

## Introduction

This Design Statement accompanies our listed building consent application for no 30 Howard Place Edinburgh EH3 5JY on behalf of the property owner and occupier and should be read in conjunction with our application drawings BHP (PL) 001-009.

The proposals seek consent for the creation of a family bathroom on the first floor of the property and to open a new connection from the ground floor drawing room into the rear room overlooking the garden. The changes are intended to improve functionality and use of key rooms, without compromising the buildings historic fabric and original design.

No30 Howard place is an A listed, 3 storey Georgian town house and is currently a family home for our clients who live and work in Edinburgh.

## Listing Details (from Historic Environment Scotland)

No LB29103

5-32 (INCLUSIVE NOS) HOWARD PLACE, WITH BOUNDARY WALLS, RAILINGS, LAMP FITTINGS AND GATES

## Description

*James Gillespie Graham, 1809-20. Terrace of paired, mirrored 2-storey, 3-bay houses with basements, stepping up towards N. Small gardens to front (larger to rear), behind low walls with railings (some missing). Break in terrace (entrance to Warriston Park) between Nos 26 and 27. Sandstone ashlar; channelled ground floors; dividing courses between basement and ground and between ground and 1st floors; eaves cornices and blocking course. Access to principal entrances by arched stone platts over basement areas; stone steps behind railings down to basement entrances.*

*W (PRINCIPAL) ELEVATION: Nos 5-26 - bull-faced ashlar to basements; cill course to 1st floor; droved ashlar above cill course to 1st floor; dentilled cornice to No 20. Nos 27-32 - droved ashlar to basement; polished ashlar to 1st floor; panelled aprons to windows at ground and 1st floor at Nos 29-32. Timber panelled doors (flush-panelled at No17) with fanlights above, some decorative (eg sunburst at Nos 13 and 15, umbrella to Nos 9 and 25, 5 horizontally arranged ovals at Nos 27 and 28).*

*Predominantly 12-pane glazing in timber sash and case windows. Some alteration to window openings at basements (eg at Nos 10 and 18). Mansard roof with 2 dormers at No 29. Graded grey slates; stone skews. Corniced ashlar stacks (some rebuilt) with circular cans.*

*BOUNDARY WALLS, RAILINGS, LAMP FITTINGS AND GATES: low boundary walls with droved ashlar coping to all front gardens. Cast-iron railings with curved handrails to stair platts; cast-iron railings (predominantly fleur-de-lys topped, some with fleury crosses or pine-cones at gateposts) to boundary walls and basement areas to a majority of houses. Some railing-mounted cast-iron light-fittings (that between Nos 21 and 22 intact). Few original gates remain.*

## Statement of Special Interest

*Alexander Henderson's Warriston estate, formerly the site of West Warriston House, was laid out for building by James Gillespie Graham in 1807. Gifford etc suggests that Howard Place may be the first terrace in Edinburgh with front gardens. Robert Louis Stevenson was born on 13th November, 1850 at No 8 Howard Place.*

Our application includes for minor alterations to the rear facade to support the installation of the new bathroom in the form of a new SVP connection (from bathroom to existing) and an extract duct.

