

25 Argyle Crescent, Portobello

Design & Access Statement



This design statement has been prepared by LBA for the development of two new-build townhouses on the land east of 25 Argyle Crescent.

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01 / Introduction



About the Project

The site is one of very few remaining gap sites in Portobello, which is becoming an increasingly popular area of the city.

Whilst the site already has two planning consents in place, including a scheme with three, four bedroom terraced houses, these have now lapsed. This project proposal is for a two contemporary, three storey, semi detached townhouses.

The purpose of this document is to appraise the local context and explain the design rational behind the proposal, including how the scheme has been designed to ensure it does not harm the architectural or historic character of Portobello Conservation Area.

*Image:
CGI of Street Elevation*

02 / The Site

02 / 1 Site Location



Location

The site is located in Portobello, a desirable residential area with a range of amenities, including independent shops, supermarkets, cafes, pubs and restaurants.

Argyle Crescent is also located just 5 minutes walk from Portobello Beach and less than 20 minutes from Figgate Park. As well as being within walking distance of plentiful local amenities, the site is very well connected by public transport, with Albercorn Terrace benefiting from a number of bus routes providing access to the city centre and throughout Edinburgh.

Key

 Site Location

Image:
Aerial image highlighting the wider context in relation to the site.



02 / 2 Site Description



The Site

Address:

Land 16 Metres Southeast of 25 Argyle Crescent, EH15 2QE

Current Use:

Currently undeveloped former garden grounds of no.25 Argyle Crescent.

Indicative Site Area:

975m²

Conservation / Heritage:

Portobello Conservation Area

Topography:

The topography is of a fairly level site.

Boundary Conditions:

The site is bounded by Argyle Crescent to the North, the Sir Harry Lauder Road to the South and no. 25 & 23 Argyle Crescent to the East & West, both of which have a significant street frontage.

Key

 Site Location


 Existing Access Point



Image:

Aerial image highlighting the wider context in relation to the site.

02 / 3 Existing Site Photos - Streetscape



01.



03.



05.



02.



04.



06.



07.

Images:

- 01. Existing access point to site
- 02. View looking over access point showing vacant site.
- 03. View of B Listed 23 Argyle Crescent
- 04. Site viewed from St Mary's Place looking South
- 05. View of site looking North West along Argyle Crescent
- 06. View of site looking South East along Argyle Crescent
- 07. Existing access point to site

02 / 3 Existing Site Photos - The Site



01.



02.



03.



04.



05.



06.

Images:

- 01. View looking South to rear of site
- 02. South Eastern boundary of site showing established tree.
- 03. Large detached house to East of Site
- 04. Large detached house to West of Site
- 05. View looking North to Argyle Terrace
- 06. Brick bounding wall to East.

02 / 4 Site Analysis - Opportunities & Constraints



Access

There is currently one point of vehicular access to the site, which is located to the North on Argyle Crescent. However a second dropped curb has already been constructed as part of one of the previous applications.

Orientation

The property is orientated on a largely north-east to south-west orientation, therefore the rear of the proposal will be South West facing and benefit from sunlight throughout the day and early evening.

Relationship with Neighbouring Properties

The site sits in close proximity to the neighbouring properties and therefore privacy and overlooking have been considered as part of the proposal; with any gable windows being offset to ensure their privacy is not impacted by the proposal.

Key

- Application site
- Main Access Point
- Sloping terrain
- ⋯ Sun Paths
- ◆◆◆ Existing Hedge
- - - Defined Street Frontage
- Existing Trees on Site
- Dropped Curb

Image: Site analysis diagram.

03 / Wider Context

03 /1 History of the Site

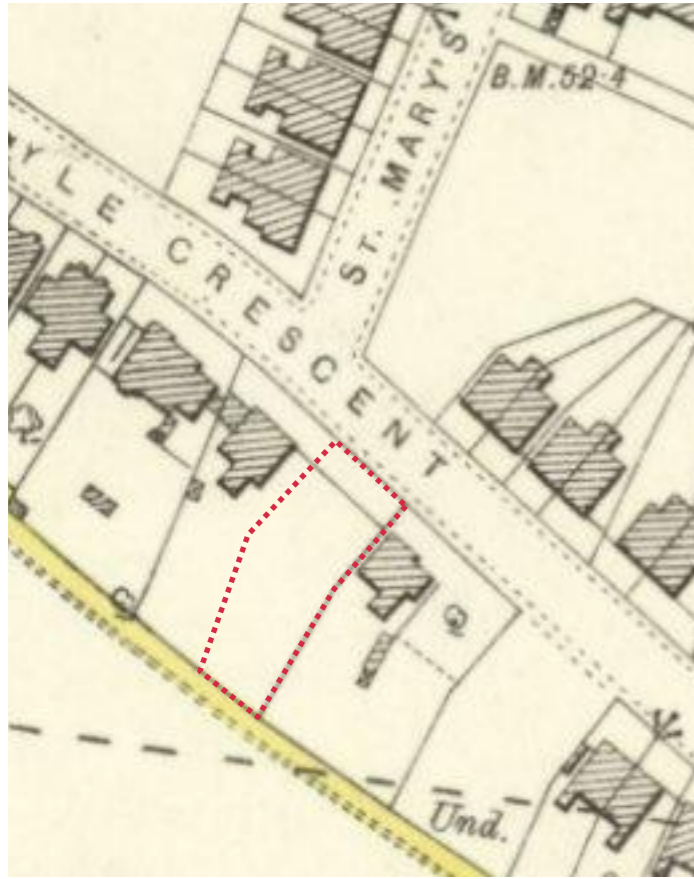


Image: 1896

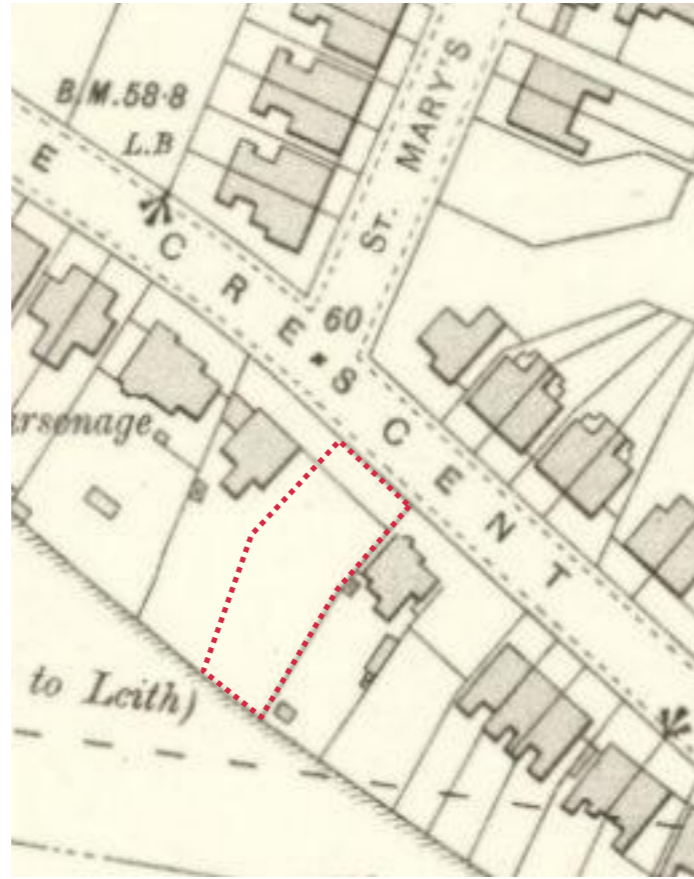


Image: 1908

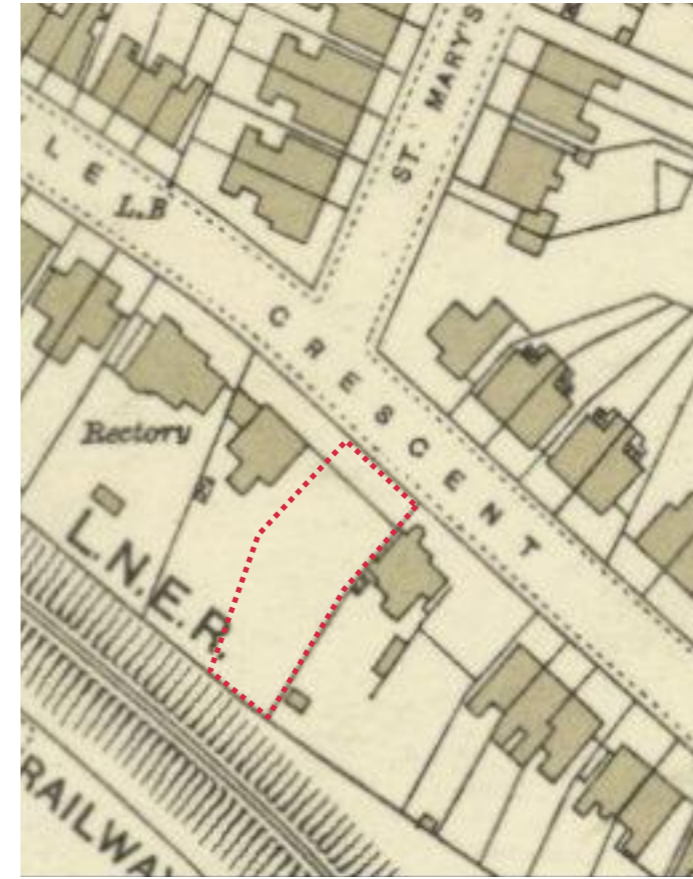


Image: 1934



Image: 2022

Historic Development

As shown on the historic maps above, the site was once part of No. 25 Argyle Crescent's garden. The maps also show how the suburb has evolved and gradually increased in density over the last century, with the proposed site being one of very few remaining infill sites in the area.

