



Land South of 1 East Brighton Crescent, Residential Development

Design & Access Statement

Design & Access Statement in support of the application for the demolition of garages and erection of 2 new dwellinghouses and rebuild of boundary wall to the rear of 1 EAST BRIGHTON CRESCENT, PORTOBELLO, EDINBURGH, EH15 1LR.



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1.0 Introduction

The site is situated at the residential cross junction of East Brighton Crescent, Sandford Gardens & Lee Crescent in Portobello, some four miles east of Edinburgh’s City Centre, between Leith & Musselburgh.

Portobello retains the character of a small town although officially a residential suburb of Edinburgh. The architectural form and character of Portobello is rich and varied, with many fine Georgian and Victorian historic buildings. The building materials are traditional: stone, harling, slate, pantiles, timber windows and doors.

Our client, is seeking to obtain Planning Permission for the demolition of the existing, non-listed rear garage lock ups of 1 East Brighton Crescent and in it’s places proposes 2 new dwellinghouses and rebuild of boundary wall.

This design statement will outline our design approach as part of the 3 applications submitted to the council:

- 1. Full Planning application (in relation to the 2 new proposed dwellings)
- 2. Listed Building Consent Application (in relation to the rebuilding of the existing stone garden wall)
- 3. Conservation Area Consent (in relation to the demolition of the existing garages)

The statement will cover all three planning procedures, working harmoniously together to ensure the historic qualities of the area are preserved and managed.



Lee Crescent, 1 East Brighton Crescent (Right).



 SITE LOCATION

Portobello Google Maps™ Aerial View



2.0 Location

2.1 Site & Context Description

Along East Brighton Crescent and Lee Crescent there are fine examples of Georgian and Victorian Architecture within the surrounding area, principally residential. 1 East Brighton Crescent a semi-detached Villa is one of these.

Currently to the rear of 1 East Brighton Crescent are 6 garages, 4 to South West & 2 to the South East, which are accessed from a lane still formally named Lee Crescent. To the south of the site runs Christian Path a public walkway taking you to Brighton Place (West) and Windsor Place (East).

A short walk away is Portobello High Street identified as a shopping centre providing a diverse mix of commercial activities with side streets running perpendicularly down to the Promenade.



PORTOBELLO CONSERVATION AREA BOUNDARY



OWNERSHIP BOUNDARY SITE BOUNDARY

Satellite image of 1 East Brighton Crescent



2.0 Location

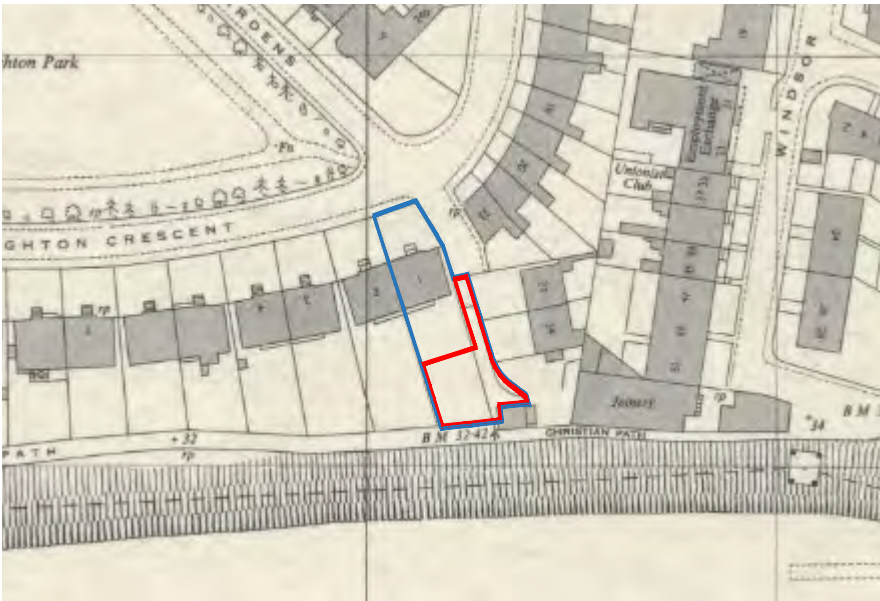
2.2 History / Statement of Interest

Portobello takes its name from the Spanish port of Puerto Bello on the Isthmus of Panama. In a notable offensive of 1739, the port was captured by a British fleet under Admiral Vernon. In the 1740s, George Hamilton, one of the sailors involved in the battle, built a house four miles east of Edinburgh which he named his “Portobello Hut” after the battle of Puerto Bello.<sup>1</sup>

Progressing through the 19th century, elegant residential terraces and villas were developed to west of Portobello High street. These residential areas, such as East Brighton Crescent and later Lee Crescent whether they are Georgian with a classical layout and restrained architecture, or Victorian with more informal layouts and exuberant designs, all have a generosity of space that provide a tranquil character.

The erection and age of the garages to the South of the site have not been defined.

1. p 8. Portobello Conservation Area Character Appraisal



OWNERSHIP BOUNDARY  
SITE BOUNDARY



2.0 location

2.3 Historic Environment - Listed Buildings

The site comes under the Portobello Conservation Area, designated on 13th October 1977.

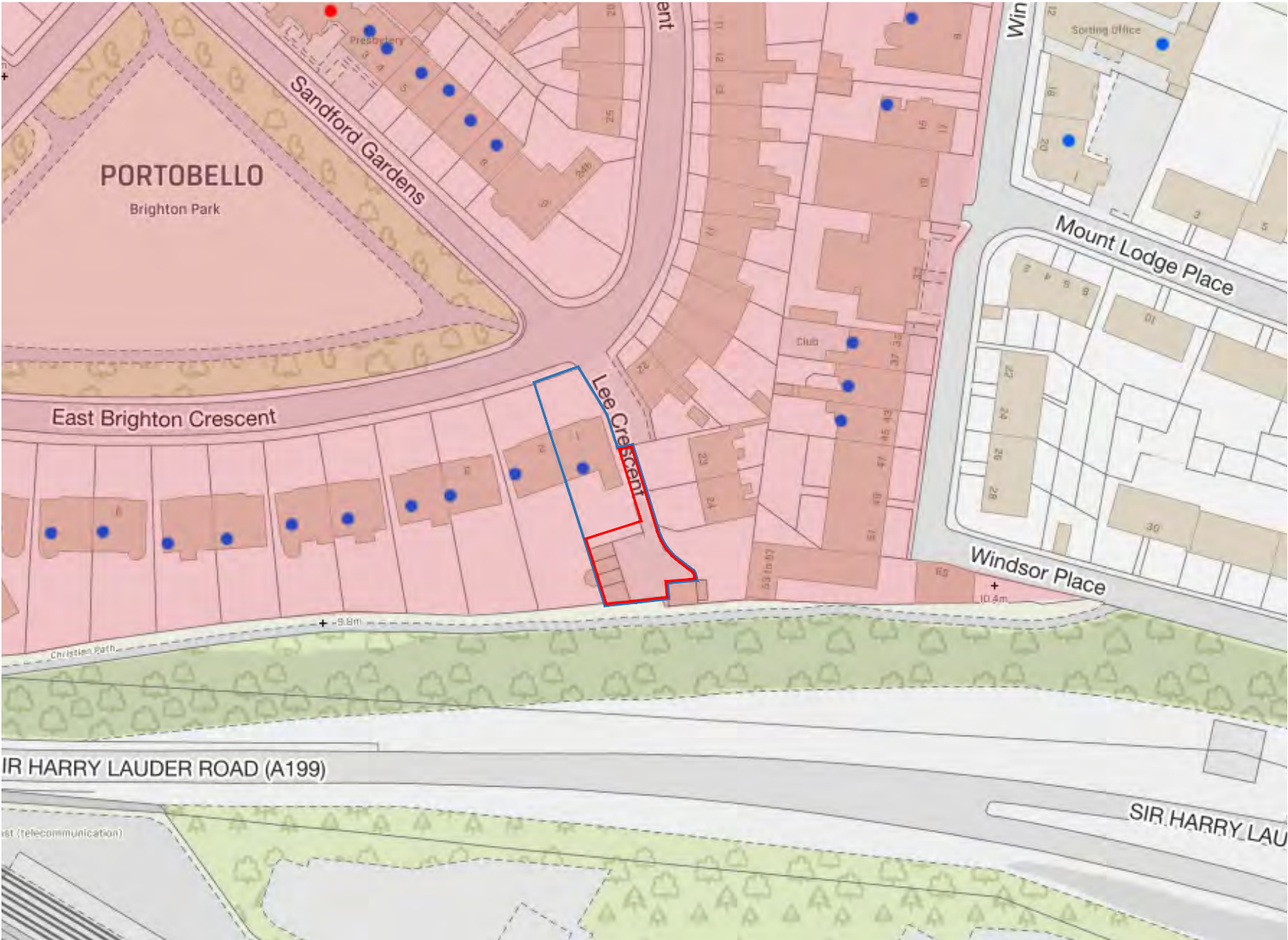
There area number of B Listed residential buildings in the vicinity including the semi-detached Georgian villa on the site of 1 Brighton Crescent. The garages to the rear are not listed.

It is our intention to respect the character of the Portobello conservation area referring to the character appraisal document “to ensure that change and development sustains and respects the qualities and special characteristics of the area.” <sup>2</sup>

Design cues will be taken from the buildings surrounding the site in terms of form, scale, massing, spatial site arrangement and the character appraisal for new buildings on gap sites, as follows:

“The development of new buildings in a Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs sympathetic and complimentary to the existing character of the area may be acceptable.” <sup>3</sup>

2. p 7. Portobello Conservation Area Character Appraisal  
3. p 24. Portobello Conservation Area Character Appraisal



OWNERSHIP BOUNDARY SITE BOUNDARY B LISTED CONSERVATION AREA Listed Building/ Monument Designations Map Courtesy of Historic Environment Scotland



2.0 location

2.4 Structure Map & Special Characteristics

A number of fine individual buildings were built at the start of the 20th century, one of these noted on the structure map and special characteristics in the Portobello Conservation Appraisal is St. John’s Roman Catholic Church in Brighton Place (1906), whereby the spire dominates the town’s skyline and is notes as a ‘Main Focal Point’.

The proposed site lane is a narrow passageway lying south of the Church. It is important to note any proposal on site will not impact in anyway on the vista and maintains this line of sight from the narrow lane north to the spire.



📍 SITE LOCATION



2.0 Location

2.5 Character Analysis

An analysis of Portobello’s architectural character and appearance is at the forefront to our design strategy, focusing on the features which make Portobello special, distinctive and respected.

