

Proposed Works
at
32 Eildon Street, Edinburgh
for
Mr and Mrs Semple

January 2024

Design Statement

Overview

This application seeks to alter and extend an existing terraced house which is part of a small development of similar houses dating to 1960. The housing development sits in a quiet cul-de-sac adjacent to the disused railway line that once served Newhaven but is now used as a 'Quiet Route' walking path and is part of the local Edinburgh Cycle Network with this section known as Route 13. The northern section of cul-de-sac where the house is located is characterised by a backdrop of mature deciduous trees that line the cycle path in the East and the strip of trees backing on to the Eildon Terrace housing development to the West.

Access to the housing development is via the original part of Eildon Street which runs in front of the terrace of Victorian townhouses revealing the view south across the Warriston Playing Fields to the full 'Edinburgh Skyline' from the Castle in the west, the spires and roof line of the Royal Mile and Arthur's Seat in the east.

The buildings within the development have a similar scale with massing being 2 storey with pitched, concrete tiled roofs but are a combination of flats, semi-detached 2 storey houses, 2 up, 2 down flats and terraces of 3 and 4 houses. The topography of the site means that the buildings at the northern end are higher giving views over the southern end of the development to the city skyline which has been exploited by a series of attic developments and side extensions to take advantage of the views. Approximately 50% of the houses have extended up into the attic with dormer windows on the front roof slopes and 3 houses have side extensions, the most recent being at no30 (Planning Ref 18/07303/FUL) where a full 2 storey and roof side extension up the boundary along with a 10M long extension into the rear garden raised the total floor area of the house from 100Msqm to 190Msq.

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Background

32 Eildon Street is part of a 4 house terrace located in the northwest section of the 1960 development. The terrace is split into 2 pairs of houses with the northern pair slipped back by approximately half the depth of the floor plan, as shown by the orange lines in **Fig 1**. 32 is the inner house of the southern pair which allows it to benefit from a due south orientated 'suntrap' corner in the angle with the projecting rear, half gable of number 33.



Fig 1: Aerial view of terraced block



Fig 2: Step back shown on gable

The current house plan has sitting room facing northeast towards the street with the narrower, adjoined dining space facing southwest towards the rear garden. The small kitchen is a separate room also facing the rear garden. There is no sanitary accommodation on the ground floor. There are 3 bedrooms and a bathroom on the first floor. All 3 bedrooms are small with only one being large enough to accommodate a double bed which requires to be beside a wall allowing access from one side only.

The attic has been informally converted to a 'play space', accessed by a Ramsay Ladder, by the previous owner. A Velux rooflight in the rear roof slope provides a far reaching view over the roof tops to the Castle and Royal Mile skyline, shown in **Fig 3**. By sticking your head out of the rooflight, Arthur's Seat come into view!



Fig 3: Skyline view from Velux

The house is constructed in brick cavity walls rendered in dry-dash with facing brick feature panels and base course. The windows are elderly replacement uPVC double glazing and the roof is covered in the original, dark brown, modern 'pantile'. The rear garden slopes up towards the west and is formed in a series of terraces each being approximately 1.2M high with the back of the garden being approximately 2.5M higher than the terrace adjacent to the house. At the back of the garden are mature deciduous trees (**Fig 4**) in the woodland strip backing onto Eildon Terrace which block the evening sun during the summer months. This woodland is the remnants of the landscaped gardens of the now demolished Warriston House and are protected under TPO 20 which was implemented in 1964.



Fig 4: Mature Trees present at the bottom of the garden

Previous planning applications

This house does not have a planning history and development within the neighbouring properties has been described in 'Overview' above.

The scale and impact of the 2018 development at number 30 can be seen below:



Fig 5: Aerial view of extension at number 30

The single storey rear extension partially overlaps the garage to the north.

The Proposals

Front garden alterations

The original development did not provide for off-street parking but over 50% of the houses have now created drive-ins in their front gardens. To facilitate an EV charging point, a drive-in is being proposed as part of this application. It is intended that the surface of the drive-in will be a grid system to allow grass to grow through to reinforce the suburban, planted feel of the streetscape. The low brick garden wall and steel railing will be altered to form the access with each side terminated appropriately. A row of bricks bedded on their long edge will be used to transition from the tarmac pavement to the garden and the existing whin kerbs will be reused to form the 'drop kerb' from road to pavement.

Internal ground floor alterations

The intention of the proposed ground floor plan is to reorientate the main living spaces towards the rear of the house and back garden with a southwest orientation. By combining the kitchen and dining space and adding a small extension to contain an informal sitting space, an open plan kitchen/dining/living space is formed with sliding/folding doors out into a terrace with purpose built outdoor eating area. A further living space will be retained on the street side of the house which will have a wide sliding pocket door so that it can either be connected to the open plan space or closed off to be a separate, quiet space. A small, downstairs WC will be formed within the centre of the house to service the ground floor.

Internal First Floor alterations

The space occupied by the existing 3 bedrooms and part of the plan shape of the ground floor extension will be reconfigured to form 2 larger bedrooms and good-sized family bathroom and a staircase up to the attic level.

Attic conversion to Second Floor

The attic space along with a smaller part of the plan shape of the extension will be used for 2 further bedrooms and a neat shower room. Head room will be created by the addition of a dormer window on the front roof slope.