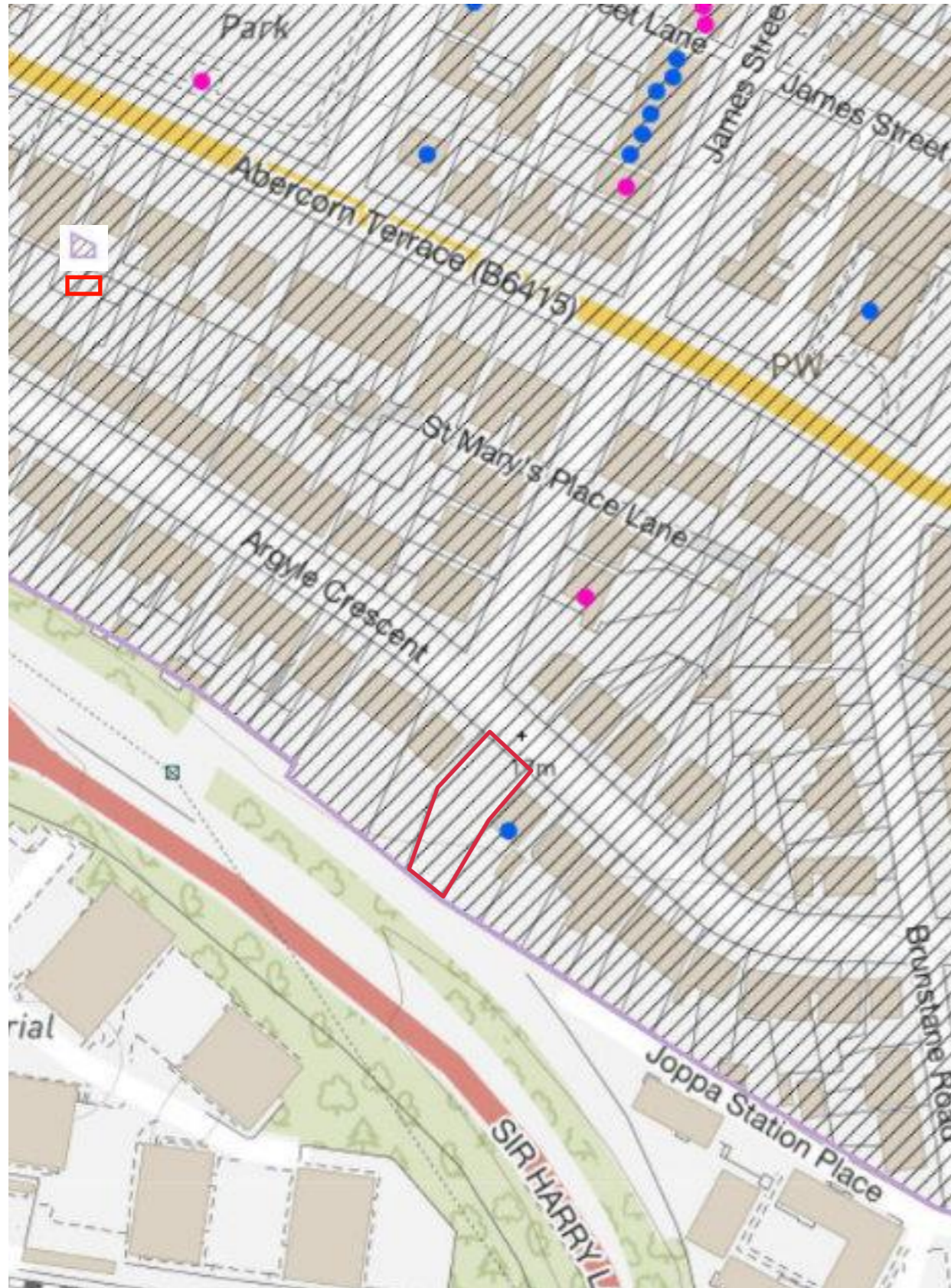


Image:
Map of Listings

Summary

As shown on the map to the left, the site is within the Portobello Conservation Area. Whilst not listed, it is adjacent to No. 23 Argyle Crescent, a large B listed property . The listing can be summarised as follows.

Address/ Name of Site

23 AND 23A ARGYLE CRESCENT
LB26737

Category - B

Date Added - 04/09/1995
Local Authority - Edinburgh
Planning Authority - Edinburgh
Burgh - Edinburgh
NGR - NT 31115 73404
Coordinates - 331115, 673404

Description

Circa 1884 with later alterations, and subdivision. 2-storey with 1st floor breaking eaves, 3-bay villa with Domestic Gothic details. Bull-faced squared and snecked sandstone with polished ashlar dressings; stugged ashlar squared and snecked to side and rear elevations. Tall base course, chamfered arrises to window openings. Ashlar mullions and transoms.

NE (PRINCIPAL) ELEVATION: panelled door to centre, brackets to lintel above; plate glass pointed-arch fanlight above; roll-moulded doorpiece. Roof swept down to act as porch with timber brackets and ashlar corbels; small dormer at 1st floor. Mullioned bowed 7-light window at ground to right, string course, concave and cornice; mullioned tripartite window at 1st floor above. Mullioned tripartite window at ground and bipartite 1st floor of bay to left. 1st floor windows in outer bays breaking eaves in gambrel-roofed dormerheads.

SE ELEVATION: later external steps to rear of elevation leading to panelled door at 1st floor, entrance to top floor flat.

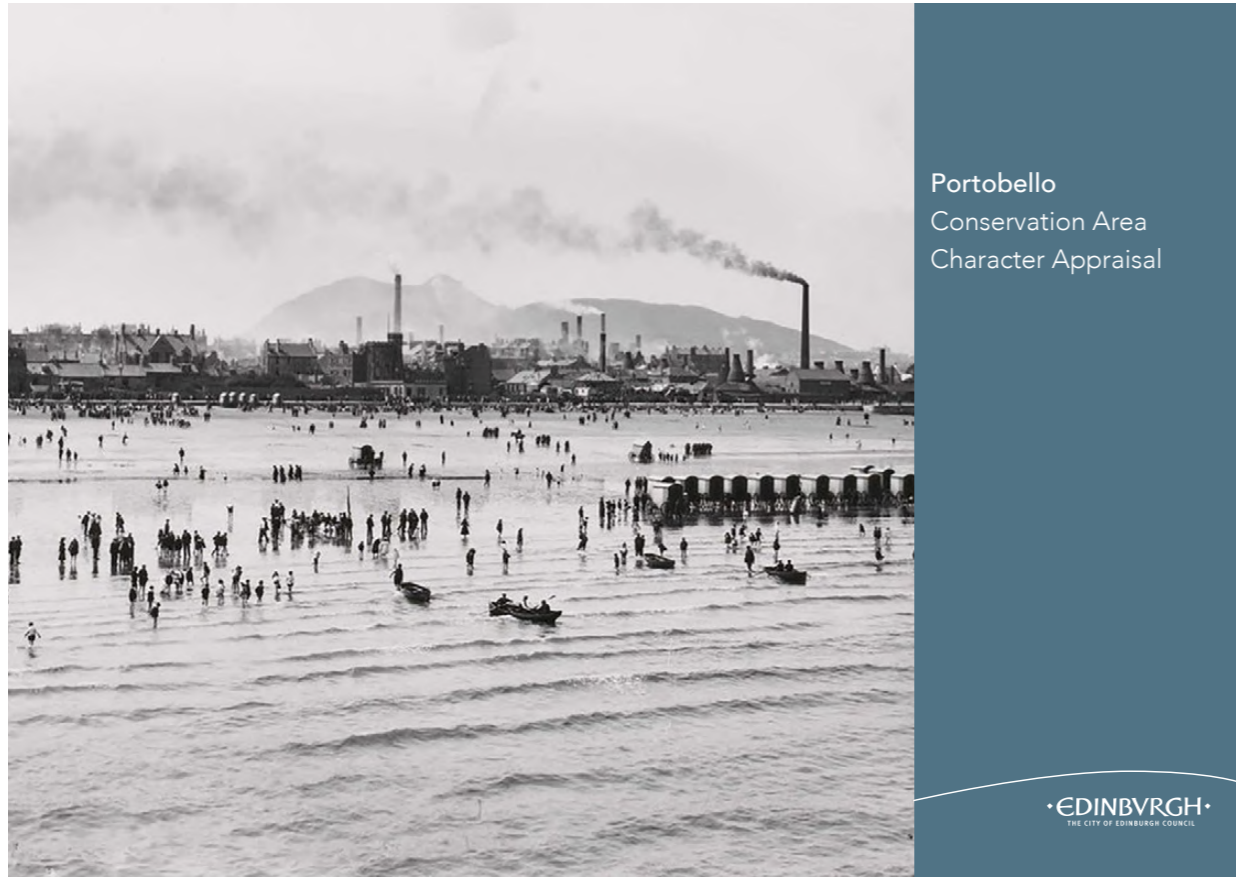
SW (REAR) ELEVATION: not seen fully, 1994; single storey addition to rear.

Originally timber casement windows to each mullioned window, now replaced with plastic windows at ground. Grey slate roof; bay to right piended, principal elevation; 1st floor windows of outer bays piended with gambrel louvred at apex. Terracotta toothed ridge tiles and ball finials to gambrels. Profiled cast-iron gutters at eaves; exposed raft ends. Rendered and coped stack to NW elevation; ashlar and coped stack to SE.

INTERIOR: not seen, 1994.

BOUNDARY WALLS: bull-faced sandstone with droved ashlar coping.





Portobello Conservation Area

The site is located in the Residential Zone of Portobello Conservation Area, which is characterised in the Character Appraisal as an area which *“Includes an abundance of fine Georgian villas as well as a robust stock of Victorian villas and tenements which contribute to the suburban character”*.

New Buildings in Portobello Conservation Area

The Portobello Conservation Area Character Appraisal provides the following statement regarding New Buildings, which has been taken into consideration whilst designing the proposal.

“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”.



Residential Zone

Includes an abundance of fine Georgian villas as well as a robust stock of Victorian villas and tenements which contribute to the suburban character.

Development Pattern



In the early part of the 19th century, residential development took place in four distinct areas of Portobello.

Streets



The residential areas have a generosity of space that provide a tranquil character.

Georgian Development



Houses have small front gardens with low stone boundary walls.

Victorian Development



Tenemental development began to invade some of the streets laid out in the early part of the century.