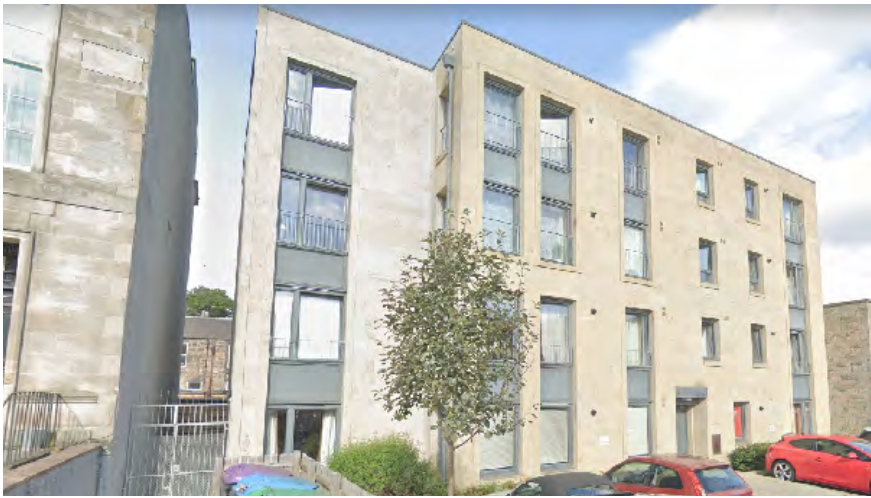
- 01. Builder & Architect John Baxter designed all of the villas along East Brighton Crescent Circa 1824. Mirrored 2-storeys with side pavilion, slightly setback. Villas have a informal layout with a generosity of space to the front and rear.
- 02. Lee Crescent showcases terraced Georgian housing with a classical layout and restrained architecture. Houses have small front gardens with low stone boundary walls, originally with cast iron railings. Back gardens are much larger and are bounded by high stone walls.
- 03. 33 Windsor Place, Port of Leith Housing Association’s development was completed in November 2013 and comprises 23 flats. The site was previously a long-empty government office which was demolished to make way for this development.
- 04. Mount Lodge Place, perpendicular to the high street, former flats built circa 1980’s.
- 05. 2 Store flat roof commerical premises at the end of Windsor Place, just east of our site.



01 1 & 2 East Brighton Crescent



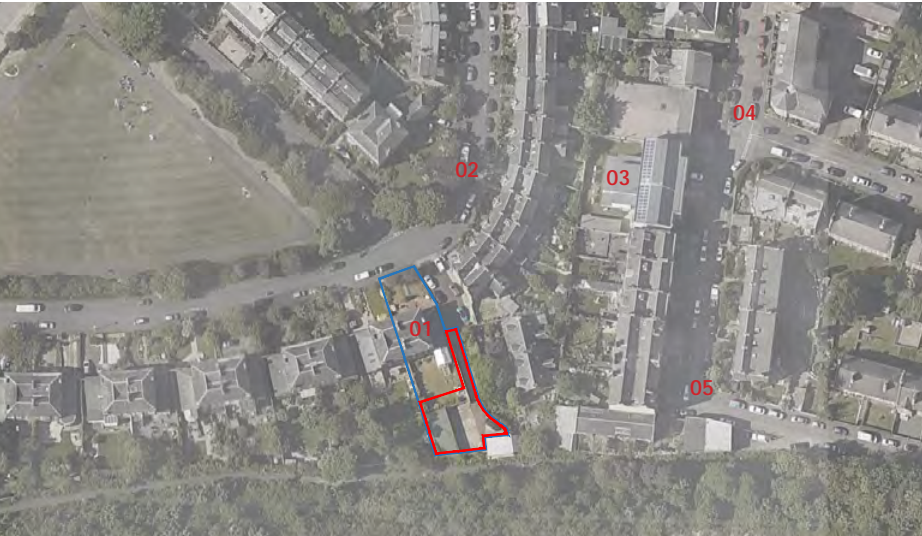
02 17-22 Lee Crescent



03 33 Windsor Place



04 Mount Lodge Place



Satellite image of Portobello Building Characteristics in the vicinity of 1 East Birghton Crescent



05 Eastside Motors, 59 Windsor Place



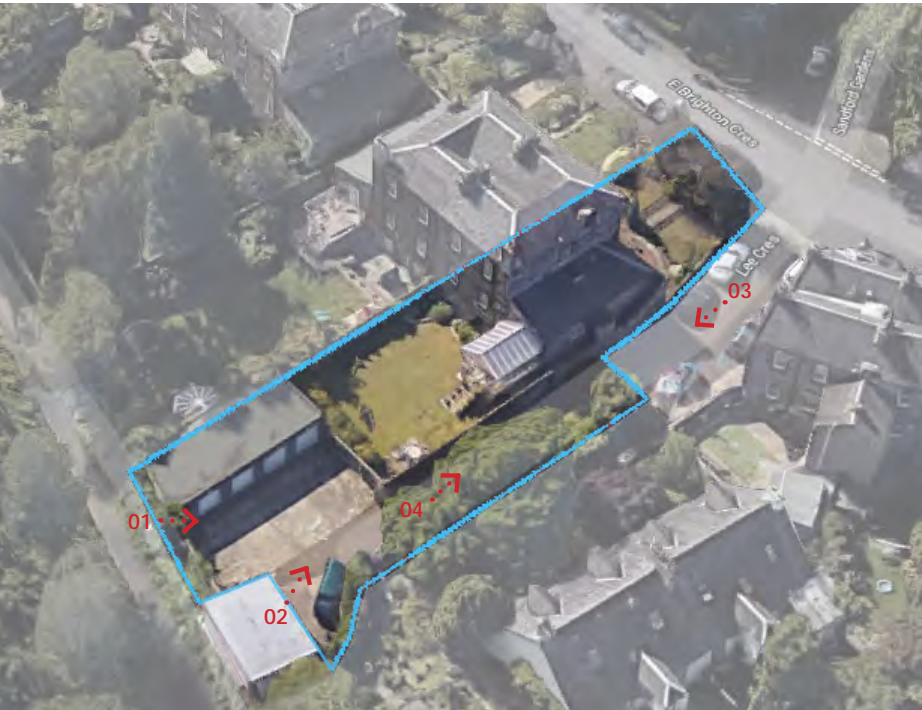
3.0 Site Information

3.1 Existing Site / Photographs (general)

To the rear of 1 East Brighton Crescent - accessed from Lee Crescent - are the 6 Garages. 4 Garages to the South-West span the full width from the clients garden wall to their boundary wall - Christian Path (Public) - and back on to 2 East Brighton Crescent's boundary. The other 2 garages to the South-East back onto their boundary wall.

The current lock up garages are not activity used for cars, being too small to accommodate modern sized car widths & lengths.

The challenge and our intention is to respect the character of the residential area with a proposal that respects and enhances this relatively unused site.



 SITE BOUNDARY      Satellite image of 1 East Brighton Crescent



01 Panoramic View to rear of site (NE)



02 Panoramic View to rear of site (NW)



03 Lee Crescent from East Brighton Crescent (S)



04 Lee Crescent & 1 East Brighton Crescent (N)



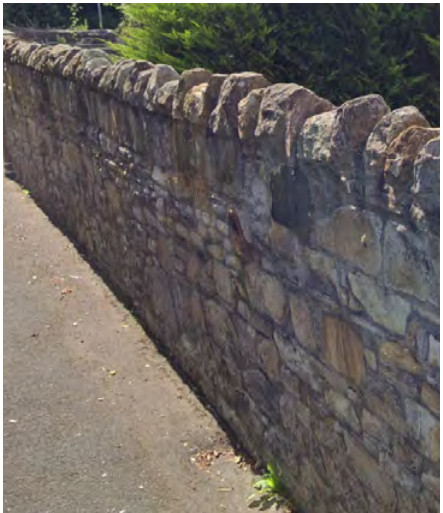
3.0 Site Information

3.2 Existing Site / Photographs  
(Boundary wall conditions close up)

From the front to the rear of 1 East Brighton Crescent there is a material shift. Along East Brighton Crescent there is great craftsmanship in the masonry work achieved on the façades. When the corner is turned down the lane of Lee Crescent (01) there is a reduction in the craftsmanship in the stone work and use of mortar whereby the stone becomes roughly laid out with no symmetry (02). The rear garden wall adjacent to the garages dates to same time of the garages with pebble dash effect (03). The most Southerly boundary wall backing on to Christians Public Pathway, is in great need of replacement and has deteriorated badly and is close to the point of failure (04). Poor areas of brick & mortar have been used to built the wall back up however parts of this have already broke away (05). Also graffiti is present on the neighbouring garages (06).



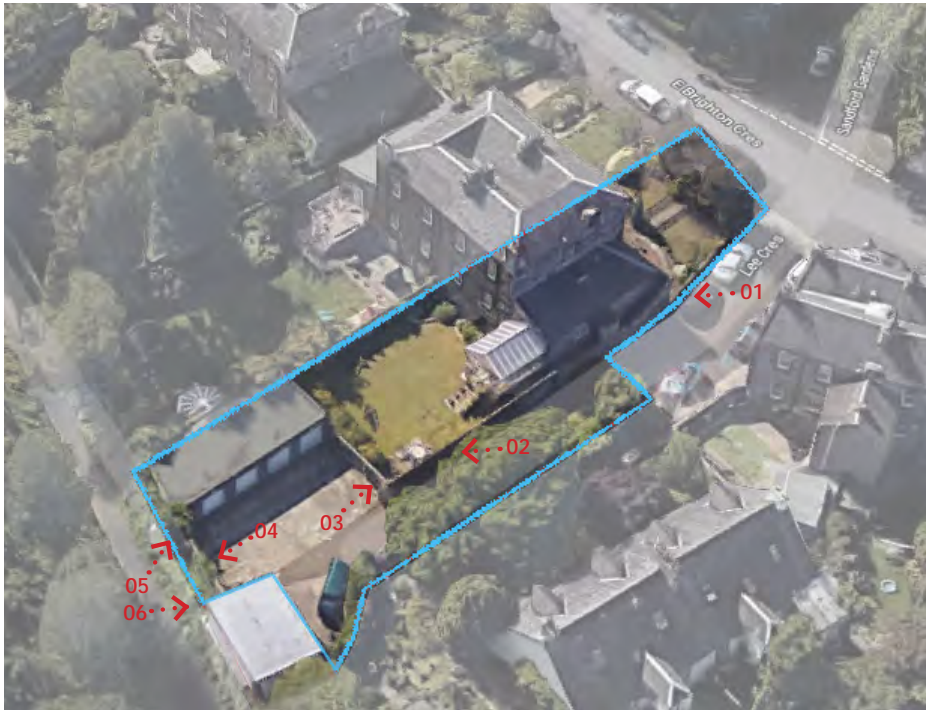
01 Craftsmanship presented on 1 East Brighton Crescent Villa, material shift presented down the side of lane of Lee Crescent.



02 Stone boundary wall becomes roughly layout with no symmetry, only definition is the rough stone cap lining the wall.



03 Further reduction in material quality pebble dash effect wall to rear of garden at 1 East Brighton Crescent



 SITE BOUNDARY      Satellite image of 1 East Brighton Crescent



04 Rear Boundary wall backing on to Christians Public Pathway, is in great need of replacement and has deteriorated badly and is close to the point of failure.



