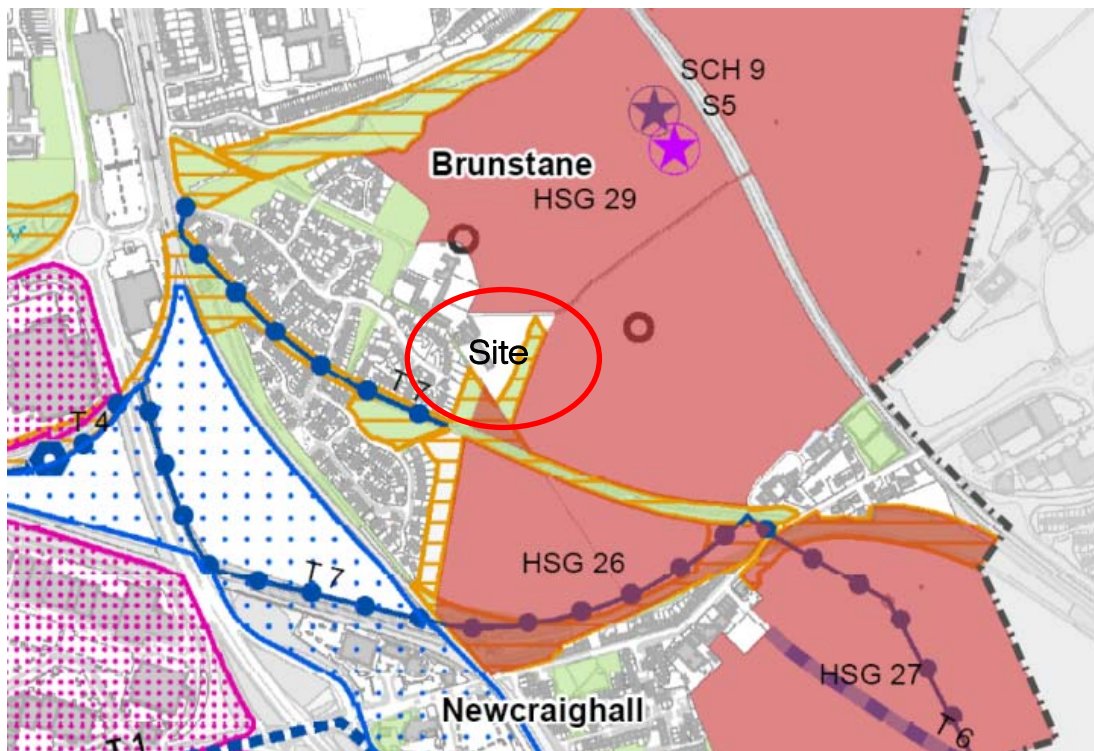


Figure (ii) Part Copy of the Local Development Plan Proposals Map.

HSG 26 has also been allocated for housing use and detailed consent was granted in 2012 for a development of 160 houses and is being developed by Barratt Homes and is substantially complete.



Figure (iii) Part Copy of the Local Development Plan for Brunstane.

4.0 THE PROPOSED DESIGN

4.1 LAYOUT DESIGN

The steading to the west of the site is an important building group which forms part of the setting of Brunstane House. In order to ensure that the steading setting is protected and enhanced, a new courtyard is to be formed as a way of providing a transition between the steading and the proposed new housing. This is to be achieved by the building of two blocks of linked houses on Plots 1, 2, 18 and 19; (see Figure (iv), Site Layout and Figures (v) and (vi)). These courtyard houses have been designed specifically for this location and will provide an appropriate transition between the existing steading and the proposed detached houses. These courtyard houses are designed to adopt the massing of traditional farm buildings while incorporating more contemporary detailing. It is proposed that they be built in traditional materials.

The remaining part of the layout has been carefully designed to provide attractive building groups while at the same time, providing the appropriate amount of garden space, driveway space and privacy. On leaving the proposed 'courtyard space', a narrowing has been formed by grouping the gable of plot 19 and the front of house plot 2 close together. The space then opens out with the front elevation of the house on plot 9 becoming prominent. A street is then formed by the row of houses on Plots 3 to 8 before the layout opens out to benefit from the attractive views to the existing trees located along the eastern edge of the site and the proposed open space to the north. On corner plots which are visually important, a combination of house types G and H have been designed with dual aspect elevations ensuring that the house frontages are active and unsightly blank gables are avoided.



Figure (iv) Proposed Site Layout

4.2 ROADS AND FOOTPATHS

The site is to be accessed from Gilberstoun Place and Brunstane Road South. It is proposed that the section of Brunstane Road South between the site and Gilberstoun Place be upgraded to adoptable standards and discussions have taken place with the Council's Roads Department to agree the upgrading work required.

The new road within the housing area is also to be constructed to adoptable standards. It is proposed that the road will vary in width along its length with wider spaces introduced to allow 'courtyard' spaces to be formed and narrow sections to allow buildings to be positioned closer together and this narrowing will assist in providing traffic calming. It is intended that the road be a shared surface with features such as tight radii bends, (in addition to narrow lengths) to ensure that vehicle speed is kept to a level where vehicles can comfortably mix with pedestrians and cyclists.