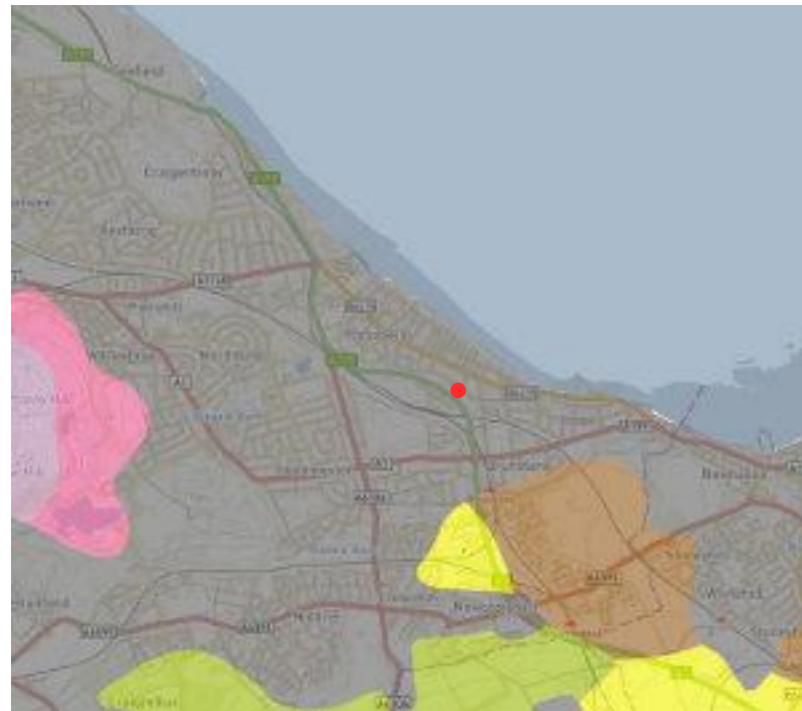
03 / 4 Site Constraints

Protected Areas & Ecological Designations - No Designations



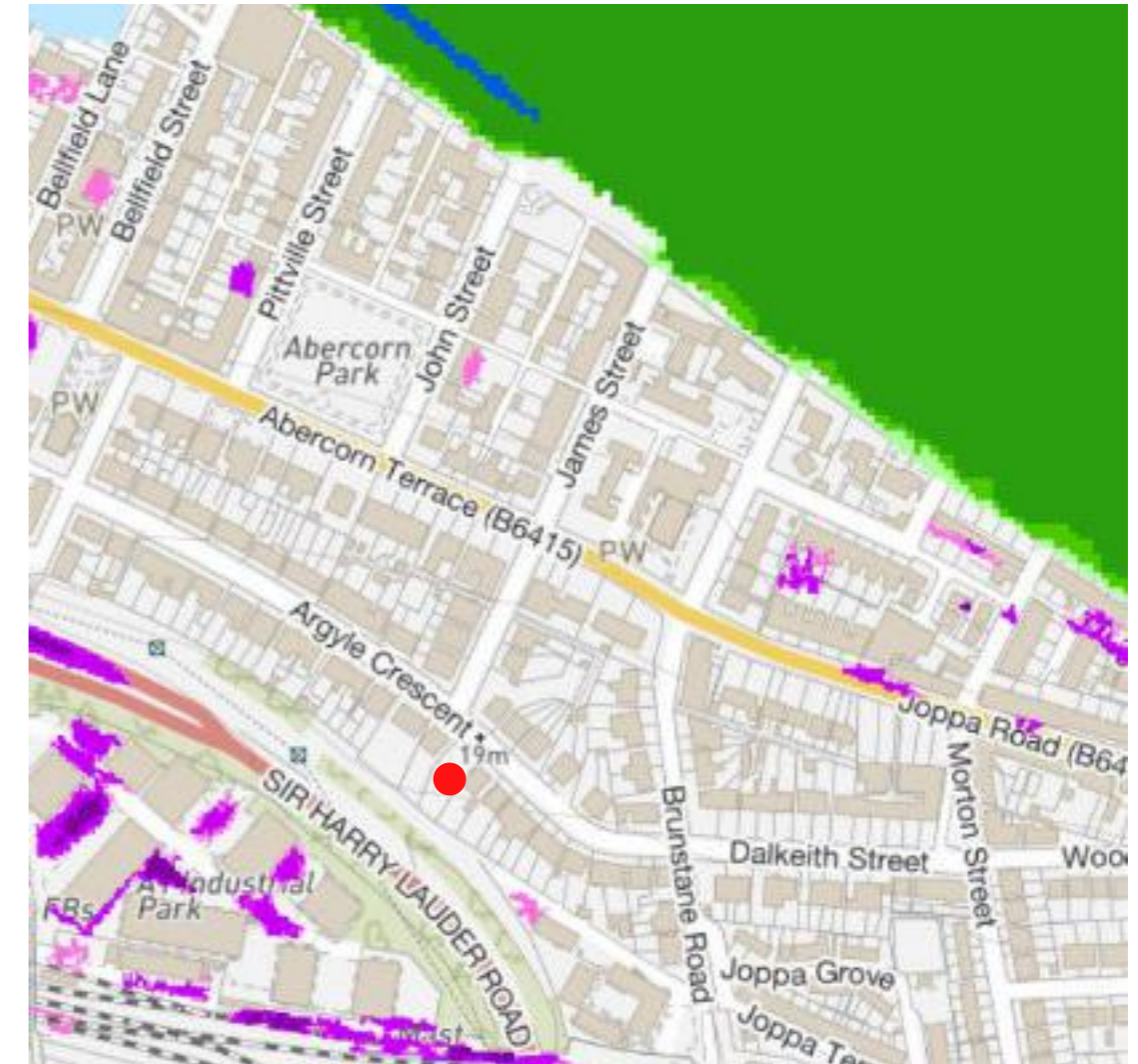
- Layers**
- Sites of Special Scientific Interest
 - Geological Conservation Review
 - Special Areas of Conservation
 - Candidate SAC - submitted to EC
 - SCI (adopted (SAC))
 - SAC (Designated)
 - Special Protection Areas
 - Ramsar
 - National Scenic Areas
 - Local Nature Reserves
 - National Nature Reserves
 - National Parks
 - Regional Parks
 - Country Parks
 - Marine Protected Areas
 - Joint Nature Conservation Committee, MPA
 - MS, Current
 - Scottish Natural Heritage, MPA
 - Scottish Natural Heritage, Approved by SS for designation

Soil Designations - Land designated as Urban Area



- Key**
- Site
 - 1 - Land capable of producing a very wide range of crops.
 - 2 - Land capable of producing a wide range of crops.
 - 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/or moderate yields of a wider range. Short grass leys are common.
 - 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
 - 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
 - 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
 - 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
 - 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.

Flood Risk - No Risk of Flooding

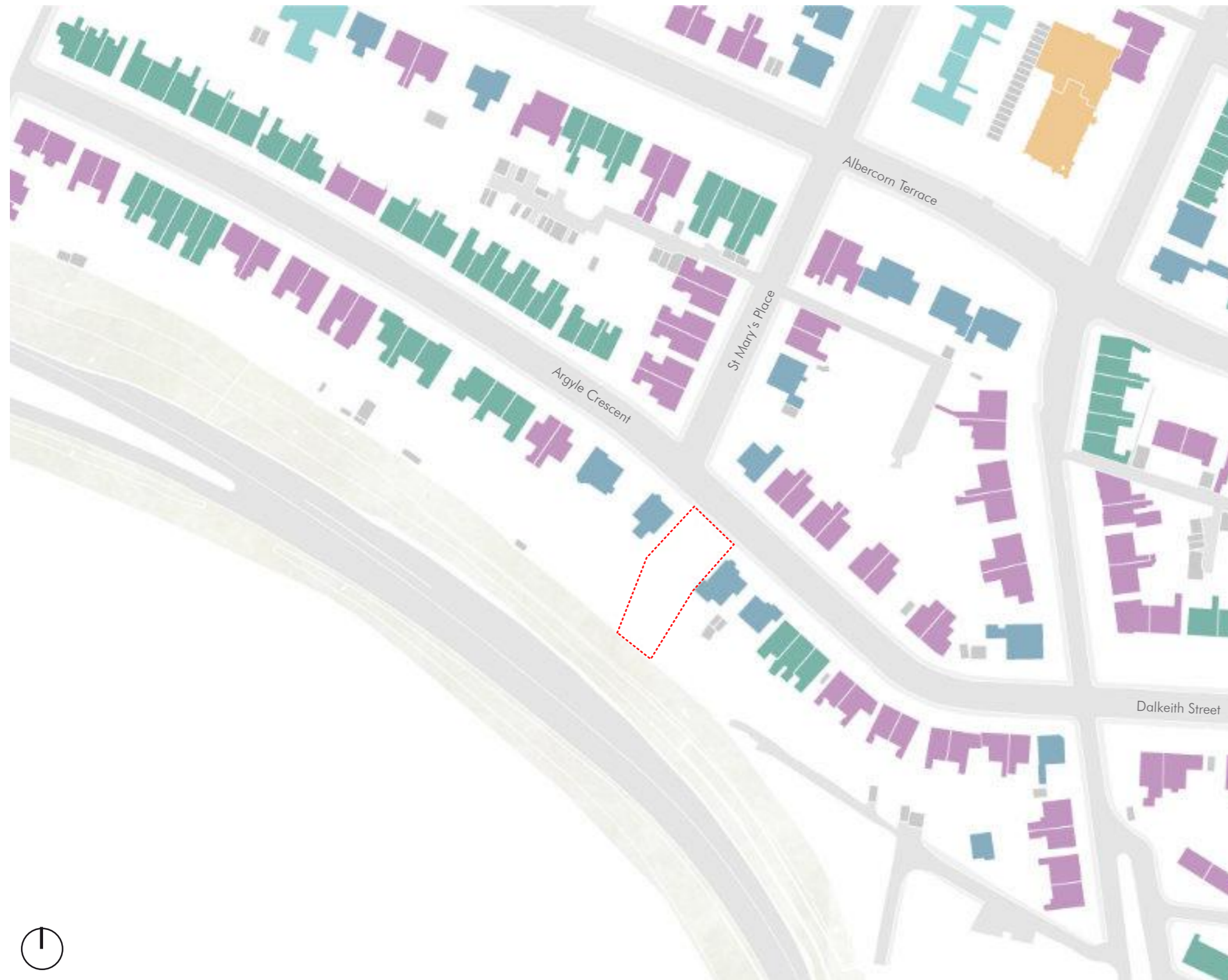


- Key**
- | | | | |
|---|---|---|--|
| Surface Flooding | River Flooding | Coastal Flooding | |
| | | | High Likelihood - Each year this area has a 10% chance of flooding |
| | | | Medium Likelihood - year this area has a 0.5% chance of flooding |
| | | | Low Likelihood - year this area has a 0.1% chance of flooding |
| ● | | | Site |

03 / 5 Local Architectural Character



03 / 6 Typology Analysis



Typology

As shown here, whilst the buildings directly adjacent to the plot are all large detached properties, the area is mainly comprised of semi detached properties and townhouses.

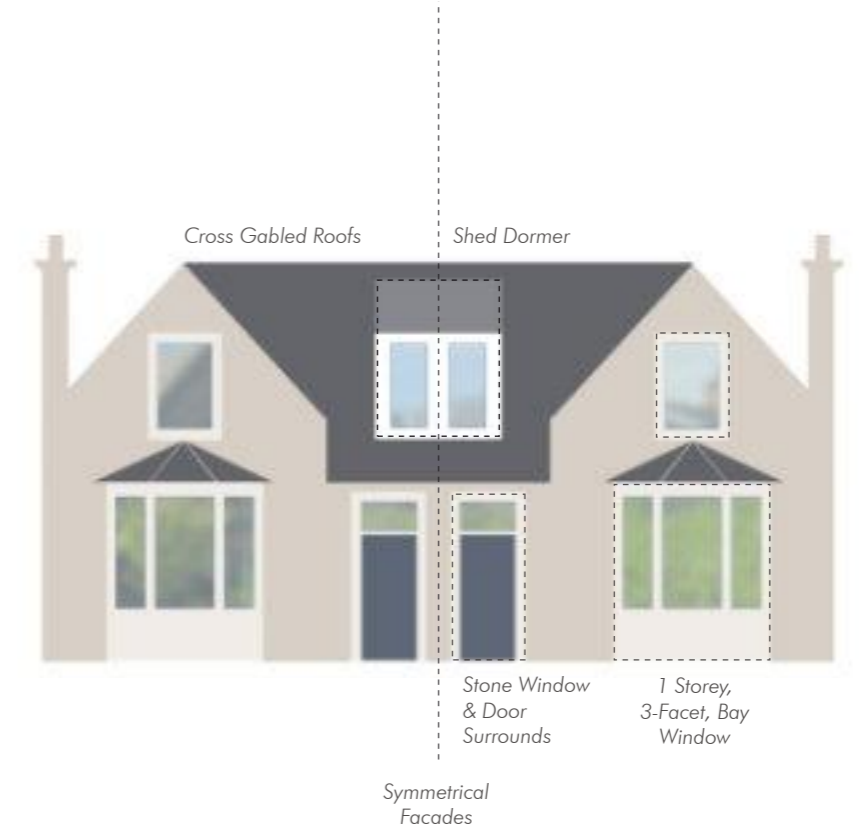
Key

- Application site
- Detached Villas
- Semi Detached Houses
- Terraced Townhouses
- Flats
- Church
- Garages

Image: Site analysis diagram.