05 Poor areas of brick & mortar have been used to built the wall back up however parts of this have already broke away, crumbling away.



06 Graffiti is present on the neighbouring garages.



3.0 Site Information

3.3 Existing Site / Photographs  
(Garage lock ups)

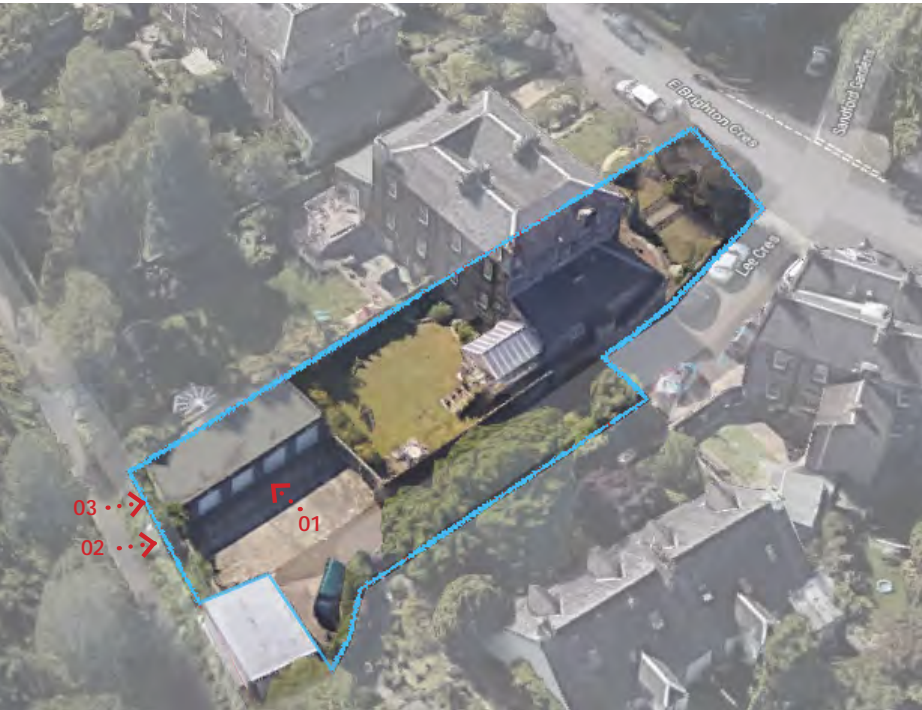
The current lock up garages are not activity used for cars, being to small to accommodate modern sized car widths & lengths (01).

There usability for our client is very little with them not being activity used for a number of years now. Again same as the rear garden wall, the material of the garages is a grey pebble dash effect, a material that does not suit the context of the conservation area.

Previously as stated, the rear wall backing on to Christians Public Pathway, is in great need of replacement with the lock up garage wall backing on to this (02,03). Any replacement of the wall would require the partial demolition of the lock ups with retaining work required.



01 Use of the garage lock ups is minimal with the rear site, wasting away. Material of the garages does not suit the context of the conservation area.



— SITE BOUNDARY

Satellite image of 1 East Brighton Crescent



02 Rear Boundary wall backing on to Christians Public Pathway, is in great need of replacement and has deteriorated badly and is close to the point of failure.



03 Any replacement of the wall would require the partial demolition of the lock ups with retaining work required.



3.0 Site Information

3.4 Site Analysis

Both physical and environmental conditions are taken into consideration to ensure the design suitably responds to these.

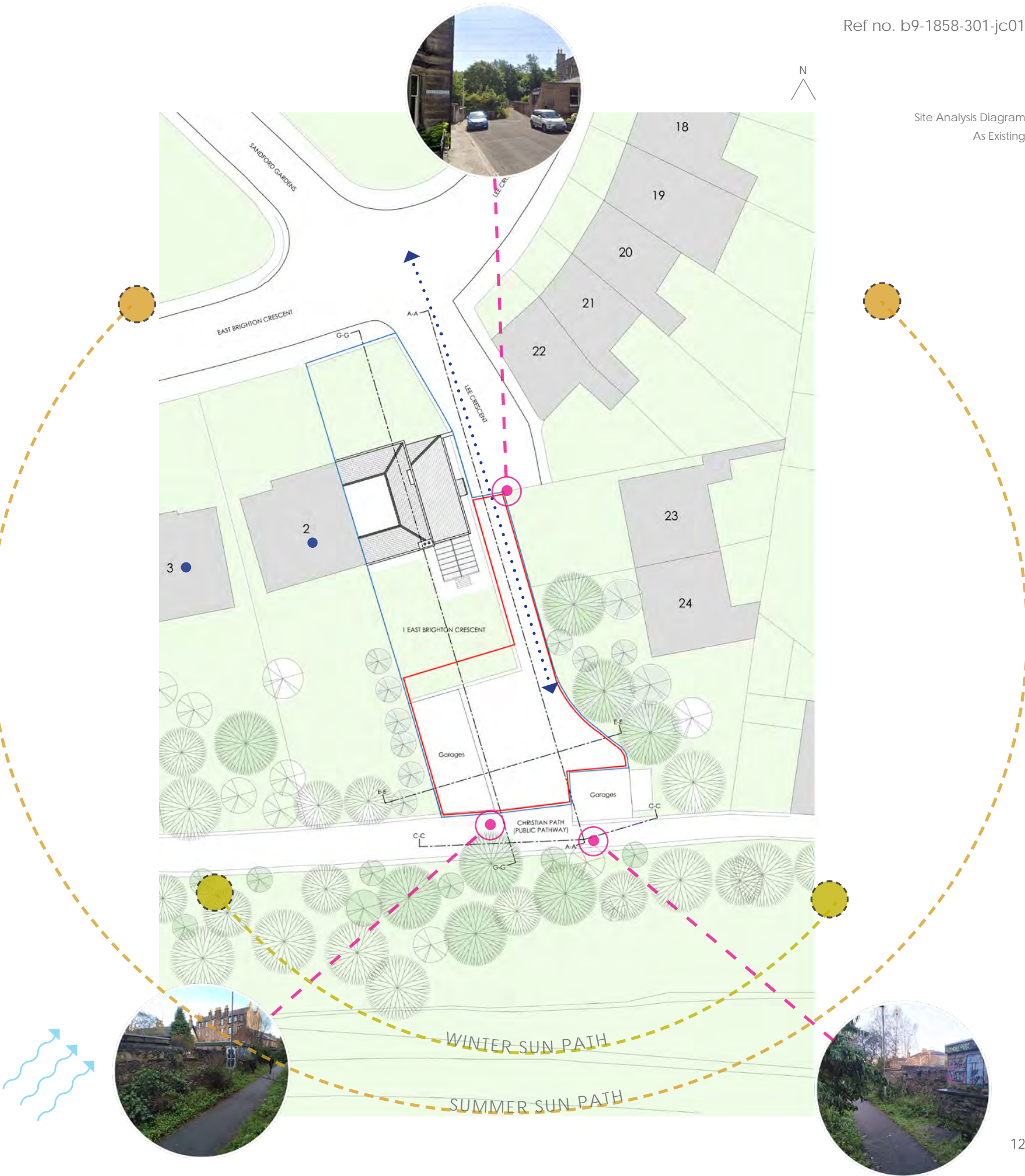
The site has several neighbouring properties and gardens around it that will be key factors in developing our design proposals.

Maintaining privacy to the existing dwellings as well as two new proposed dwellinghouses shall be of the utmost importance.

Legend

- Ownership boundary
- Site boundary
- Buildings
- B listing
- Pedestrian/Vehicular Routes
- Wind Direction (WSW)
- Summer Sun Path
- Winter Sun Path
- Key Public Views onto Site
- Trees

Site Analysis Diagram  
As Existing





4.0 Local Planning Policy Context & Guidance

4.1 Previous Planning Submission

3D Imagery submitted as part of the planning (No: 21/01737/FUL), listed building consent (No: 21/01739/LBC) and conservation area (No: 21/01738/CON) applications.

Following the withdrawal of the application we held a zoom meeting with the case officer, Lynne McMenemy (02/07/21) to obtain summary of objection comments received during the determination period. When engaging with Lynne for feedback she was very complementary of the design and intent, although not being fully appropriate in its current form and position within the conservation area. Whilst the below is not a conclusive summary of points which planning's deemed to be in contravention of policy and design guidance, it does represent the subjective content of the more relevant objections which were received.

- Amenity – loss of privacy, overlooking to neighbouring property (emphasising full height windows to next door)
- Character – not in keeping with conservation or listed building, unsympathetic design, does not enhance conservation area
- Height of development – 2.5m over height of existing garages
- Loss of garden ground to listed building, insufficient to proposed
- Impact on lane – loss of character and seclusion
- Inappropriate materials
- Parking – garages inadequate, parking impact on wider area
- Title deeds state that no additional buildings in back ground without consent of John Baxter or his foresaids (note this is not a material planning consideration)
- Red boundary line incorrect/ Lee Lane residents have not received land ownership notification/ impacts on access to Lee Lane Properties
- Drainage and sewerage impacts

This planning application illustrates a redesign of the scheme, in relation to the objection comments which were received, as well as the helpful advice received from the case officer.



01 View from Lee Crescent (West). Please note neighbouring garage to the South East has been omitted for image clarity.



02 View from Christian Path



03 View from Lee Crescent (South)



4.0 Local Planning Policy Context & Guidance

4.2 Pre-Planning Submission - Massing Option 01

We sought further planning advise and in doing so we submitted a pre planning application enquiry - 22/00470/PREAPP, to receive feedback on reduced flat roof developments options.

The following outlines the changes made:

- Form and flat roof approach maintained.
- Overhang/cantilever removed from East facade
- Overhang/cantilever removed from South facade (brought in by 3 meters)
- Ground floor to the rear (West) reduced to gain greater garden area.
- View from Lee Crescent illustrates breaking up of monolithic facade,proposing timber panelling with stone surround, to compliment tree coverage
- Overall floor area reduced by 29% from previous scheme.