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# Design Statement/

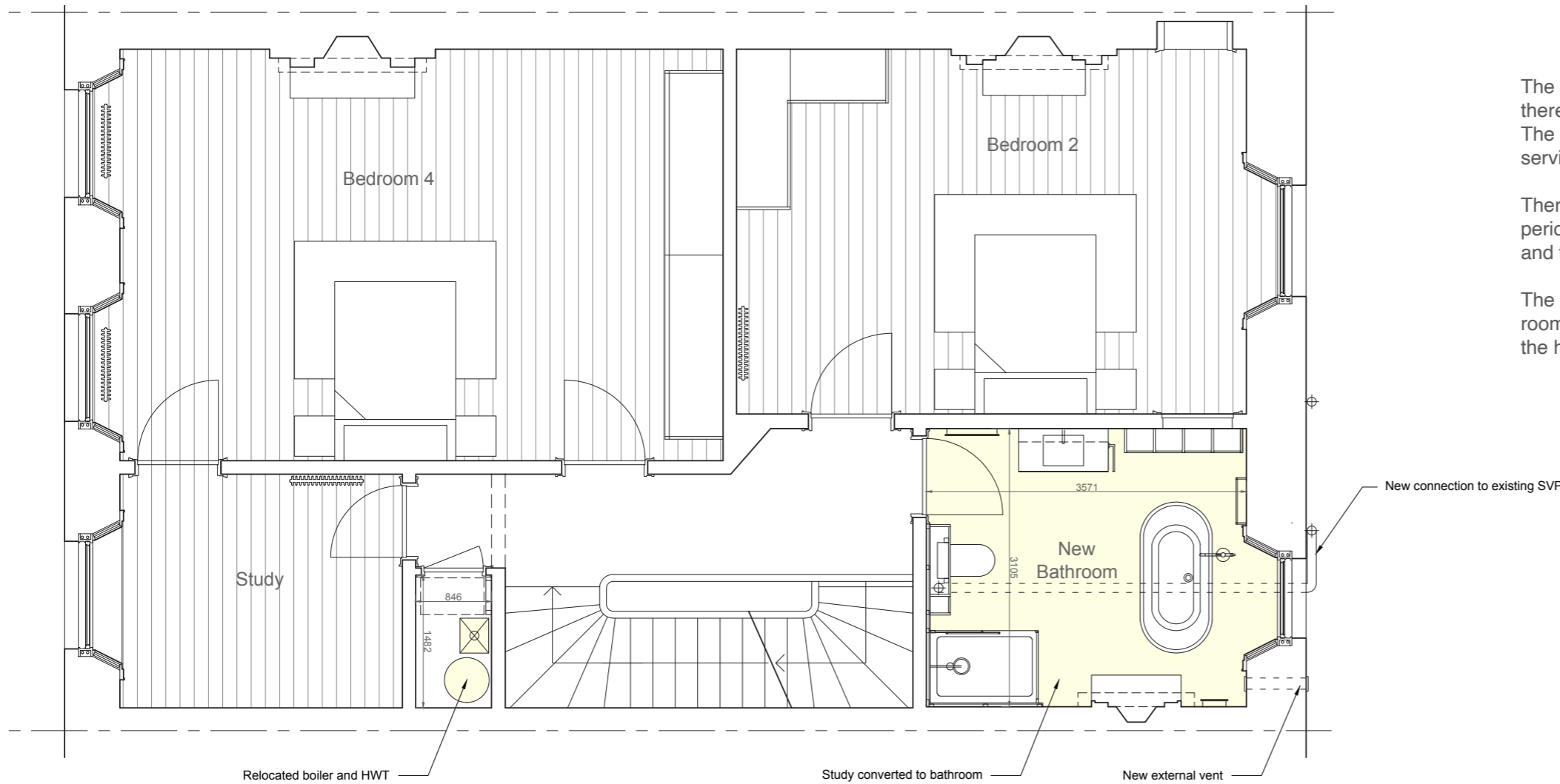
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## Proposal/New bathroom

The current arrangement has the family bathroom on the ground floor and is therefore disconnected from the sleeping accommodation on the first floor. The new bathroom would be located in the smallest, rear room and would service the two principal bedrooms on the first floor.

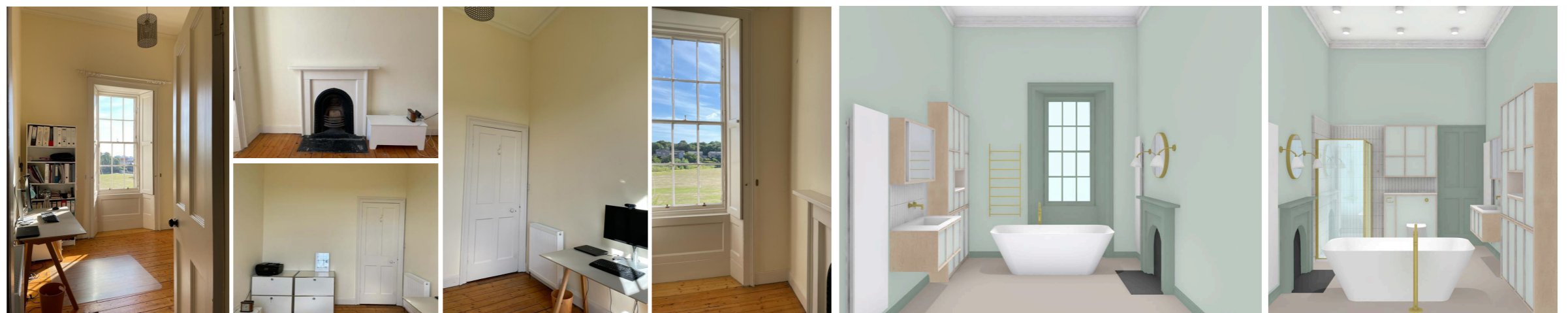
There are no alterations proposed to walls, windows and doors. All of the period features in the rear room would remain including coricing, architrave and the original fireplace.