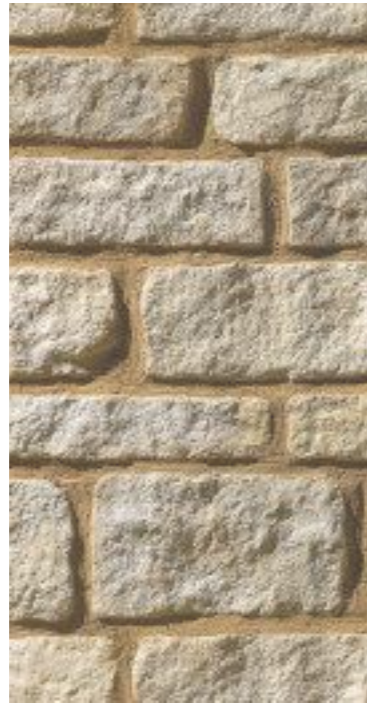
03 / 7 Character Analysis



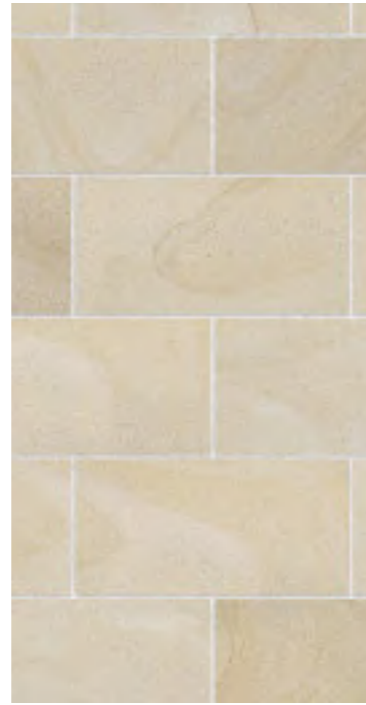
03 / 8 Local Materiality



Slate Roof



Rough Dressed
Ashlar Stone



Smooth Ashlar Stone



Smooth Red Sandstone

Local Materiality

There are four dominant materials throughout the area, which have been highlighted to the left. The majority of properties in the conservation area are constructed with a rough dressed ashlar stone combined with smooth ashlar detailing, including the quoins, window/door surrounds and bay windows.

04 / Planning Context

04 / 1 Planning History | Land 16 Metres Southeast of 25 Argyle Crescent

05/04163/FUL

Erect a pair of semi-detached houses (as amended)
Decision: GRANTED

05/04163/VARY

Erect a pair of semi-detached houses (variation, as amended)
Decision: Permission has been varied

11/01396/FUL

Renew of planning permission 05/04163/FUL for the erection of a pair of semi-detached houses (as amended).
Decision: GRANTED

14/02387/FUL

Application for renewal of planning consents for the erection of 2 semi-detached houses at 25 Argyll Crescent Edinburgh EH15 2QE, (previous consents; 05/04163/FUL, and 11/01396/FUL).
Decision: GRANTED

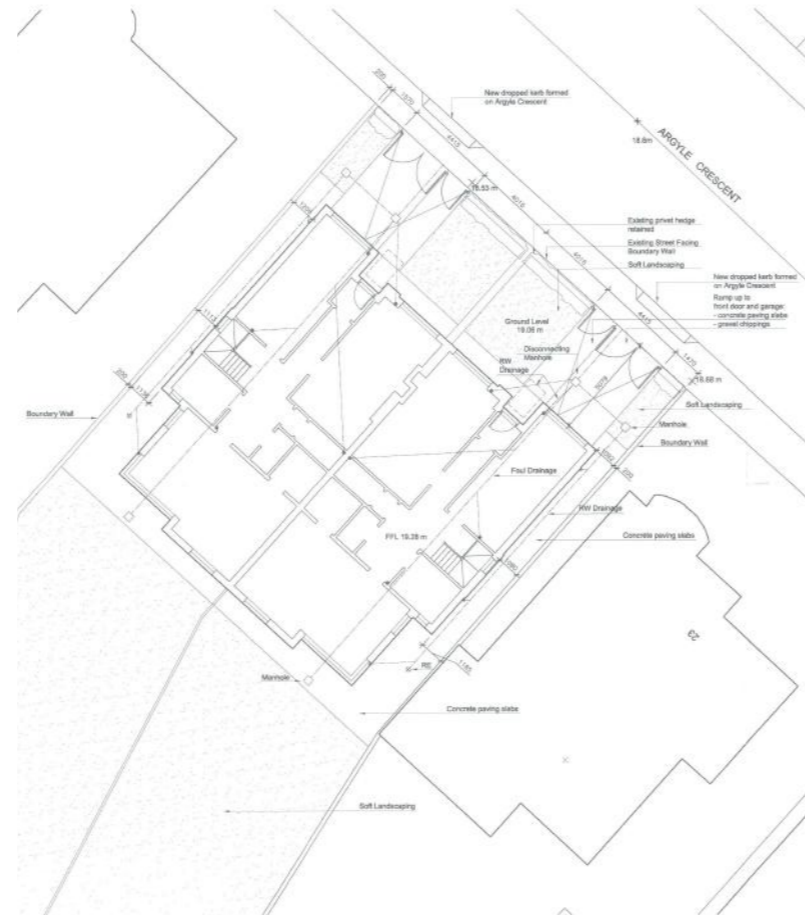


Image:
Consented Site Layout for 2 semi-detached, three storey houses

15/01849/FUL

Three new build, two storey, pitched roof 3/4 bedroom terraced dwellings.
Decision: GRANTED

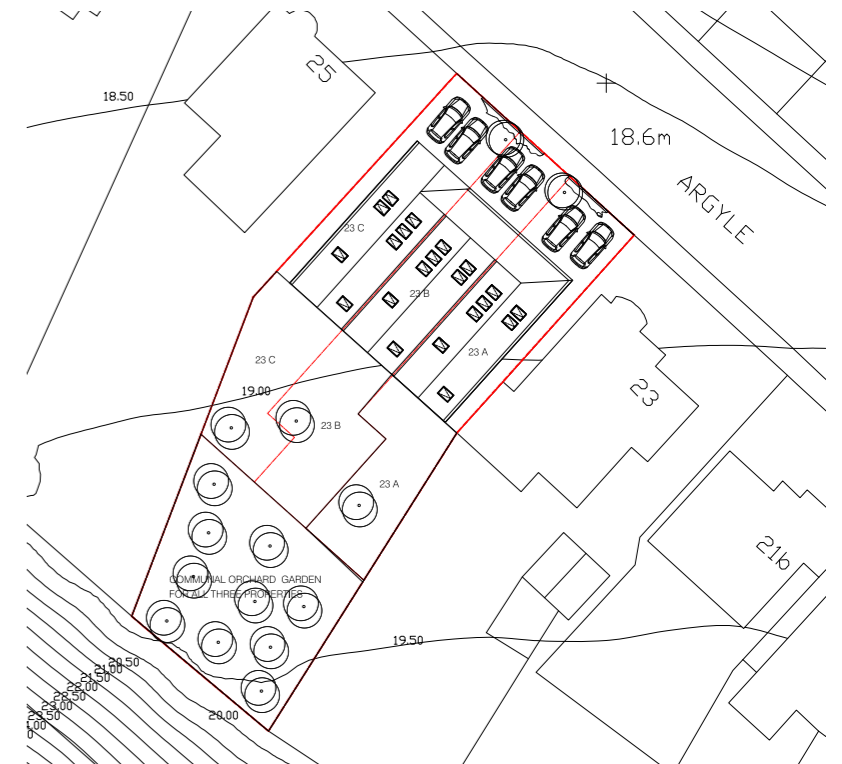


Image:
Consented Site Layout for 3 terraced houses



Image:
Consented North-East elevation for 2 semi-detached, three storey houses



Image:
Consented North elevation for 3 terraced houses

04 / 2 LDP Context & Policy Review

Policy Overview

The site is located within the Edinburgh Council Area and must therefore comply with the relevant policies set out in the adopted Edinburgh Local Development Plan (LDP). The LDP was adopted in November 2016 and represents the most up to date development plan, containing planning policy against which applications are assessed by the City of Edinburgh Council (CEC), as planning authority.

The below Proposals Map shows that the site is zoned as follows:

- It is within the general 'Urban Area'
- It is within the Portobello Conservation Area
- All trees on the site are covered by a TPO



Key of Relevant Policies

Urban Area - refers to all LDP area outwith the Green Belt and Countryside Policy Area	Designated Conservation Area	International and National Natural Heritage Designation (Natura 2000 Site and/or SSSI)	Local Nature Conservation Site	Open Space	Business and Industry Area	Town Centre (including City Centre Retail Core)	Station Safeguard	Proposed Site
Emp 1, Emp 9-10, Hou 8, Ref 6, RS 3	Env 5, Env 6	Env 13, Env 14	Env 15	Env 18, Env 19	Emp 8, RS 3	Table 6, Ref 2, Ref 3, Ref 9, Emp 1	Table 9, Tra 7	

Policy Overview Continued...

The Urban Area designation means the site has no specific planning allocation or use. The proposed residential use is therefore considered acceptable in principle, subject to compliance with other policies in the plan, and particularly design and amenity considerations. Relevant policies are outlined in the tables overleaf.

Given the property is in a conservation area, it will be particularly important to comply with Policy Env 6, Conservation Areas - Development

The Council are currently in the process of preparing a new Local Development Plan, known as City Plan 2030. CEC anticipate submitting this to the Scottish Government for Examination in Summer 2022 and adoption in late 2023/early 2024. The site remains within the urban area designation.

Planning Assessment of Feasibility Proposals

An initial review of the proposals and key policies which relate to the principle of development is provided on pages 24-25. A detailed review of all relevant planning policies and guidance would be undertaken in due course.

04 / 3 Contemporary Additions within Portobello Conservation Area



26BS by JKA, 2018 - 14/03516/FUL

At four storeys the proposal's **flat roof will match the eaves height** of the adjacent tenement. The proposal is a **modern design** and utilises **high quality traditional and contemporary materials** that are appropriate to the historic environment.

The **fenestration** pattern and solid to void ratio gives the facade a vertical emphasis that **complements the rhythm of the bay windows of the adjacent tenement**.

The use of dark grey zinc on the rear elevation is an appropriate material within the conservation area and will not detract from its character or appearance.



21 - 23 Windsor Place by Fouin + Bell Architects, 2022 - 10/02971/FUL

The current office block is contemporary which **contrasts** with the general appearance of the built form within the street, including scale, massing and materials. The proposed development has been designed so as to **tie in with the existing Georgian terrace, 35-45 Windsor Place**, which adjoins the site to the south.

The **pitched mansard roof** again takes influence from its Georgian counterpart although it is noted that as a result the building appears higher than its neighbour to the south. However, its introduction goes some way to tie the proposed building in with the existing terrace, even if it takes much of its scale from the Victorian tenement at the opposite end of the terrace.

The overall design is satisfactory and is aided by its use of **traditional building materials, sympathetic scale and important use of fenestration details**. It is considered that the proposal will make a **positive enhancement** to the character and appearance of the conservation area and will **complement rather than detract from the character of the, neighbouring, listed building**.



Figgate Street by Hackland & Dore Architects, 2022 - 17/01939/FUL

Although **flat-roofed**, the form is considered appropriate to Figgate Street, where other flat-roofed forms exist.

The use of **brick** is common at this part of Portobello, where the Portobello Brickworks formerly stood.

Red brick is considered more appropriate than buff (as suggested by the Portobello Amenity Society). The specification of materials is further reserved by condition.