01 View from Lee Crescent (West). Please note neighbouring garage to the South East has been omitted for image clarity.



02 View from Christian Path



03 View from Lee Crescent (North)

 Denotes extent of previous submitted application



4.0 Local Planning Policy Context & Guidance

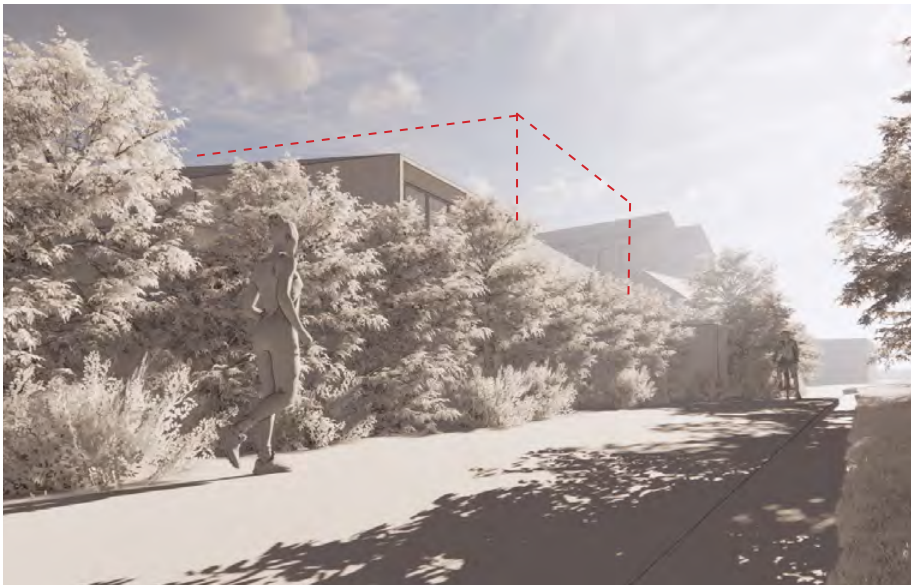
4.3 Pre-Planning Submission - Massing Option 02

The following outlines the changes made:

- Form adapted to part pitched roof to the North and flat roof to the South.
- Built form reduced in height in comparison to previous scheme
- View from Lee Crescent, of adjacent mews properties



01 View from Lee Crescent (West). Please note neighbouring garage to the South East has been omitted for image clarity.



02 View from Christian Path



03 View from Lee Crescent (North)



04 View showing angled roof

 Denotes extent of previous submitted application



4.0 Local Planning Policy Context & Guidance

4.4 Pre-Planning Advice Response

In reviewing the comments from the planning officer we catergorised the feedback received, positive (green) and negative (red) comments and points to be considered (yellow).

It was strongly suggested to amend the schem to a 1.5 storey mews style development as this would reflect traditional roof form of the conservation area.



Planning Pre-Application Advice  
Service: Advice Letter

**STATUS OF PRE-APPLICATION ADVICE**

Any advice provided under this service is given on behalf of the Council as Planning Authority, based on the information provided, and the planning policies and other site constraints relevant at the time of writing. This advice does not prejudice any subsequent decision which will be based upon all material considerations, including views of all stakeholders, including the public.

For the purposes of requests for information made under the Environmental Information Regulations, advice given will be treated as commercially sensitive (and its release contested) until such time as an application has been determined.

This advice should be read in its totality and in conjunction with the relevant legislation and planning policies and guidance, including the Local Development Plan, Statutory Guidance, non-statutory guidance, site specific briefs etc. The Council documents can be accessed on the Council website.

**1. Site**

22/00470/PREAPP – land south of 1 East Brighton Crescent, Edinburgh

The application site is to the rear of 1 East Brighton Crescent where there are 4 small lock ups lying at right angles to the garden with a separating wall. The garages probably date from around the 1960s but are not considered curtilage listed buildings due to the separation from the B listed building at 1 East Brighton Crescent.

The site is accessed from Lee Crescent. There are 2 other lock ups accessed from here but are not included in the red line boundary. To the south of the site runs Christian Path a public walkway which leads to Brighton Place (West) and Windsor Place (East).

The site area is 374sqm.

The surrounding area is largely residential but Portobello Town Centre is nearby and there are good public transport services.

The site lies within the Portobello Conservation Area.

**2. Proposed development**

It is proposed to demolish the lock-up garages and erect 2 houses. This involves the repositioning of the existing rear garden wall to 1 East Brighton Crescent which will be built and proposes two new dwelling houses (proposed unit 1, 110.6sqm. proposed unit 2, 99.5sqm.

The two houses will be 2 storey in height and of a contemporary design. Two different options in terms of the first floor have been proposed. It is unclear how many bedrooms are proposed as there is no first floor plan but it is assumed there will be 3 bedrooms. Materials proposed are stone and timber

One integral car parking space has been included. Bin stores are shown in the garden but no bike stores. The garden ground accounts for 47.1% in unit 1 and 41.1% in unit 2.

**Summary of key issues and overall advice.**

**Relevant History**

- 22 Jun 2021 – planning permission application withdrawn for demolition of lock-up garages, repositioning of existing rear garden wall and proposal of two new dwelling houses on the Land South of 1 East Brighton Crescent

Hou 4 on Housing Density – the surrounding area is generally low density but there are traditional tenements on Portobello High Street nearby. There is also a range of properties in nearby Windsor Place. Two units would fit into the density of the area

Policy Hou 2 also expects a suitable housing mix of units. The Edinburgh Design Guidance states - A mix of unit sizes and housing types will have a positive impact on ensuring the delivery of varied and sustainable communities. The provision of family sized houses could add to the provision within the area.

Setting of the listed building – the new building does have the potential to affect the setting of 1 East Brighton Crescent. The moving of the boundary wall does reduce the size of its garden but there still appears to be ample garden left to maintain a decent setting.

Views to the listed building from Christian Path will possibly be affected but not to an extent which would justify refusal.

- Conservation Area - The site is within the Portobello Conservation Area. A full design statement will be required to set out how the proposal meets policy Env 6 of the LDP on conservation area development. Particular reference should be made as to how the development accords with the Portobello Conservation Area Character Appraisal.

The main buildings fronting East and West Brighton Crescent are Georgian but Portobello does not have the same traditional of mews buildings as the New Town and adding 2 storey houses to the rear is not part of the area’s spatial character. Whilst the 2 storey houses will be lower than the 3 storey townhouse at 1 East Brighton Crescent, they will still appear quite large. There are some 1 and a half storey cottages on the other side of the lane and I would suggest the scale should take it’s cue from these. I’m not sure I understand the design intent that option 2 reflects the roof form of these cottages.

As it stands, there are still concerns over the height of the development and how this will impact on the overall character and appearance of the conservation area. A more mews scale development could be deemed more appropriate but I am not sure if this was discussed as part of the previous application.

The fact it is a conservation area does not preclude contemporary design provided the materials are good quality. Clearly a more mews scale design would mean a change to the roof form but this could still be done in a contemporary way.

- Demolition of the lock ups – as the site is within a conservation area, conservation area consent would be required for the demolition of the existing building. Historic Environment Scotland’s interim guidance on conservation area consent gives further guidance on this and policy Env 5 of the Edinburgh Local Development Plan states:

(21/01737/FUL). The associated applications for conservation area consent and listed building consent were also withdrawn.

**Key issues:**

- Land Use - Policy Hou 1 supports new housing proposals on urban sites subject to compliance with other policies of the Plan. There is therefore support for housing in principle

It is important to point out that the City of Edinburgh Council does not currently have an up-to-date development plan. The Courts have clarified that where the development plan is more than 5 years old, the presumption in favour of sustainable development is a significant material consideration.

Scottish Planning Policy paragraph 33 states:

“Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision-makers should also take into account any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the wider policies in this SPP. The same principle should be applied where a development plan is more than five years old.”

In terms of the presumption in favour of development that contributes to sustainable development Paragraph 28 of Scottish Planning Policy states:

“The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.”

Paragraph 29 of Scottish Planning Policy then sets out the thirteen guiding principles, having regard to any related development plan policies, on determining whether overall the proposed development is sustainable.

It is suggested that you assess your development against the 13 principles to make a case for it as sustainable development.

- Emerging policy context - The Draft National Planning Framework 4 is being consulted on at present and has not been adopted. As such, little weight can be attached to it as a material consideration in the determination at this stage.
- Housing Density and Mix -

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in this advice.



4.0 Local Planning Policy Context & Guidance

4.5 Pre-Planning Advise Response

<p>Proposals for the demolition of an unlisted building within a conservation area but which is considered to make a positive contribution to the character of the area will only be permitted in exceptional circumstances and after taking into account the considerations set out in Policy Env 2.</p> <p>In this respect, I consider that the existing lock ups do not make a valuable contribution to the character of the conservation area and their demolition is acceptable.</p> <p>Design - The proposals will be expected to comply with design policies of the LDP. Policy Des 1 states:</p> <p>Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.</p> <p>Policy Des 4 sets out the criteria for ensuring new buildings fit in with the surrounding area - a) height and form b) scale and proportions, including the spaces between buildings c) position of buildings and other features on the site d) materials and detailing.</p> <p>It is noted that the design options have come out of concerns about the previous application which was withdrawn. The width has been reduced and the roof form potentially changed in option 2.</p> <p>I support a contemporary design approach but much comes down to the scale and massing of the development and whether it meets the criteria of Des 4.</p> <p>As stated about I do have some concerns about the dominance of the 2 storey design and I wonder whether this is overambitious. I note that in Bruntsfield Terrace development you created more of a one and a half storey development with a more traditional roof form with contemporary features. This approach may be more suitable for the site and may reduce the number of objections next time round.</p> <p>The reduction in the width of the development is welcomed and I have no particular concerns about the impact on the lane or the path.</p> <p>Roads and Access – The one parking space for each unit complies with the parking standards although this still has to be justified as there is good public transport nearby. However, the lane is quite narrow and manoeuvring into the spaces looks quite tight. Please check for compliance.</p>	<p>Proposals for the demolition of an unlisted building within a conservation area but which is considered to make a positive contribution to the character of the area will only be permitted in exceptional circumstances and after taking into account the considerations set out in Policy Env 2.</p> <p>In this respect, I consider that the existing lock ups do not make a valuable contribution to the character of the conservation area and their demolition is acceptable.</p> <p>Design - The proposals will be expected to comply with design policies of the LDP. Policy Des 1 states:</p> <p>Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. 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We will require provision of 3 cycle spaces for each unit to be shown on the plans whether internally or externally undercover.</p> <p>Amenity of occupiers – the units appear to meet the space standards in the Edinburgh Design Guidance. Policy Hou 3 and the Edinburgh Design Guidance sets out the requirements for useable green space in new development. There is no actual standard for new houses although a depth of 9m is expected. This does not appear to be achieved but as there is sufficient width and the proportions of garden ground are high, the provision of green space is deemed acceptable.</p> <p>I would expect the new units to have adequate daylight and sunlight although details should be submitted as part of any new application. However, I have concerns about the privacy of future occupants particularly in respect of the bedrooms on the first floor. I cannot tell from the document whether the 9m requirement to boundaries is being met.</p> <p>Amenity of neighbours – the site is very tight and there are a number of concerns about how this proposal will impact on the amenity of neighbours. In particular, it is difficult to see how the additional storey does not affect the sunlight to the garden of 1 East Brighton Crescent. I would not expect the development to affect the daylight or sunlight to the east and west but we will need full daylighting and sunlighting information to show compliance with the EDG.</p> <p>In terms of privacy, it all looks very tight. Clearly at ground floor there should be sufficient screening but at first floor it is difficult to tell as both room layouts and distances are unclear. New development should not take its amenity from adjacent sites but should be self sufficient in this respect. The EDG does not specify privacy distances for new development but bases it on the character of the area. In portobello, privacy distances are quite generous and I would expect at 9m to boundaries. I am not sure you are meeting this to the west and if there are bedroom windows facing north into 1 East Brighton Crescent, you are not meeting it to the north. Given the narrowness of the lane there may also be issues regarding privacy distances to the cottages to the east.</p> <p>We will need full details of privacy distances as part of the application.</p> <p>Trees and Landscaping - A tree survey is required in the form specified in BS 5837:2012 for all trees with a stem diameter of 75mm or more, at 1.5m above ground on the site or within 12m of its boundary. Trees should then be categorised in accordance with their quality and suitability for retention. Further details can be found in the EDG page 113. Trees should also be assessed in terms of possible bat roosts.</p> <p>Waste - A waste strategy will need to be developed in consultation with the Council's Waste Planning team. You should consult our Waste and Recycling Instructions for Architects and Developers and ensure that they meet all the</p>	<p>Based on the information submitted at pre-application stage, the proposals would need significant justification to merit support. I would advise that the scale of the development should be reduced and thought be given as to how it can fit into the conservation area character in a more appropriate but still contemporary way. My biggest concern is how you can meet the amenity standards set out in the EDG and the potential adverse impact on neighbours is a concern.</p>
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Planning Pre Application Advice Service : Advice Letter




