

15B Carlton Terrace, Edinburgh
Design Statement – Rear Garden
08.11.23

Introduction

This statement has been prepared in support of the Listed Building Consent application for 15B Carlton Terrace, Edinburgh, EH7 5DD. The proposals comprise:

- Minor amendments to the proposed rear garden works associated with the previously consented proposals (reference number below)

The proposals are represented in drawings:

- 2304-CT-001, 105, 205

Planning History

The building was subdivided into flats in 2003. In the 1920s the property was run as a private hotel. Consent was granted for the refurbishment & extension of the property in October this year, including works to the rear garden:

- Ref: 23/03272/LBC

Relevant Adjacent Planning Applications

Applications for relevant, more significant proposals to rear gardens that have been consented to:

- 1 Carlton Terrace, Ref: 22/00495/LBC
- 8 Royal Terrace, Ref: 22/01246/LBC

Planning Policies

Consideration has been given to the following policies when developing the design proposals:

- Guidance for Householders (2021)
- Listed Buildings and Conservation Areas (2022)
- New Town Conservation Area Appraisal

Description of the Proposals

15B Carlton Terrace is a Grade A listed lower ground floor flat that sits within the New Town Conservation area. The property has been subdivided into flats, each with separate entrances. The lower ground floor flat has sole ownership of the front external cellars and courtyard and the rear garden.

The proposed works are outlined below.

- Removal of existing, non-original concrete garden steps & associated non-original handrail.
- The formation of new steps between the existing middle terrace level & top garden level.
- Changing a section of the previously consent lower terrace steps to a retaining wall.
- Replacement stone paving to the middle terrace.

All paving will be in natural stone that complement the existing building. As mentioned above, the proposed landscaping works are modest in nature compared to nearby consented proposals, including to no.1 Carlton Terrace and no.8 Royal Terrace.

Conclusions

The proposals to the rear garden of 15B Carlton Terrace are minor. The steps & handrail to be removed are non-original and the new steps modest and in keeping with the consented proposals. There is a negligible increased in paved area and a precedent for far more extensive rear garden works can be found to nearby properties.