04 / 4 Planning Assessment

CEC Local Development Plan Assessment

LDP Policy	NPF4 Policy Comparison	Response
Des 1 – Design Quality	No Impact	The proposal is for a contemporary semi-detached scheme which draws upon the proportions and materiality of the area.
Des 3 – Incorporating Existing Features	No Impact	Whilst we are proposing the removal of the existing hedge to the front of the property, this will be replaced with a new low lying hedge in its place to help bed the scheme into the streetscape.
Des 4 – Impact on Setting	No Impact	The proposal take reference from adjacent proposals in terms of height and form. A high-quality material palette is proposed to tie into the surrounding context, whilst providing a modern aesthetic.
Des 5 – Amenity	No Impact	The design does not detrimentally impact on the amenity of neighbours and/or future residents..
Des 6 – Sustainable Buildings	<i>Superseded by NPF4 Policy 1, 2, 12, 13, 14 & 22c.</i>	<p>The proposal will be highly insulated to meet current building regulations and fitted with low carbon technology to reduce CO2 emissions. Where possible materials will be from local and/or sustainable sources.</p> <p>Sustainable urban drainage measures will be used to ensure that there is no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. A drainage layout & details has been submitted to support this proposal.</p> <p>Adequate provision of facilities for the separate collection of dry recyclable waste and food waste has also been incorporated into the scheme.</p>

LDP Policy	NPF4 Policy Comparison	Response
Des 7 – Layout Design	No Impact	Whilst incorporating an additional storey the proposed design follows the same scale and massing as the adjacent properties. Furthermore, the proposed bay windows and pitched roof to the front respond to the character of the surrounding buildings. The proposal also maintains the same length front garden as the adjacent properties, therefore helping to ensure it complements the surrounding built form and urban pattern.
Env 6 – Conservation Area – Development	Superseded by NPF4 Policy 7d & 7e.	The proposal preserves and enhances the special character or appearance of the conservation area and will demonstrate high standards of design, utilising materials which are appropriate to the historic environment.
Env 12 - Trees	No Impact	We are proposing the removal of two trees on the site which are not protected by a TPO.
Env 16 – Species Protection	Superseded by NPF4 Policy 4	There are no known statutory ecological designations on the site. New planting and large rear gardens are proposed as part of the proposal to help enhance and encourage biodiversity.
Env 21 – Flood Protection	No Impact	SEPA map shows the site is not at risk of flooding.

04 / 4 Planning Assessment

CEC Local Development Plan Assessment

LDP Policy	NPF4 Policy Comparison	Response
Hou 1 – Housing Development	No Impact	The proposal complies with the Council's support for housing in urban areas, outwith the greenbelt.
Hou 3- Green Space in Housing Development	No Impact	The proposals provide large private gardens for future residents.
Hou 4 – Density	No Impact	Proposed density of scheme supports the Council's ambitions to maximise potential development of sites in city centre locations.
Hou 6 – Affordable Housing	No Impact	There will be no requirement for affordable housing on the site.
Policy Tra 2 – Private Car Parking	No Impact	Proposals make provision for a 1 parking space per property which is compliant.
Policy Tra 3 – Private Cycle Parking	No Impact	Proposals make provision for a cycle store where a compliant no. of spaces can be provided.

CEC Design Guidance (Jan 2020) Assessment

Topic	Guidance	Compliance
Parking	Zone 3 Car Parking Maximum Studios - 1 Per Unit 2 Beds - 1 Per Unit 3 Beds - 1 Per Unit 4+ Beds - 1 Per Unit	Proposed scheme is considered compliant.
Open Space	Minimum of 20% of total site area should be usable green-space (i.e., not in shadow all year)	Proposed scheme is considered compliant, with 47% of the site being retained as usable green space.
Waste & Recycling	Low Density Properties - Housing - 140 litre grey bin for residual waste - 240 litre green bin for mixed recycling - 33 litre blue box for glass bottles etc. - 23 litre grey kerbside & 5 litre kitchen caddy bin for food waste - 240 litre brown bin for garden waste	Proposals are considered compliant. Bins stores will be incorporated into the scheme that provide the necessary storage space.

04 / 5 NPF4 Position Statement

Ministerial Foreword

In the Ministerial Foreword of the Scottish Government's position statement on NPF4 (Nov 2020), it is acknowledged that *"Too often, places don't do enough to support our health and wellbeing and we still have more to do to build the homes people need."* It goes on to say *"COVID-19 has shown us that people can feel more isolated where there are too few accessible local amenities or nearby green spaces for play or physical activity. So there needs to be a focus on improving health and wellbeing and creating a better natural environment for everyone."* The quality of our places really matters.

The Minister for Local Government, Housing and Planning recognised that *"Our ambitious targets for addressing climate change demand a fresh approach and significant investment infrastructure, as well as a new understanding of how zero carbon living might work. We need to anticipate and plan for our changing population to focus more on improved health and wellbeing and a better natural environment for everyone in Scotland."*



Key Outcomes

The Scottish Government currently expect that NPF4 will focus on the following four key outcomes:



Our proposal for Argyle Crescent will enable the clients to stay part of their current community, strengthening their ties to the local area.

It is an example of a long-lasting family dwelling that is distinctive, well-designed, physically and digitally connected and has a substantial impact of improvement on the inhabitants lives.

We are committed to creating an integrated and well designed buildings and homes, specifically here now at Argyle Crescent, which is described in more detail in this planning submission for your consideration.

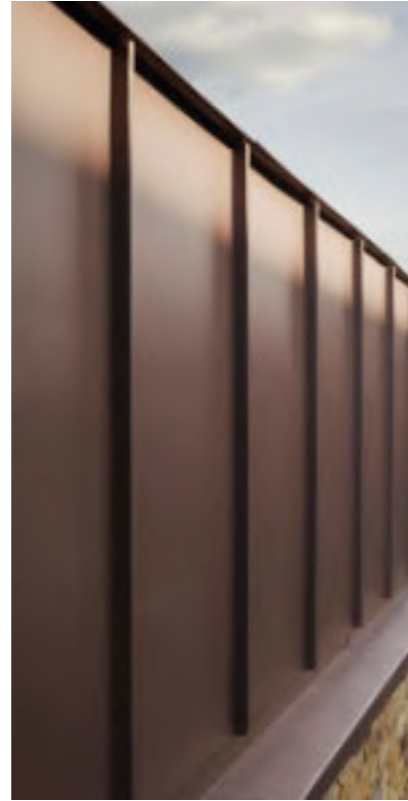
Our Future Places

The Scottish Government Position Statement on NPF4 is explicit and categorically clear that:

- Our places will look and feel different in the future;
- A significant shift is required to achieve net-zero emissions by 2045;
- We will need to focus our efforts on actively encouraging all developments that help reduce emissions;
- This is not about restricting development but to help stimulate the green economy by balancing innovation, greener design and place-based solutions;
- We will need to introduce stronger preference for reusing existing buildings before new development proceeds;
- We must shift future development away from greenfield land by actively enabling the redevelopment of vacant and derelict land;
- The future includes stimulating new models of low carbon living on our rural areas, building in space for people to work remotely;
- Low and zero carbon design and energy efficiency is actively encouraged and uses more sustainable and recycled materials in new development;
- Rural development should harness opportunities to facilitate woodland creation and expansion;
- Our places will be planned in a way that reduces the need to travel and builds in natural solutions;
- Our places should be greener, healthier and more resilient to the impacts of climate change by expanding green infrastructure, biodiversity and natural spaces; and
- We should remove the need for planning permission for active travel and electric vehicle charging points to ensure we can roll out new infrastructure widely and quickly.

05 / Proposal

04 / 1 Project Brief



Project Brief

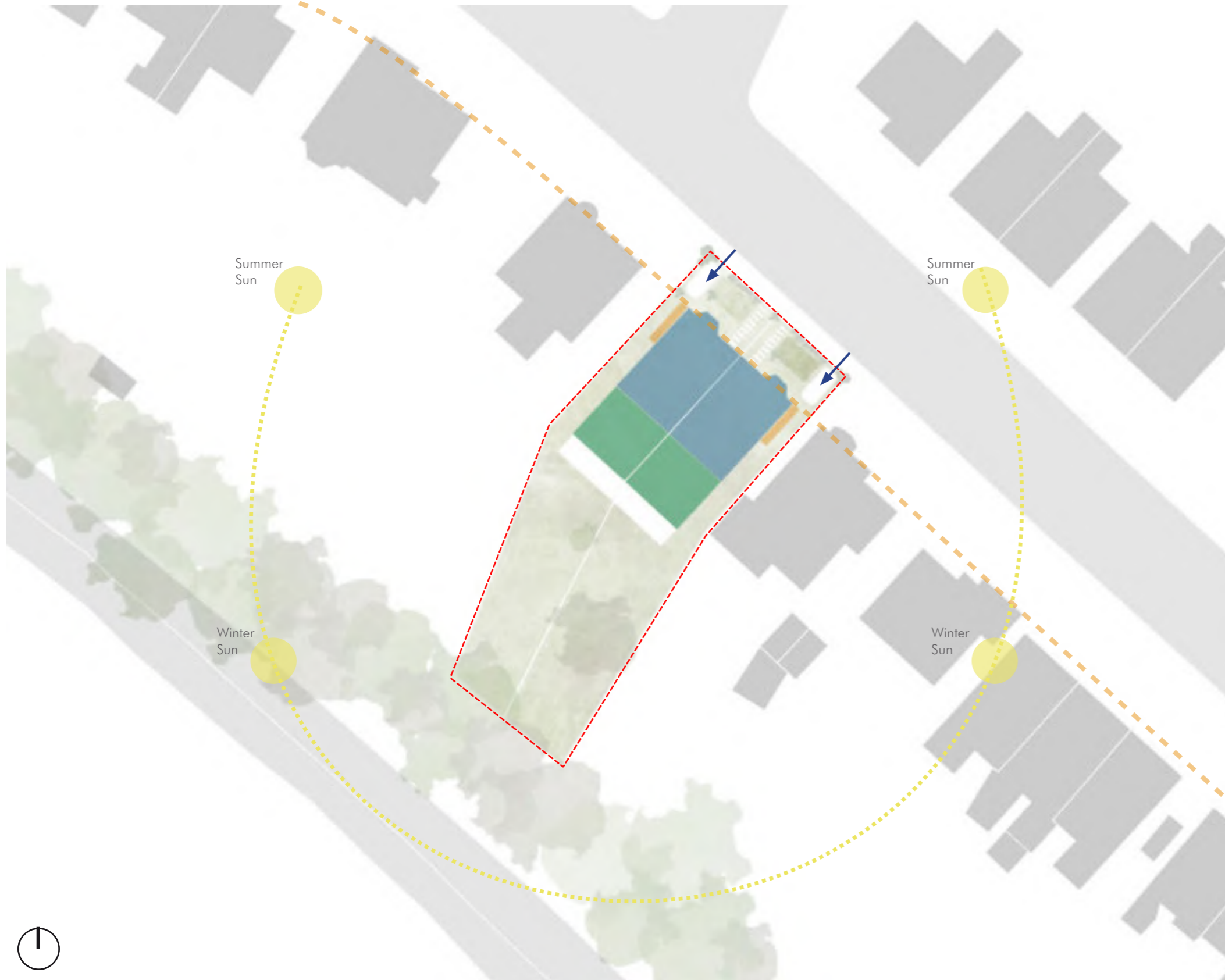
The brief is to create two exemplar, three storey, four bedroom family homes on the site. These are to be fairly uniform in design, with a contemporary aesthetic that compliments the traditional sandstone buildings in the area.