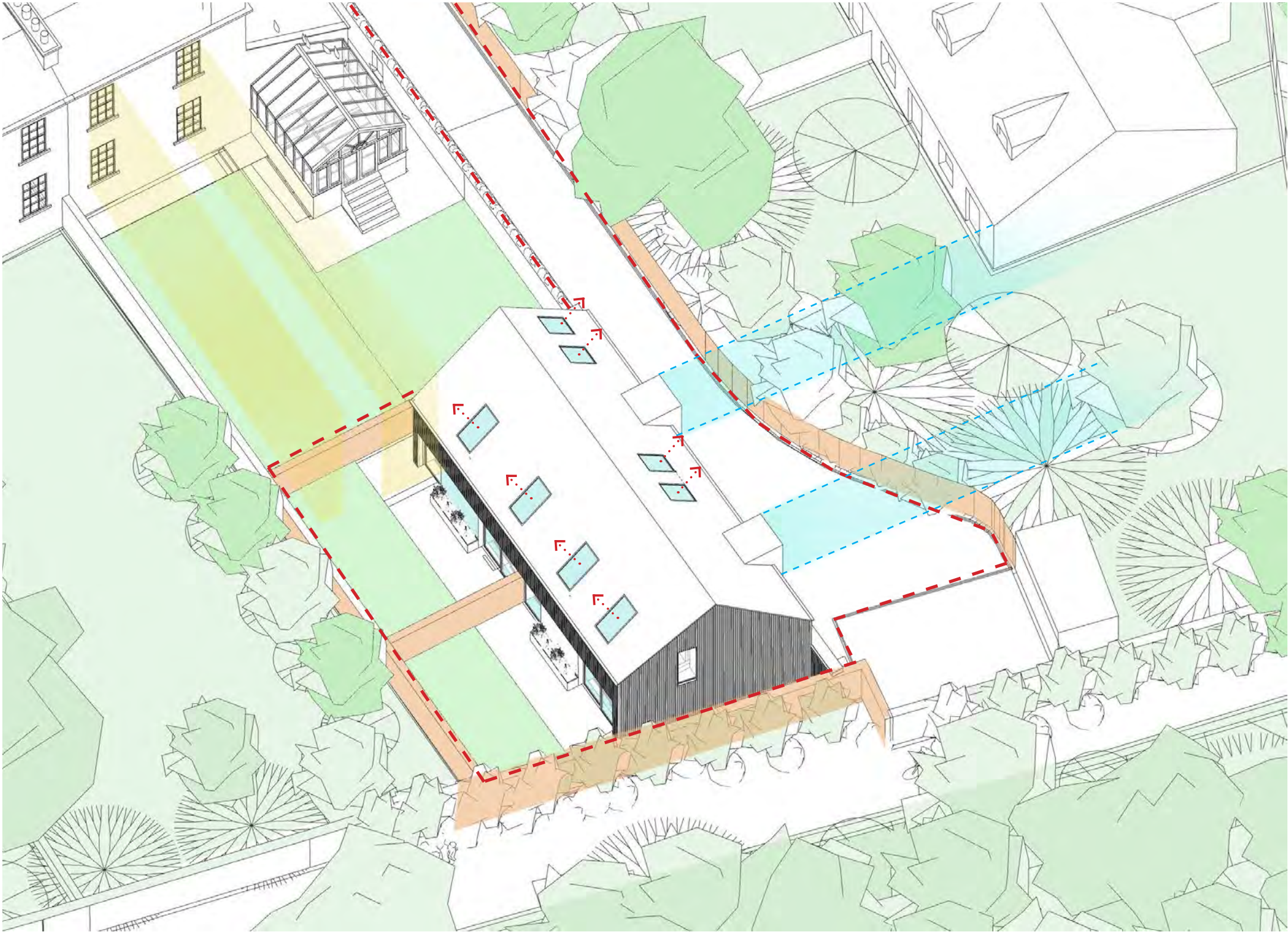
5.0 Design Approach

5.1 Design Strategy

In reviewing the previous planning application objections and pre planning advice we sought to alter our design strategy drastically in terms of form, outlook, boundary's and neighbouring context.

The form of the proposal takes the position of a 1 and half storey development with pitched roof in a mews type.

-  Proposed dormer windows to the front facade are positioned in a location not be directly face the neighbouring properties on the lane.
-  Neo TM Steel Roof Windows are presented to the first floor to the front and back to deter direct overlooking to neighbouring properties.
-  Boundary walls (orange) are 1.8 - 2 meters tall obscuring overlooking.
-  Provided garden space to the development allows for a unobstructed view for 1 East Brighton Crescent (yellow)
-  Site Boundary



Design Strategy



5.0 Design Approach

5.2 Site Analysis

Proposed dwellinghouses

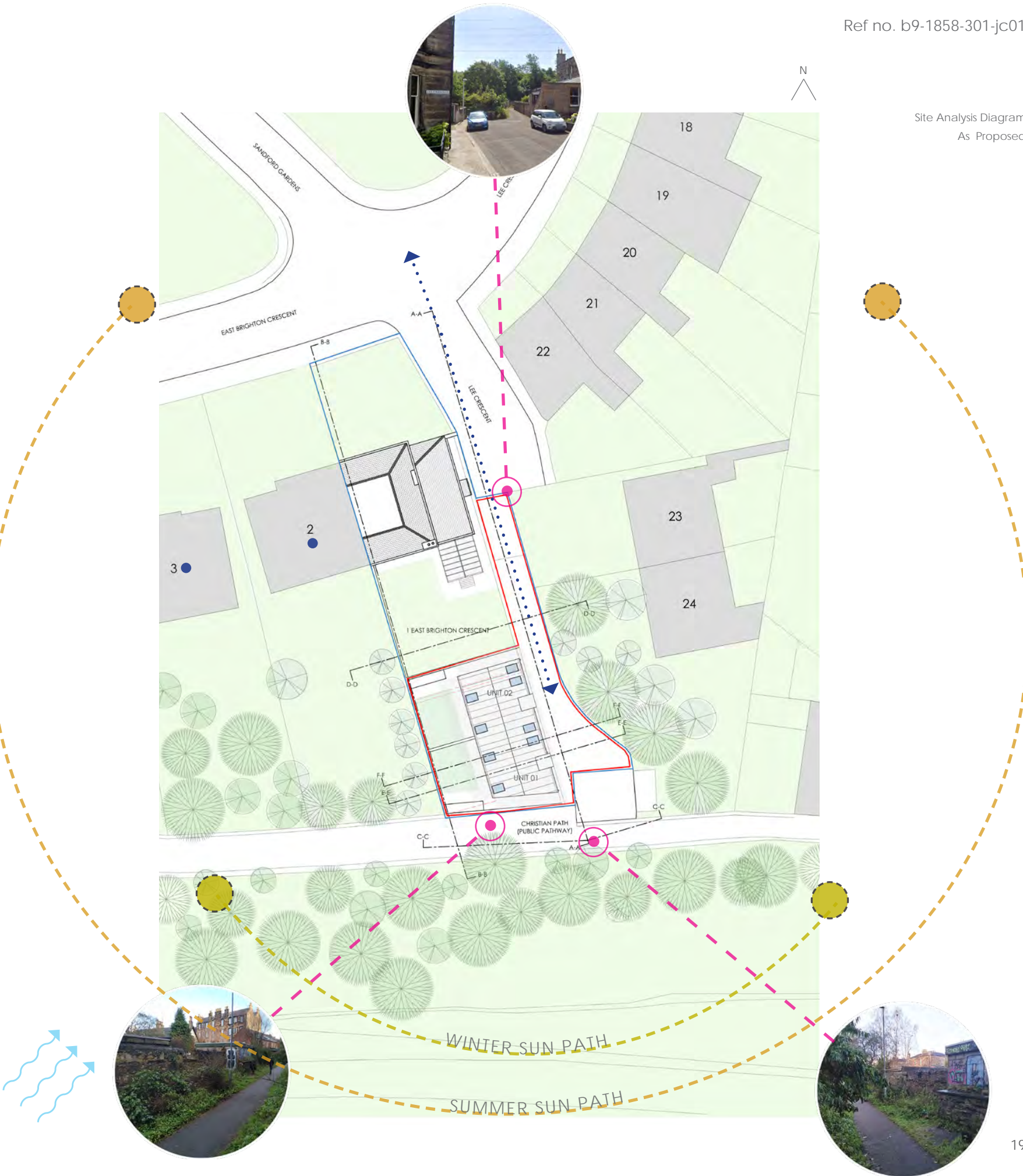
Key public views are imperative to our design. From the main road of East Brighton Crescent and the location of the site in context our proposal will cause minimal impact to the area and premise of the conservation area. By transforming this site we believe we are giving this backyard side street side a greater purpose in its context.

Furthermore by introducing quality materials that are suitable to the local context - rather than pebble dash - will enhance this site in the conservation area.

It is important to note our design will have no impact on any trees.

Legend

- Ownership boundary
- Site boundary
- Buildings
- B listing
- Pedestrian/Vehicular Routes
- Wind Direction (WSW)
- Summer Sun Path
- Winter Sun Path
- Key Public Views onto Site
- Trees







5.0 Design Approach

5.3 Proposed Plans

Legend

- Denotes Site Boundary
- Denotes Ownership Boundary
- Denotes Existing
- Denotes New
- Denotes Downtakings

Unit 1 (GIA)	= 50.7m <sup>2</sup>
Unit 1 External Area (including bikes and bins)	= 56.5m <sup>2</sup>
Total Unit 1	= 107.2m <sup>2</sup>
Plot Ratio	= 47.3 %
Unit 2 (GIA)	= 45.9m <sup>2</sup>
Unit 2 External Area (including bikes and bins)	= 56.6m <sup>2</sup>
Total Unit 2	= 102.5m <sup>2</sup>
Plot Ratio	= 44.7 %

Ground Floor Plan

The two units have the same floor layout (mirrored).