The site is not of a sufficient size to incorporate a loop road system and as an alternative, a turning head is to be formed creating an informal shape while at the same time meeting with the requirements for vehicles turning. Visitors' parking spaces have been incorporated to meet Council requirements and are to be located in areas where they are integrated into the design.

A public right of way along the west boundary of the application site will be retained and upgraded to provide a dedicated pavement as part of this application. Footpaths are also to be provided to link the proposed development with the wider footpath network and to the proposed open space on the land to the north.

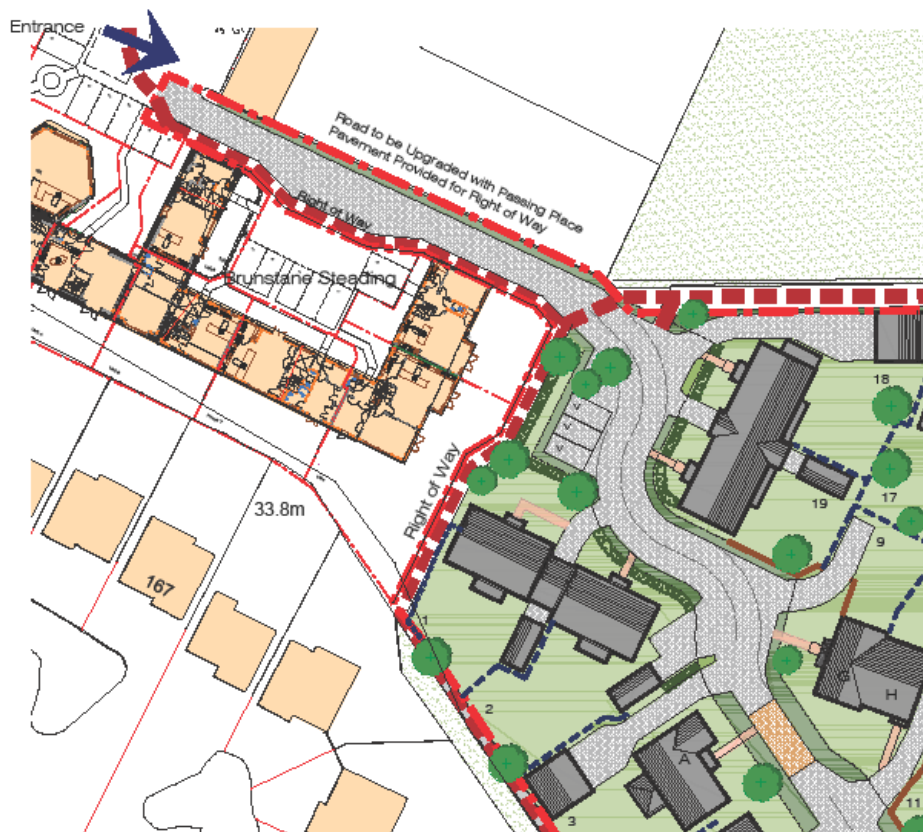


Figure (v) Part Site Plan Indicating Right of Way



Figure (vi) Computer Model View Looking South East.



Figure (vii) Computer Model View Looking North East.

4.4 HOUSE DESIGN

In addition to the courtyard house types, six house types have been included within the layout to provide interest and variety. These house types are two storey in scale but all have single storey elements which will result in the provision of a varied roofscape. The houses incorporate traditional features such as steeply pitched roofs, vertical proportioned windows and gable roof features and it is proposed that they be built using materials with a traditional appearance which include reconstituted stone and render finish.

The accommodation has been designed for contemporary living with open plan living areas to the rear with large glazed openings to provide a bright environment. Room sizes have been carefully considered to ensure that comfortable accommodation is provided.

It is intended that the front garden spaces remain open and the rear gardens be enclosed by 1.8m high timber fences. It is proposed that feature stone are constructed to enclose the exposed boundary of corner plots.

4.5 LANDSCAPE

The applicant is aware of the benefit of providing an attractive development with the landscaping being a very important part of this. The intention is that a landscape architect be appointed at an early stage to prepare a design for the site and it is anticipated that a condition will be attached to any consent that the design prepared must meet with the approval of the Council.

The most significant landscape feature within the site is the tree belt along the eastern part of the site. It is the intention of the applicant to instruct a condition survey of this grouping at an early stage. An initial inspection has been carried out and the condition of some of the trees is of concern. The intention is to ascertain the most appropriate action to allow the healthy trees to be retained and for a planting schedule to be prepared to ensure that new planting enhances this tree belt. Within this grouping there is an existing area which is at a slightly lower level and it is proposed that this space be allocated for a surface water soakaway.

5.0 AFFORDABLE HOUSING

The City of Edinburgh Council policy on affordable housing requires 25% of any new development to be affordable housing and on some of the smaller sites, a financial contribution towards affordable housing to be provided elsewhere is considered appropriate but this has yet to be agreed with the Council.

6.0 COMMUNITY COUNCIL

The drawings and a covering letter have been sent to the Portobello Community Council and an offer to attend a meeting to provide further information has been made.