The properties will be retained as homes for the client, who are brother & sister, along with their families. The following design features should be considered for each of the properties:

- Open plan ground floor living, dining & kitchen
- Side access to utility & wet room
- Separate bedroom/playroom/snug.
- Four bedrooms, including one master bedroom with en-suite and dressing room
- Fitted wardrobes in all bedrooms.
- Family bathroom and additional shower room if possible
- Study with space for sofa bed



04 / 2 Defining Key Moves on the Site



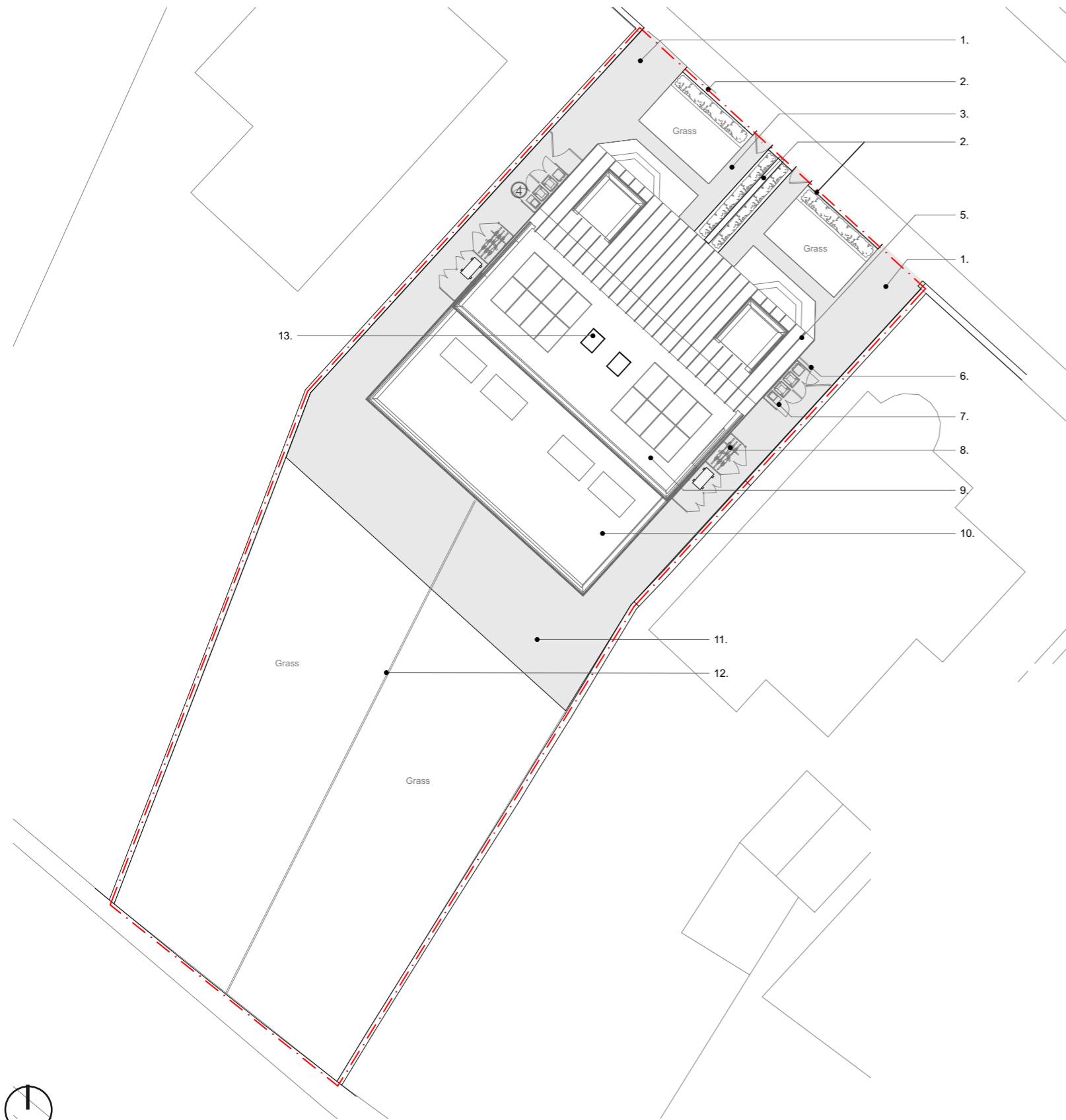
Key

- Application Site
- Main Access Point
- 3 Storey Element
- Single Storey Element
- Bike/Bin Store
- Maintaining Defined Street Frontage

Image: Concept Plan



04 / 3 Proposed Site layout

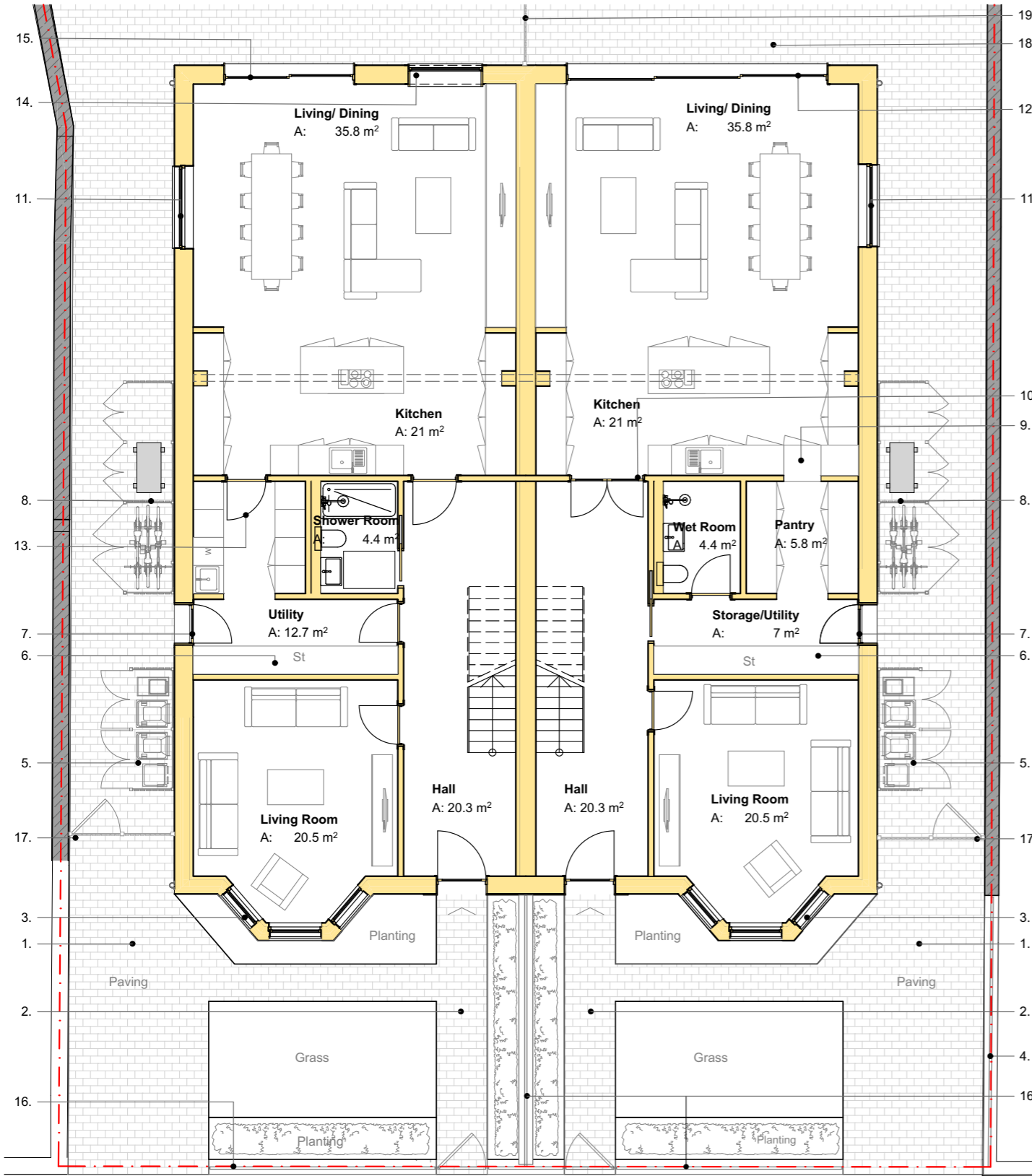


Key

- Application Site
- 1. 1 No. off street parking space to be provided for each property.
- 2. New 400mm low brick wall with concrete coping and 1.2m high metal railing.
- 3. Front garden to be landscaped with new metal pedestrian entrance gate and path to front door.
- 4. Contemporary dormers with single ply flat roof.
- 5. Grey standing seam metal pitched roof to front of property.
- 6. 1.8m high timber fence & gate.
- 7. Timber bin store.
- 8. Bike store & additional storage for Air Source Heat Pump.
- 9. Three storey element with single ply flat roof and south facing solar PV array.
- 10. Single storey flat roof element with single ply roof and two no. roof lights per property.
- 11. Paved terrace to rear of property.
- 12. 1.8m high timber boundary fence between properties.
- 13. Access hatch to roof.



04 / 4 Proposed Floor Plans - Ground Floor



Key

Application Site Yellow hatch indicated new works

1. 1 No. off street parking space to be provided for each property.
2. Front garden to be landscaped with new metal pedestrian entrance gate and path to front door.
3. Contemporary bay window to reflect those on surrounding properties.
4. Existing boundary walls to be retained.
5. Timber bin store.
6. Bank of additional storage for coats etc.
7. Side entrance provided to both properties.
8. Bike store & additional storage for Air Source Heat Pump.
9. Concealed entrance to pantry.
10. Double door to kitchen.
11. Slot window to dining room.
12. 3 Panel sliding door
13. Door to utility room.
14. Window seat
15. 2 Panel sliding door.
16. New 500mm low brick wall with concrete coping and 1.2m high metal railing.
17. 1.8m high timber fence & gate.
18. Paved terrace to rear & side of property.
19. 1.8m high timber boundary fence between properties.

