

Scott Francis Allan

Architectural Design

Proposed Redevelopment of Redhall House (5No Apartments and Garage Block)
7 Redhall House, Edinburgh, EH14 1JE
Design Statement



Redhall House, a small country house from 1750's extended in the 1900's with a large westerly four storey side extension, front porch and rear basement level extension. The interior has been remodelled including a new stair with the building further altered when in the ownership of Edinburgh City Council with the formation of Kitchen, Office and Toilet facilities.

Redhall House is Category B, listed 14 July 1966 Ref:28117.

Redhall House is to the North West of the site and has open grounds to the South, West and East. There remains a tree-lined entrance boulevard is to the South East. The land surrounding Redhall House has been transformed over the years by the building of modern housing to the North, East and South and to the West is the Water of Leith Walkway.

Redhall House was previously owned by Edinburgh City Council for Office use, prior to that its use was a children's care home and is now under private ownership. Redhall House currently lies vacant and has been boarded up to prevent access and damage.

Planning Permission was granted to form 6No Duplex Apartments with Garages and 2No Detached Villas with associated Parking and Landscaping.



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This proposal is to alter and convert Redhall House to form 5No Apartments, construct a detached block of 5No Garages and Cycle Store, replace parking bays with landscaping and erect 2No Detached Villas with associated Parking and Landscaping.

The existing ramp and steps to the basement area are to remain with the existing facing brick rendered to match the house together with the existing railings repaired and painted black. Railings currently surrounding the flat roof basement extension are to be removed with new railings installed as required for access/maintenance. The existing open courtyard is infilled to provide accommodation below complete with roof lantern over. Minor alterations are proposed externally at basement level to create doors into the flats at that level and reinstate windows where the previous basement extension existed. Minor alterations are also proposed to the rear to provide improved access and entrance to the rear stair tower at basement and ground floor level. There are 7No. new conservation rooflights are proposed, 2No to replace existing roof hatches and 2No to replace existing roof lights. 1No new conservation roof window is proposed to the front elevation 2No to the rear elevation either side and above the existing centre dormer.

Internally, all principal rooms remain unaltered with only minor alterations to non-feature walls and doors. The existing main stair to remain within alterations only at upper floor to form a landing to the new penthouse apartment. The existing basement stair to remain with alteration at basement level to form a new landing/access and door. Doors and architraves are retained as dummy doors where doors are proposed to form separation between apartments.

Existing timber sash and case windows are to be retained, repaired and glazing replaced with slim line double glazing.

The existing roof covering to Redhall House is to remain, checked and repaired as required with new lead as required and zinc hips/ridges where existing. All existing stone is to be cleaned and repaired as required with replacement stone to match existing. Render to be painted off white/cream.



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The proposed Detached Villas are of Two Storey design with Attic Accommodation and have taken their architectural and material referencing from Redhall House. A materials palette of render, off white/buff and natural stone is proposed in all elevation with natural stone basecourse, feature wall and Garden Room being proposed. The covered entrance with slender columns and canopy with balustrade is proposed to emulate the feature entrance of Redhall House. Modern glass balustrading is proposed over the entrance and rear roof terrace. Double glazed casement windows are proposed complete with a composite entrance and Garage door.



The proposed single storey Garages are to be constructed of block with render finish to match Redhall House, pitched slate roof covering with zinc ridge/hips. Garage doors are to be of composite construction and coloured grey.