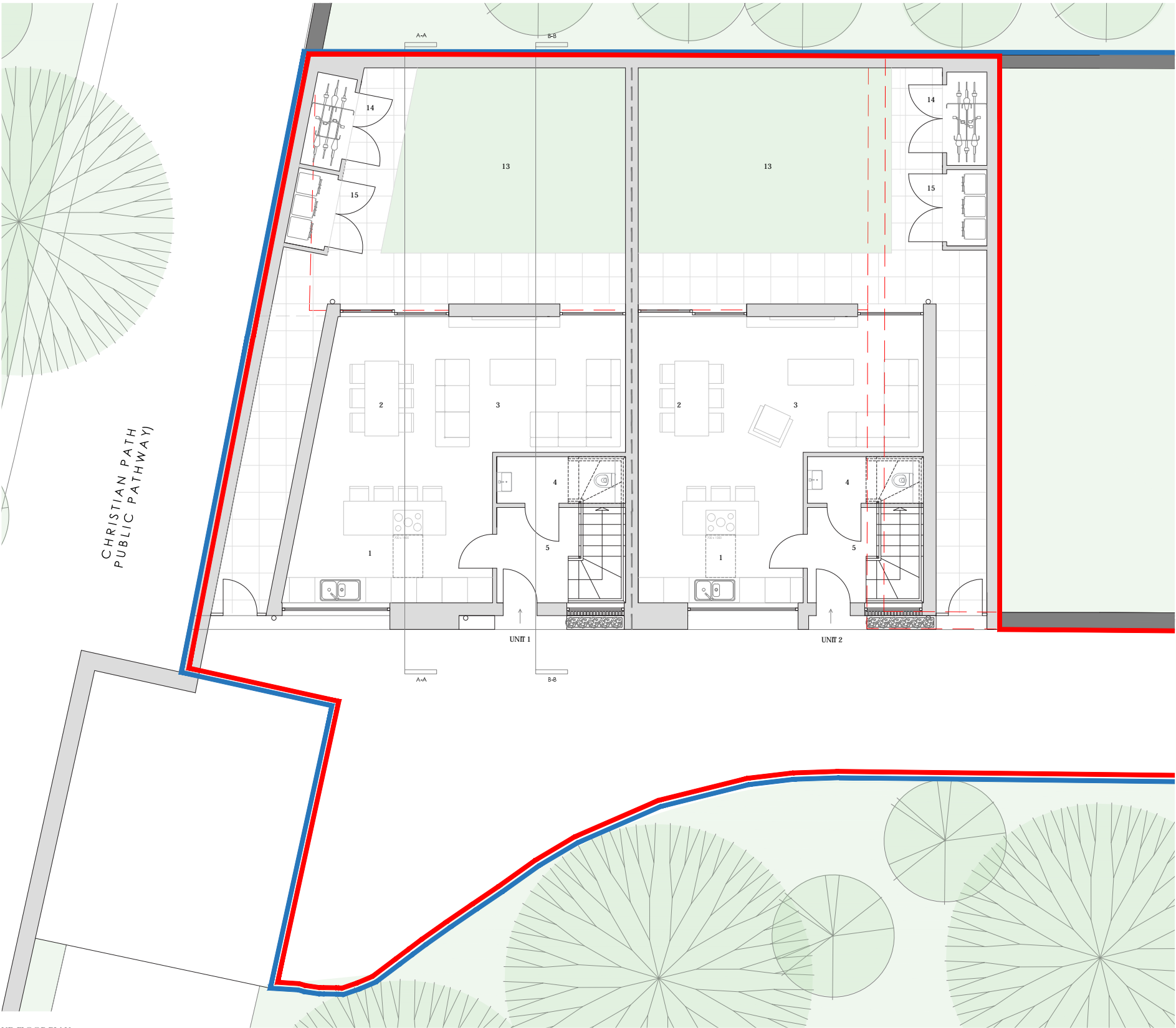
Entrance to the properties is from lane of Lee Crescent.

Open plan living, kitchen and dining accommodation is provided on the ground floor facing on to a rear private garden. WC is provided from the entrance hall.

Bin and cycle stores are provided to both properties rear gardens. This can be accessed via a side gated entrance.

As previously mentioned In this scheme we are looking to remove the existing pebble dash rear garden wall to 1 East Brighton Crescent and reposition this further up the garden, made up of a stone to match the existing property. Similarly to the South of the site we look to rebuild the deteriorating wall along Christian Path.

- |            |                   |                            |
|------------|-------------------|----------------------------|
| 1. Kitchen | 7. Bathroom       | 12. Ensuite                |
| 2. Dining  | 8. Landing        | 13. Rear Garden            |
| 3. Living  | 9. Master Bedroom | 14. Bin Store (3 x bins)   |
| 4. WC      | 10. Bedroom 02    | 15. Bike Store (3 x bikes) |
| 5. Hall    | 11. Bedroom 03    |                            |
| 6. Storage | 12. Ensuite       |                            |



Ground Floor Plan





5.0 Design Approach

5.4 Proposed Plans

**Legend**

- Denotes Site Boundary
- Denotes Ownership Boundary
- Denotes Existing
- Denotes New
- Denotes Downtakings

Unit 1 (GIA) = 50.1m<sup>2</sup>

Unit 2 (GIA) = 45.1m<sup>2</sup>

First Floor

Unit 1's floor area is slightly larger providing increased bedroom sizes.

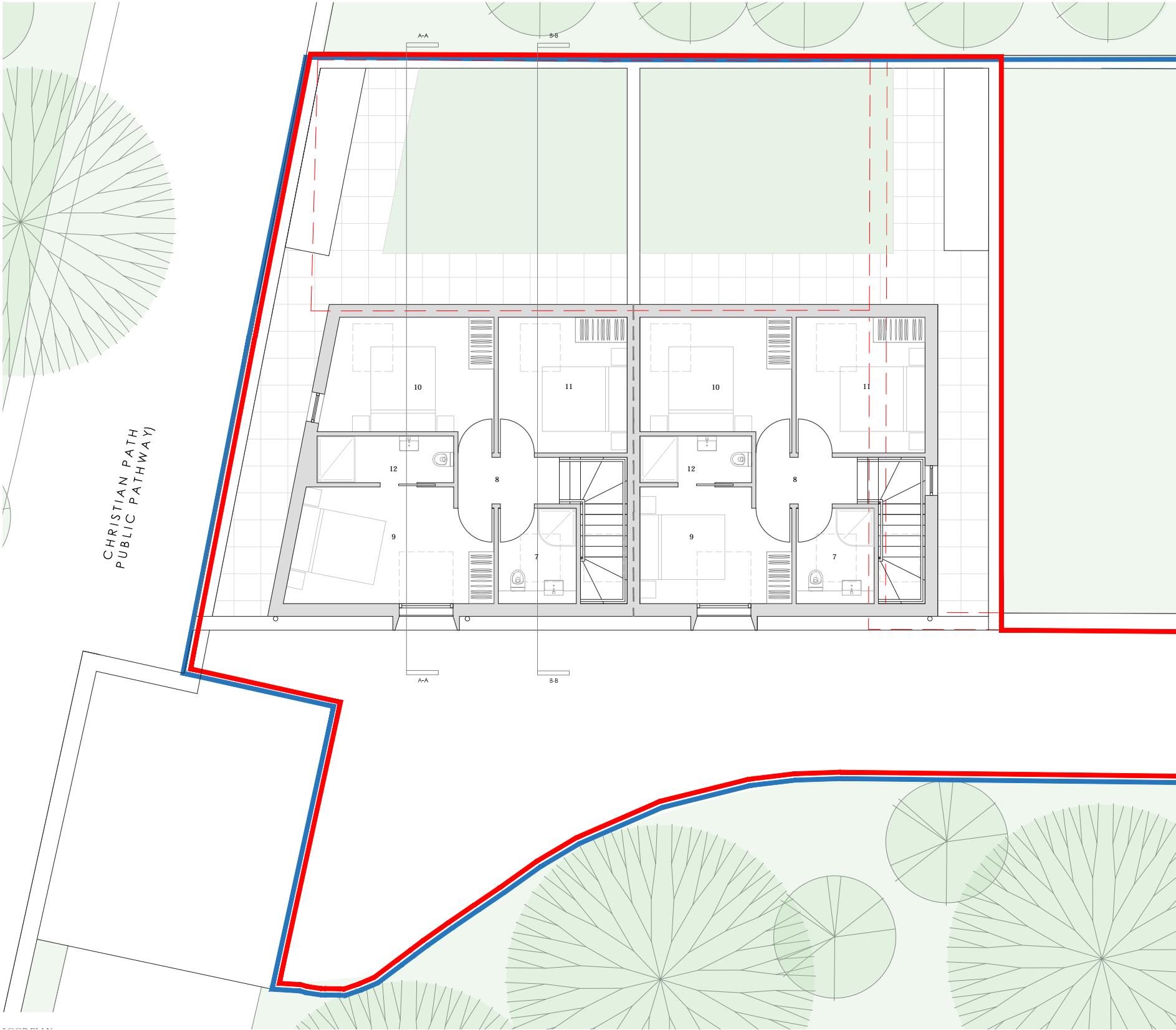
The landing to both properties provides access to 3 bedroom with one having an ensuite and a bathroom.

Dormer windows to the front facade have been carefully located not to face directly on to the opposing cottages on Lee Crescent.

Neo TM Steel Roof Windows are provided on all other areas on the first floor to avoid direct overlooking concerns.

The window on the North gable elevation of Unit 2 facing the existing villa is to have obscured glass to prevent overlooking/privacy issues.