The layout of the new bathroom is designed to retain the original design of the room with fittings set back from the key architectural features in order to retain the historic character and detail.



**Key**

Above/ proposal plan. Replacing study with family bathroom  
New opening to Drawing Room  
Left/ Photographs of existing Study  
Far left/ Proposal views



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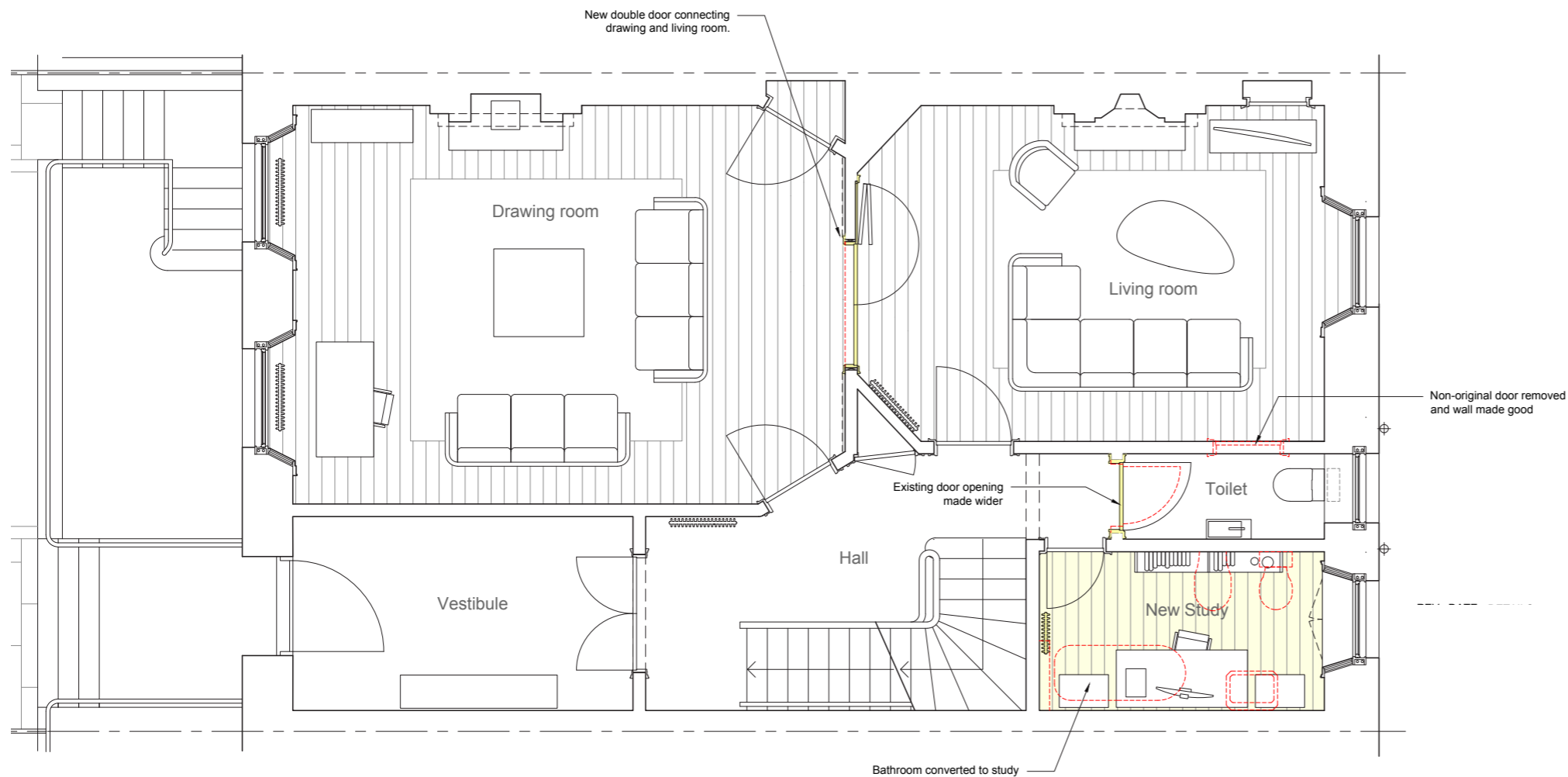
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Ground floor alterations/  
new opening to drawing room