Image: Proposed Ground Floor Plan

04/4 Proposed Floor Plans - First & Second

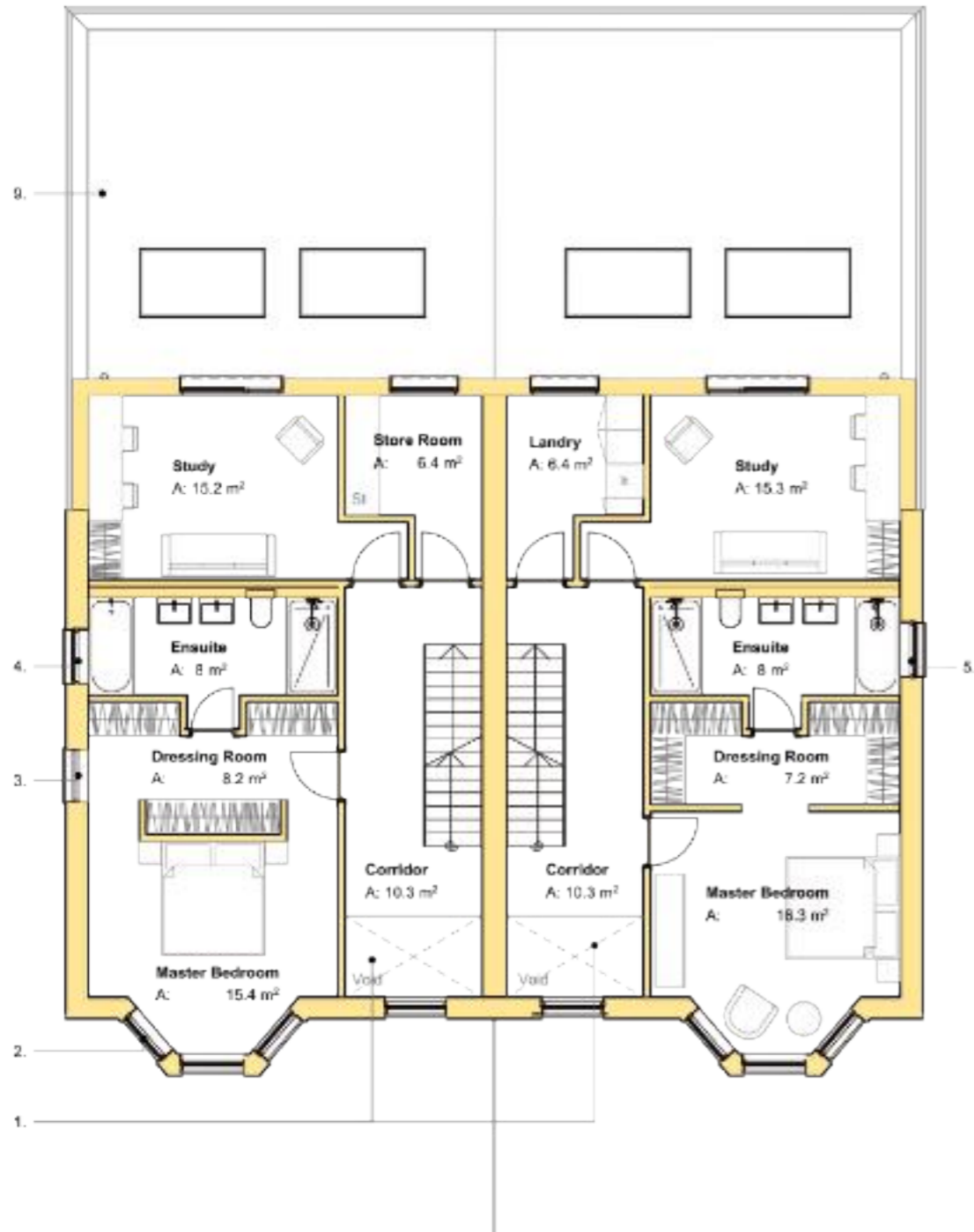


Image: Proposed First Floor Plan

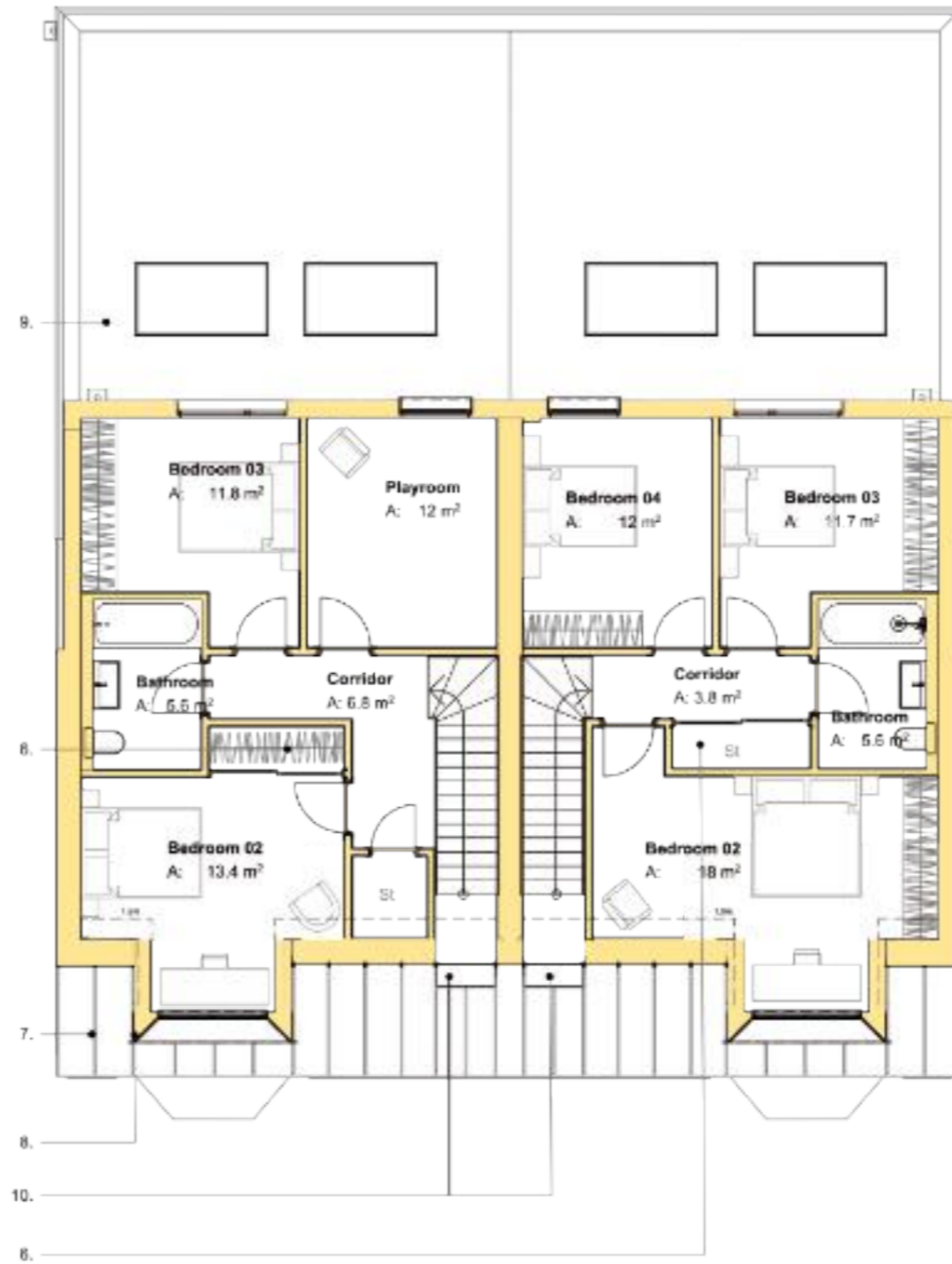


Image: Proposed Second Floor Plan

Key

- Application Site
- Yellow indicates new work
- 1. Void over entrance to create more open & dramatic sense of arrival to property.
- 2. Contemporary bay window, to reflect those on surrounding properties.
- 3. Fixed full height window.
- 4. Bathroom window.
- 5. Bathroom window offset to avoid overlooking.
- 6. Bank of additional storage space.
- 7. Grey standing seam metal pitched roof to front of property.
- 8. Contemporary dormer to reflect those on opposite semi-detached property.
- 9. Single storey flat roof element with single ply roof and two no. roof lights per property.
- 10. DG, grey skylight over stairs to match grey, standing seam metal roof.

04 / 5 Schematic Section

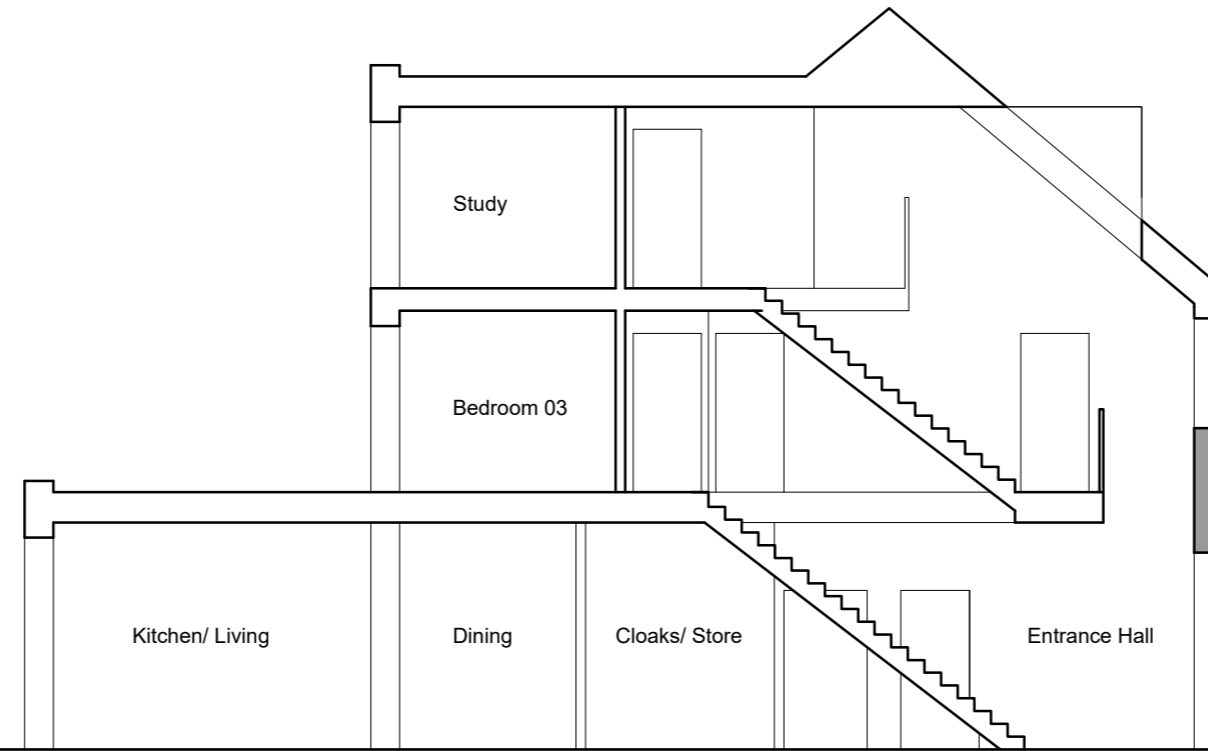
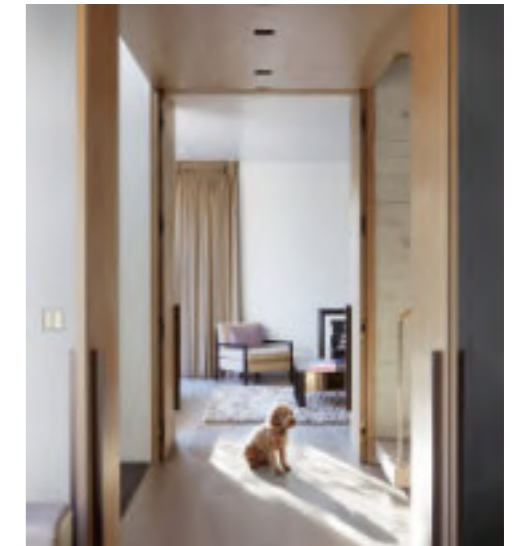


Image: Proposed Section



04 / 6 Proposed Materiality



Image: Contextual Elevation



- Image:
- 01. Buff brick
 - 02. Pre formed concrete banding, window and door surrounds
 - 03. Off-white render to side & rear elevations
 - 04. Pearl beige windows
 - 05. Grey standing seam metal roof

04 / 7 Scale Form & Massing

The height and massing of the proposed development is in direct response to the existing context surrounding the site. Key datum lines have been established to respond to those of neighbouring properties, creating a sensitive addition to the street that reinforces a strong street edge.

The street facing elevation has been designed to consider proportions, with the incorporation of large contemporary bay windows that will help ensure ample light in these North facing rooms.

A simple material palette, of buff brick, off white render & a grey standing seam metal roof have been proposed, which complements the existing sandstone & slate in the area, whilst also creating a more contemporary twist.

We have proposed a pitched roof to the front to tie in with the adjacent properties, however this opens up to a flat roof at the rear to maximise floor space, whilst ensuring the building height does not exceed to ridge height of the adjacent properties.