- |            |                   |                            |
|------------|-------------------|----------------------------|
| 1. Kitchen | 7. Bathroom       | 12. Ensuite                |
| 2. Dining  | 8. Landing        | 13. Rear Garden            |
| 3. Living  | 9. Master Bedroom | 14. Bin Store (3 x bins)   |
| 4. WC      | 10. Bedroom 02    | 15. Bike Store (3 x bikes) |
| 5. Hall    | 11. Bedroom 03    |                            |
| 6. Storage | 12. Ensuite       |                            |

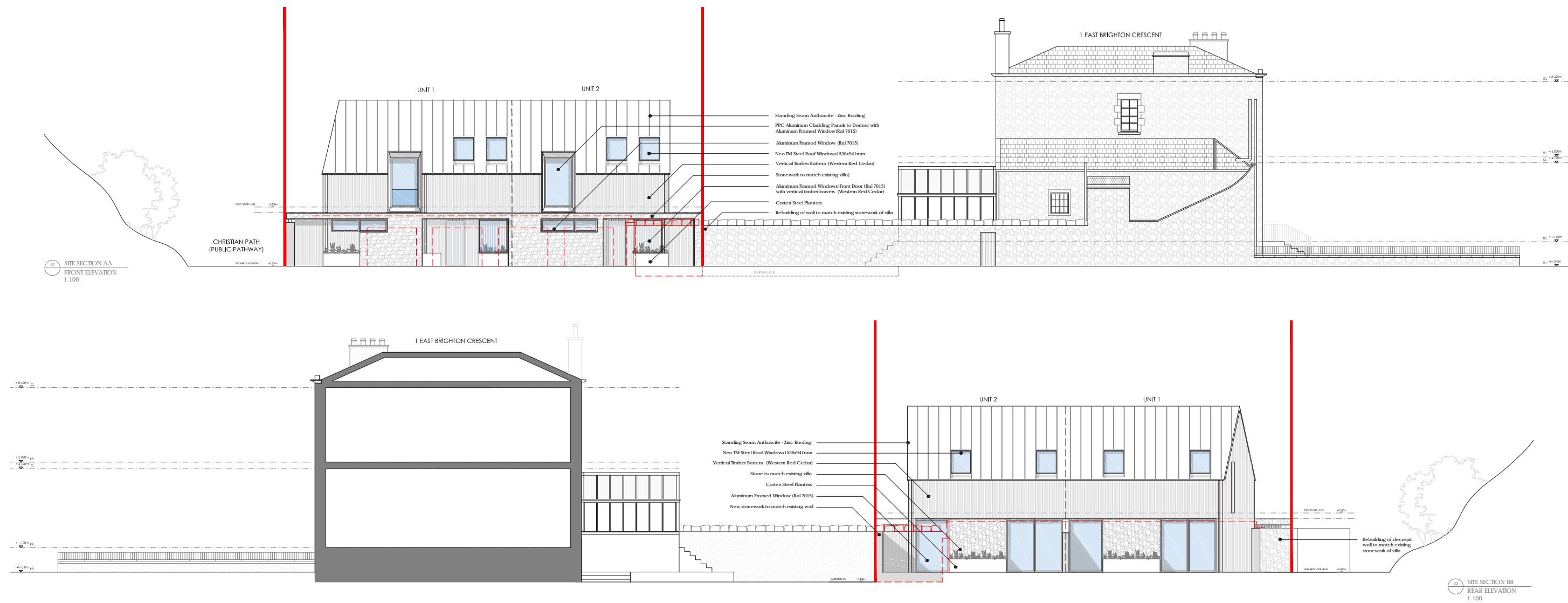


First Floor Plan



5.0 Design Approach

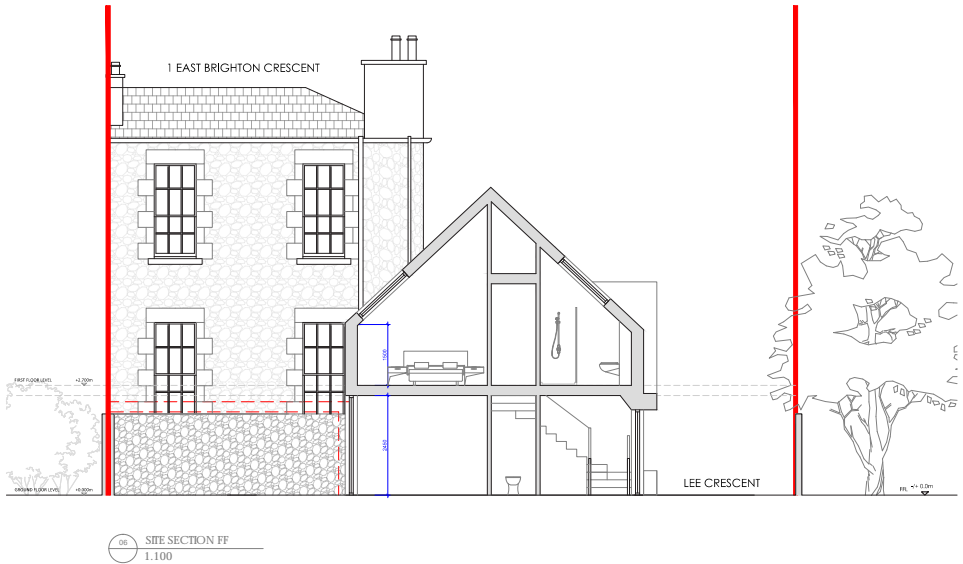
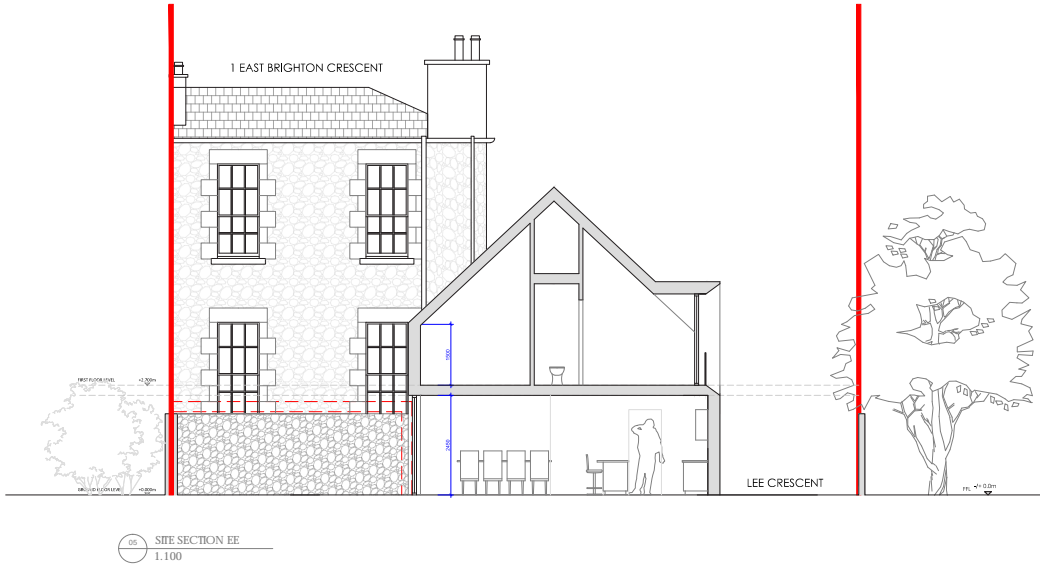
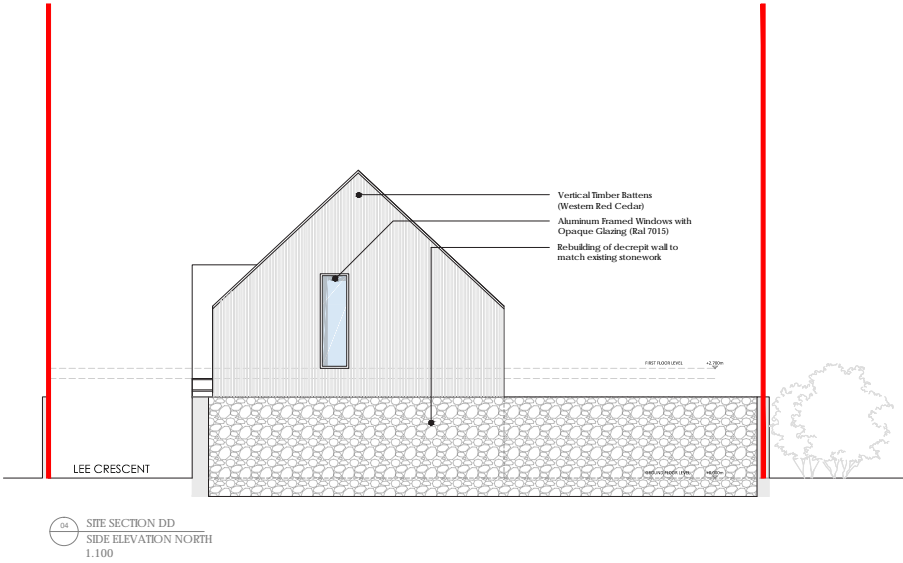
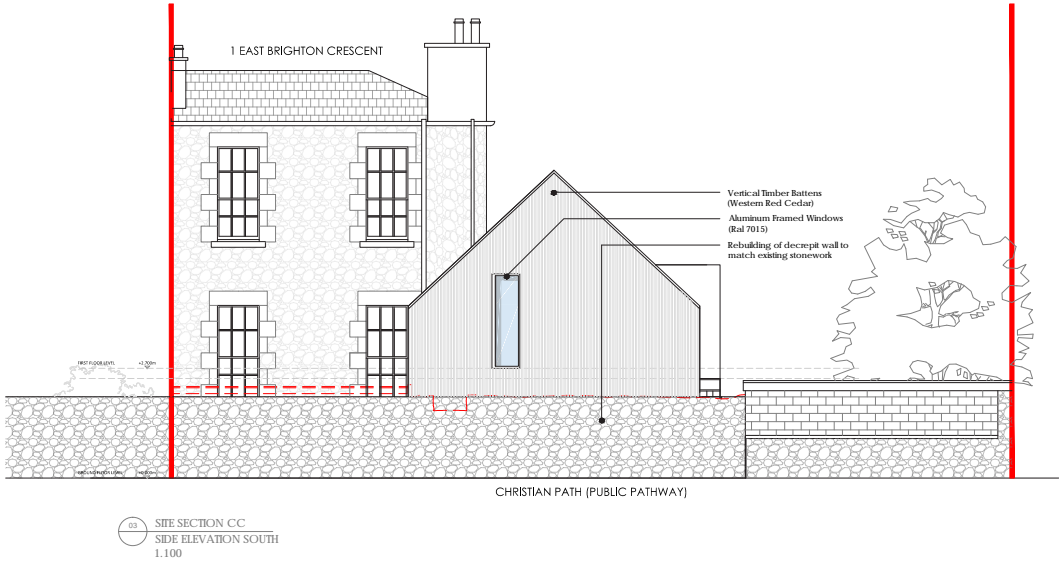
5.5 Proposed Elevations





5.0 Design Approach

5.6 Proposed Elevations  
& Sections







5.0 Design Approach

5.7 Sun Path Analysis  
Existin & Proposed  
9am & 11am

Existing and proposed sunpath diagrams were produced to identify issues with overshadowing to the neighbouring properties.

As can be seen at the times of 9am through to 4pm, the proposal of two dwellings of one and half stories in this location has minimal impact on the surrounding properties or gardens associated.

Sun study undertaken on the Spring Equinox.