In order to increase the use and functionality of the main living floor, the proposed connection between the living spaces would be presented as a Georgian style double door, hinged to allow the doors to be fully opened and folded neatly to one side.

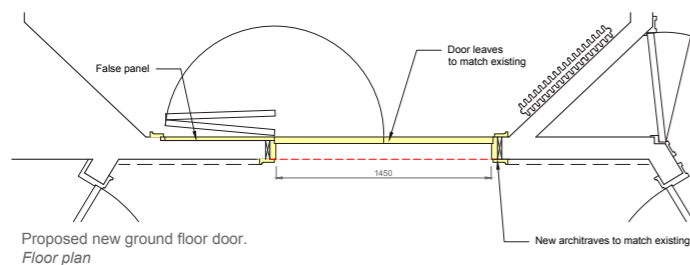
The new doors would have architraves and ironmongery to match those of the existing doors.

Form the drawing room side, the doors would be presented as a double leaf set. The rear room would have a fixed side panel on the right side in order to present a centralised, 3 panel (2 of which are doors) façade to retain symmetry and balance in the room.

The proposal for this opening is similar to our recent consents on A listed buildings, namely;

- 21/03661/LBC (12 Royal Terrace/ A listed William Playfair townhouse)
- 22/01246/LBC (8 Royal Terrace/ A listed William Playfair townhouse)

Other minor changes to the ground floor include a 50mm widening of the existing WC door, removing the existing bathroom to form a new study and removing a non-original second door to the WC from the rear living room.

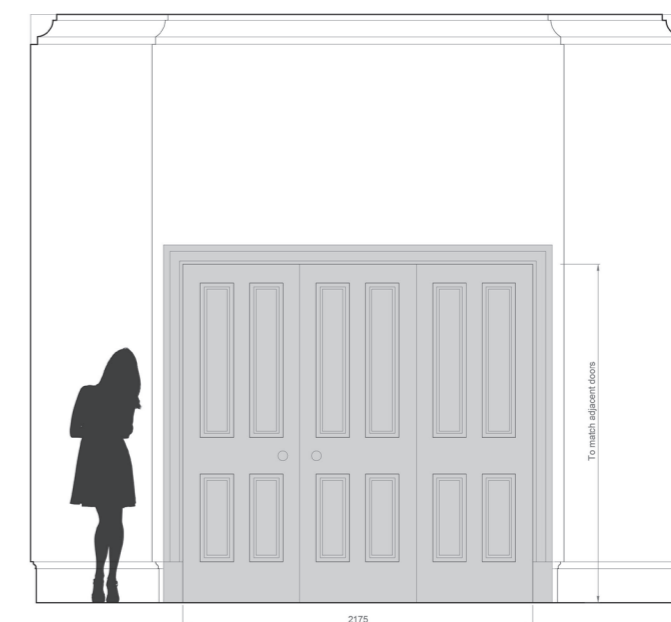


**Key**

Above/ proposal plan. Arrangement with new opening/ alterations. Detail plan of opening arrangement.

Left/ Proposed 4 panel Georgian door design (as shown on recent project at Darnaway St)

Far left/ Proposed elevational arrangement- drawing room side on left.



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### General approach to listed building renovation

META architecture primarily deal with listed buildings and projects set within historic environments and we are committed to providing architectural solutions that preserve and enhance the heritage and character of a site.

The process of renovation involves recording the condition of the building and understanding the history and spirit of the building. Our approach is considered, minimal and based on experience.

There are challenges faced in making alterations to a listed building to meet the living needs and facilities of a modern day family but also to ensure compliance with the current day technical standards in a way that does not detract from the building. Our proposal for 30 Howard Place seek to do this.

All period features will be retained and enhanced and any new joinery elements will be detailed to match the existing details of the house.



Previous META projects working within significant A listed buildings in Edinburgh

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