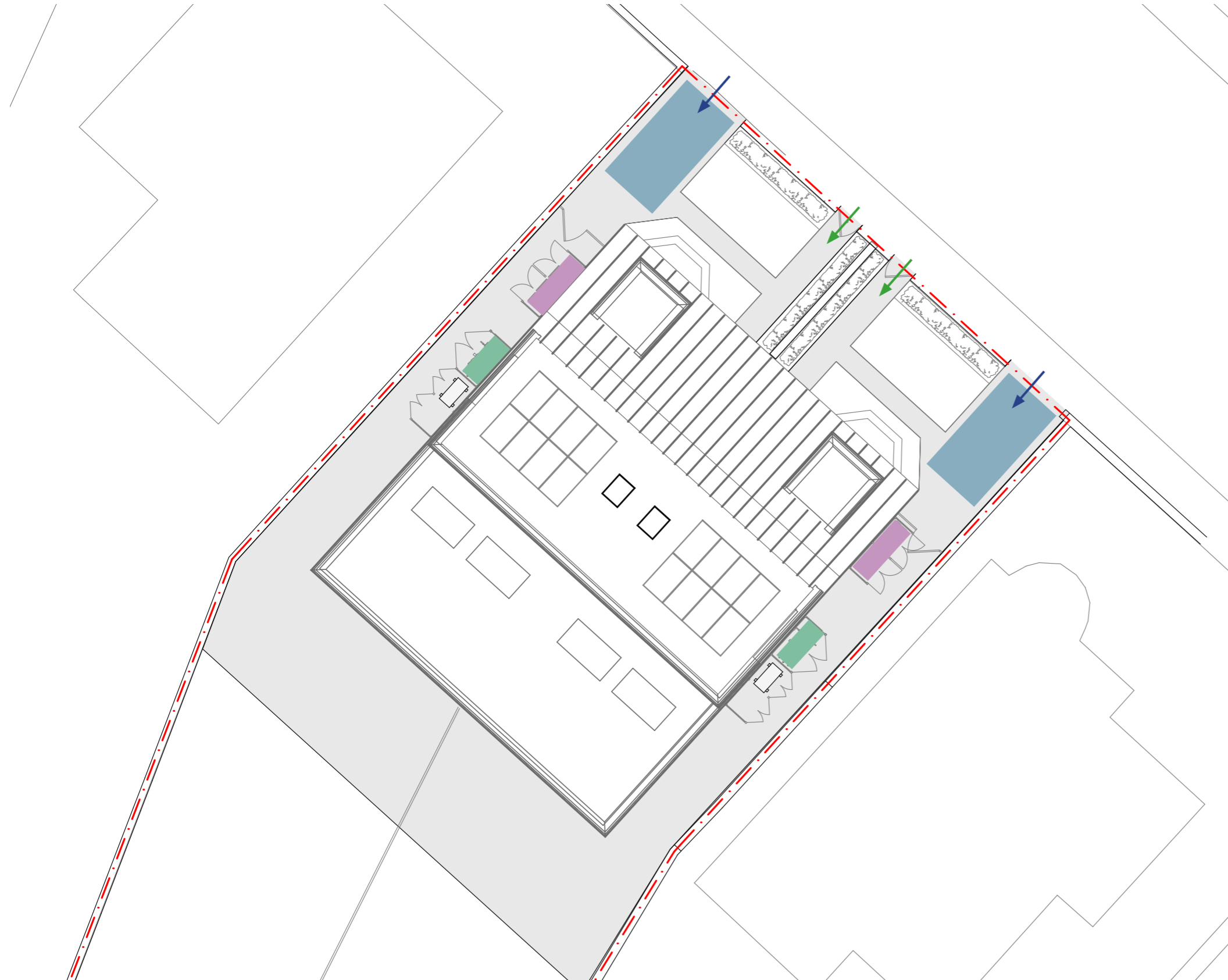
Architectural Approach

The ambition of the proposal is to create a striking contemporary development which contrasts, yet compliments the traditional architecture of the conservation area.

Whilst contemporary in detailing, the height and massing of the proposed scheme is informed by the adjacent properties, therefore creating a sensitive addition to the street. Furthermore, a subtle material palette has been selected which compliments the traditional sandstone in the area.



Image:
Conceptual illustration



Refuse Collection/ Waste & Recycling

Individual kerbside collection will be used, as with the surrounding properties. A bin store will be located at the side of each property, with space for the following:

- 140 litre grey bin for residual waste
- 240 litre green bin for mixed recycling
- 33 litre blue box for glass bottles etc.
- 23 litre grey kerbside (& 5 litre kitchen caddy) for food waste
- 240 litre brown bin for garden waste

This meets the relevant criteria as outlined in Edinburgh Councils 'Waste and Recycling Instructions for Architects and Developers.'

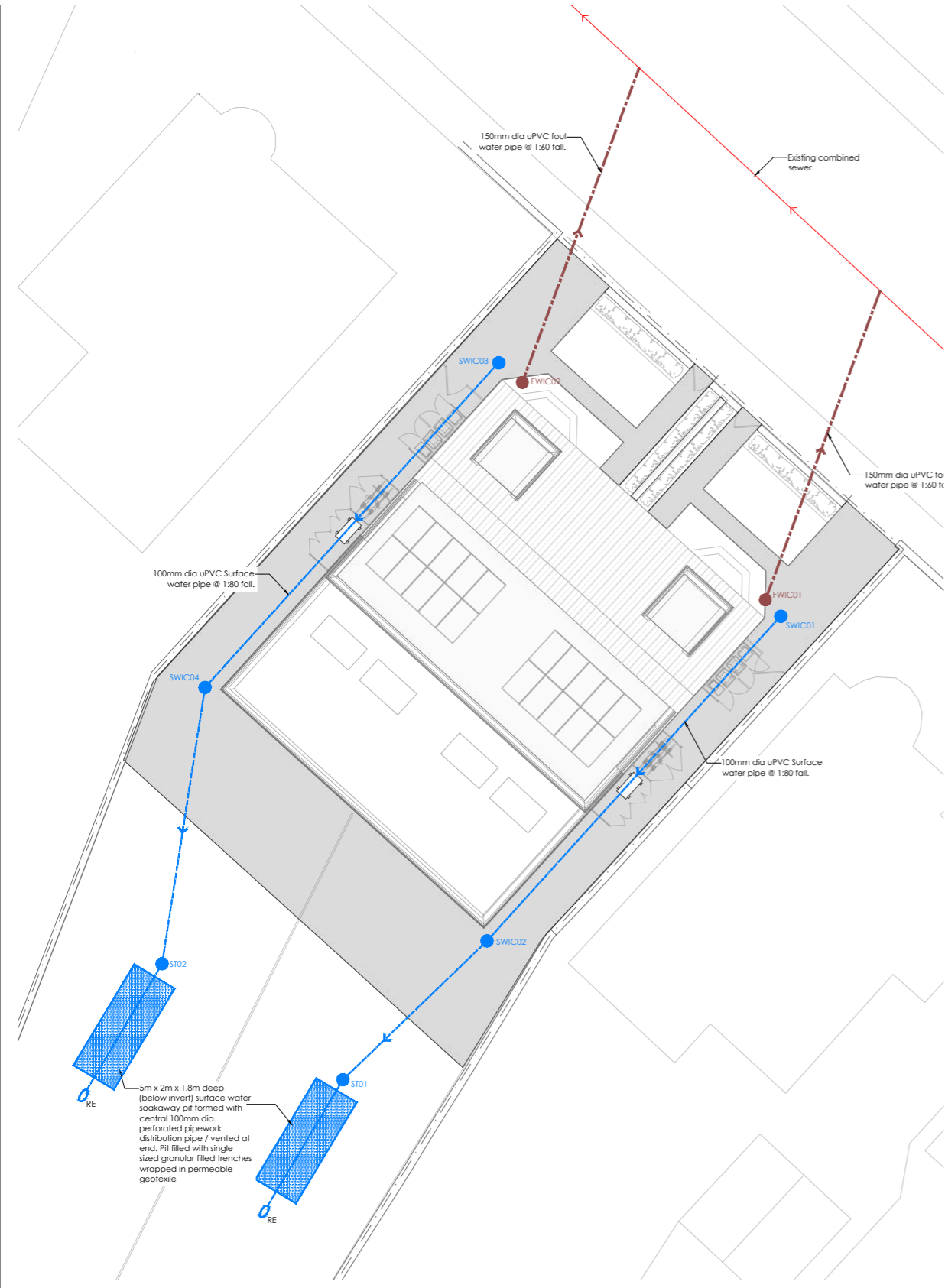
Parking & Access

All access to the site is to be located off Argyle Crescent, including one new vehicular access point and two new pedestrian access points.

In accordance with the EDG, each property has 1 car parking space and 3 cycle spaces. The car parking space is located at the front of the property easily accessed off Argyle Crescent. The cycle parking will be located to the side of each property, accessed via a secure gate.

Key

- Application Site
- ➔ Vehicular Access Point
- ➔ Pedestrian Access Point
- Resident Parking
- Bike Store
- Bin Store



Foul Water Drainage

It is known that there is a combined sewer to the North of the site as existing. All the foul drainage for the proposed development will be collected and conveyed within a newly installed system, which will be connected to the existing sewage run located to the North of the site (there is no additional treatment to the foul waste).

Surface Water Drainage

The proposed surface water is to be collected from each property and discharged into a 'surface water soakaway pit' located in the rear gardens of the both properties.

*Please refer to the Engineers proposed drainage layouts & details for further information regarding the drainage strategy.

Sustainability

The building strives to be exemplar in terms of sustainability and will be designed with high levels of insulation to reduce operational energy. Furthermore it will be fitted with an Air Source Heat Pump & Solar Panels, which will be used to heat the property, rather than relying on finite fossil fuels.

Where possible, locally sourced materials will be used for construction, in an effort to reduce the buildings Embodied Carbon Dioxide emissions as much as possible.

Early discussions with the Structural Engineer have also confirmed it will be possible to use timber frame construction, which is one of the most sustainable methods of building with the lowest CO2 emissions.

Landscaping & Biodiversity

Hardscaping across the site will be kept to a minimum and all landscaping will be designed to enhance biodiversity.

Flower beds and a lawn have been incorporated into the design of the front garden, therefore helping to soften the urban frontage and bed the scheme into the street.

Image:
Narro's Proposed Drainage Layouts



Conclusion

As demonstrated in this Design Statement, we believe that the proposed new dwelling satisfies all the relevant policies in the Edinburgh Local Development Plan - including policies Des 4, Des 5, Env 6 & Hou 3.

Furthermore this document has clearly outlined how the schemes meet all the relevant standards set out in the Edinburgh Design Guidance and NPF4 policies where applicable.

Whilst the scheme is of a more contemporary style to the surrounding properties, it will be beautifully crafted and detailed, creating an exemplar and outstanding piece of architecture in this area of the city. Furthermore, it will follow the proportions of the adjacent properties and the chosen materials compliment those of the conservation area, creating a contemporary take on the traditional architecture.

We feel this is a brilliant opportunity to create an outstanding piece of architecture, whilst simultaneously creating a two beautiful family homes. The proposal is easily accessible and designed to facilitate a flexible mode of living, therefore ensuring that our clients remain local and continue investing into this area of the city.

*Image:
Proposed CGI of Front facade*

Address

18 Walker Street
Edinburgh EH3 7LP

Orwell Farm
Kinross KY13 9HB

Contact Us

0131 226 7186
mail@studiolba.co.uk
studiolba.co.uk