 Site boundary  
 Ownership Boundary



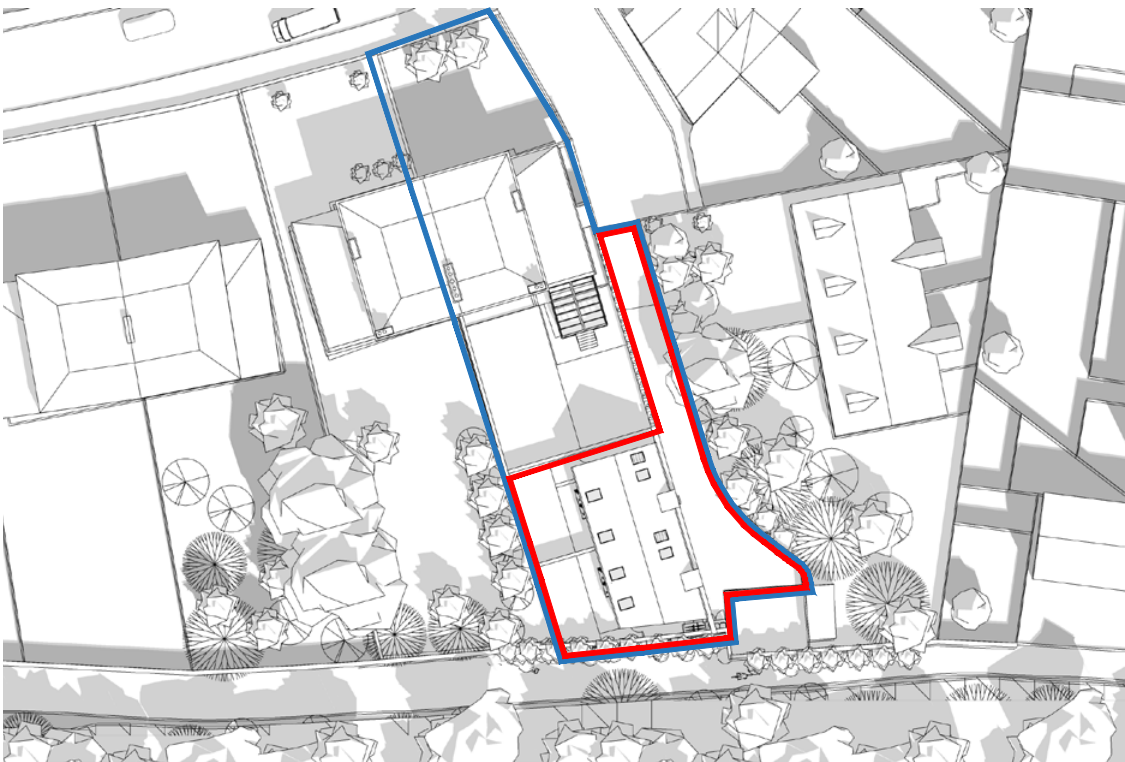
Existing 9 AM



Proposed 9 AM



Existing 11 AM



Proposed 11 AM

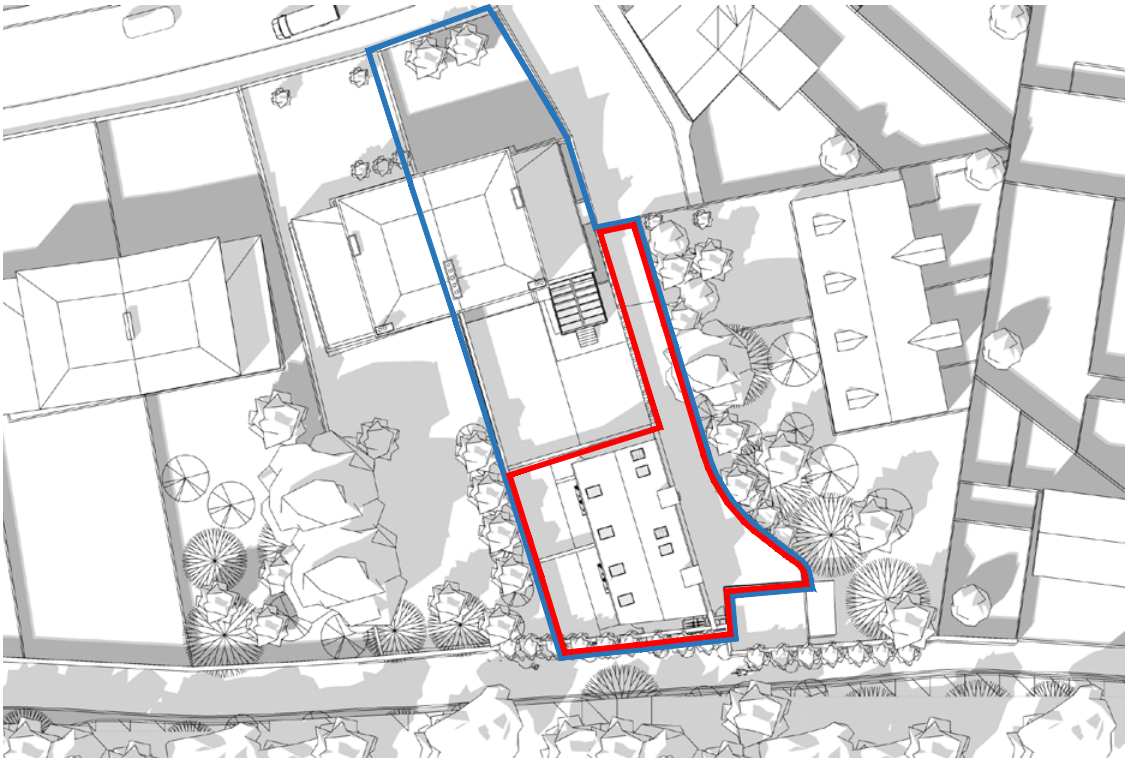


5.0 Design Approach

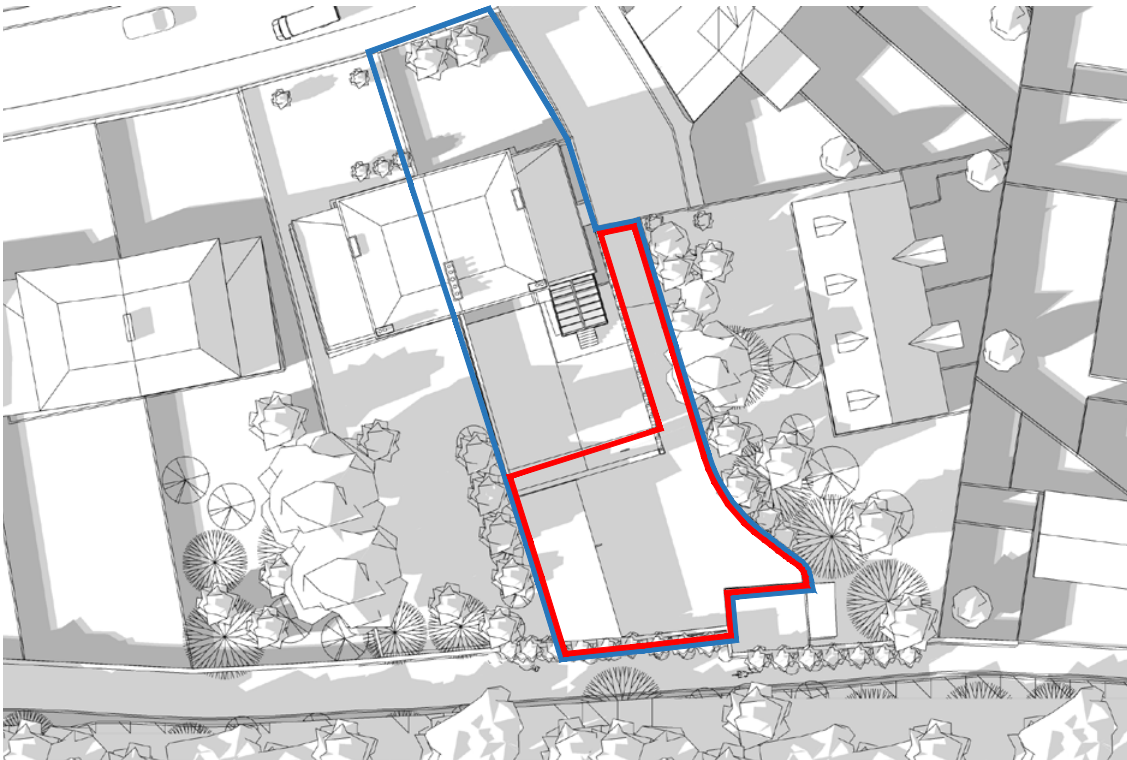
5.8 Sun Path Analysis  
Existin & Proposed  
2pm & 4pm



Existing 2 PM



Proposed 2 PM



Existing 4 PM



Proposed 4 PM

Site boundary  
Ownership Boundary



5.0 Design Approach

5.9 Privacy

Dimension have been provided outlining the developments standing within the context of the neighbouring properties.

As previously noted the dormer windows to the first floor have been positioned away from the neighbouring cottages on Lee Crescent, to deter overlooking.

The outlook from 1 East Brighton Crescent on Christians path has been maintained.

The development has been set back from the neighbour of 2 East Brighton Crescents boundary wall to omit overshadowing and overlooking.





5.0 Design Approach | 5.10 3D imagery



View from Lee Crescent (South)



5.0 Design Approach | 5.11 3D imagery



View from Lee Crescent (West). Please note neighbouring garage to the South East has been omitted for image clarity.



6.0 Architectural Precedents





7.0 Block 9 Architects Previous Work & Material Palette

Block 9 Architects, have carried out works on number of residential projects throughout the Edinburgh and Lothian. We have experience of working in conservation area and understand wholly these areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and/or enhance.

Shown are a couple of completed projects we have worked on recently in conservation areas. Material choices for these projects, were of high quality and well detailed to harmonise with the high quality stonework presented in both the Inverleith, Merchiston & Greenhill conservation areas.

The ambition for the project is to introduce high quality materials that complement the existing character and setting while adding to it. These include honed sandstone and vertical western red cedar timber battens

As a whole the project aims to remove the existing lock up garages which adds nothing to the area while the reduced palette of new richer materials is intended to reflect a contemporary feel to the area.



Inverleith Terrace, Conservation Area: Inverleith



Bruntsfield Terrace, Conservation Areas: Merchiston and Greenhill



Architect select western red cedar manufactured by Russwood



Timber battens entrance door



Zinc Roofing



8.0 Conclusion

In conclusion the redevelopment of the site as a whole aims to greatly improve the character of this lane of lee crescent. The demolition of the existing lock up garages will be a visual improvement and replace this with high quality residential dwellings constructed of a reduced palette of rich materials suitable to the context of the area.

We have further sought to outline in this document the issues on site with the current condition of the rear boundary wall being poor and in need of repair, as well highlighting the materials currently being of poor quality and do not reflect the grandeur of East Brighton Crescent & Lee Crescent within the Portobello conservation area and character appraisal.