Massing and Architecture

The massing of the new extension is of diminishing volumes stepping back as they rise from ground floor to first floor to attic storey. The volumes take advantage of being adjacent to the half gable of number 31 to the north which avoids any overshadowing of the property to the north. The stepping back of the volumes keeps the profile of the ground and first floor parts below the 45-degree line measured at 3.3M above the boundary line and the hour by hour shadow study on the spring equinox (see below) demonstrates that there is no additional overshadowing to either adjacent property

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except for a very small patch shortly before sunset beside the window of number 31. The small patch of additional shadow is however, academic as the trees and the three storey building in Eildon Terrace will already cast extensive shadow to this terrace of houses at this time and from earlier in the day.

The top storey extension is positioned so that its roof line is kept below the roof edge of number 31.

The architecture of the extension is designed to be modern and refined using modern, high quality materials and technologies to maximise glazed areas and minimise heat loss. Careful consideration has been given to the composition and proportioning of the elevations to give both rigour and elegance. Roof edges are being kept as slim and elegant as practicable by allowing the head of the glass to rise past the roof and insulation zones to the underside of an 80mm deep zinc clad fascias. We have used this stepped back roof section detail in many of our other projects to good visual effect, as shown in **fig 6**.



Fig 6: House extension, Learmonth Terrace, Edinburgh, David Blaikie Architects

Bedrooms 2 and 4 at first floor and attic level at the rear have the opportunity to take advantage of the southerly sunlight and views over to the Royal Miles skyline which we are aware poses challenges in terms of overlooking the garden space of number 31. We have addressed this in a number of ways. By setting the southerly glazing of bedroom 2 back from the boundary roof edge of the ground floor extension, all that can be seen from this window is the upper section of wall of the neighbour's garage with the garden ground remaining private. In bedroom 4 at the attic level, we have

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incorporated into the architecture broad shelving as part of the window arrangement which act as sight-line louvres only allowing horizontal views towards the far skyline and preventing views downwards to the neighbouring garden as demonstrated in Section BB of the application drawings. These measures will protect the privacy of the neighbour while allowing southerly light into the bedrooms and the benefit of the views to the Edinburgh skyline.

Sustainability and Carbon reduction measures

As part of the works we will carry out a full package of thermal and environmental upgrading work to minimise energy loss and energy usage. The measures will include: insulating all the external walls, roof and ground floor to better than current Technical Standards requirement. Replacing the windows with modern, high efficiency double and triple glazing. Replacing the gas boiler with modern, high efficiency, direct electric space heating and dedicated air sourced heat pump water heating. These technologies make use of the benefit of the ongoing decarbonising of the Scottish Electricity production and distribution grid. Investigations will be made into the effectiveness of PV panels on the rear roof slope which we understand to be marginal in a house of this age but improvements in efficiency are bringing them into effective scope.

Overshadowing

Very careful consideration has been given to the design and massing of the extension to avoid or minimise shadows being cast on the neighbouring properties. **Figures A-W** below compare the shadows cast by the existing arrangement (Left) and the proposed arrangement (Right) each hour between 7am and 6pm on the 21st of March (spring equinox), as per the technical guidance set out in the Edinburgh Design Guide. Note that no time before or after these times have been included as they are before and after the sunrise and sunset.

As shown in these figures, the proposed extension does not add a significant amount of shadow to those already cast by the boundary wall to the south, with no changes at all to the property to the north given the position of the extension to the existing gable. Furthermore, given the position of the mature trees to the west of the site, which stand around 18 metres taller than the level of the garden, it is likely that the trees (and the collection of 3 storey buildings behind them) will cast a significant amount of shadow from around 4pm onwards.

Figure X highlights the area of new shadow which is being caused by the new development. This is taken from the 6pm model, where the shadows cast are at their longest.

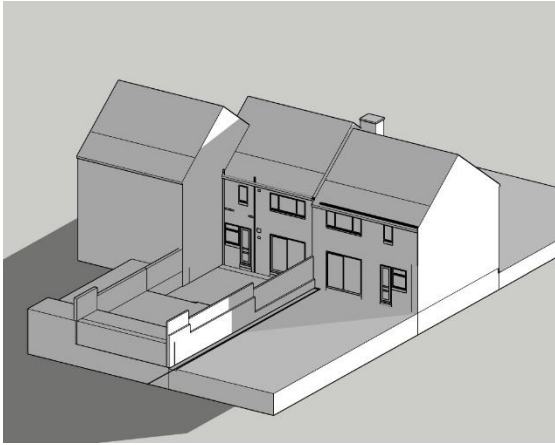


Fig A: Existing shadows at 7am

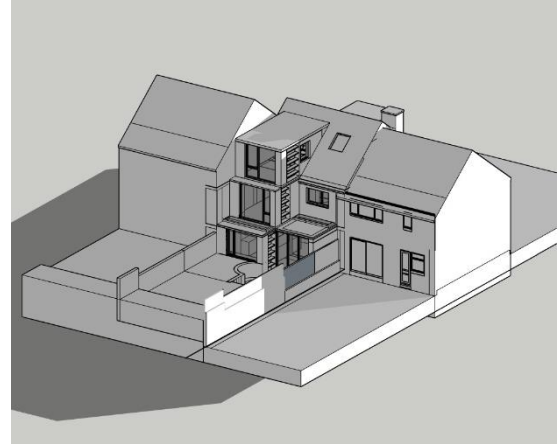


Fig B: Proposed shadows at 7am

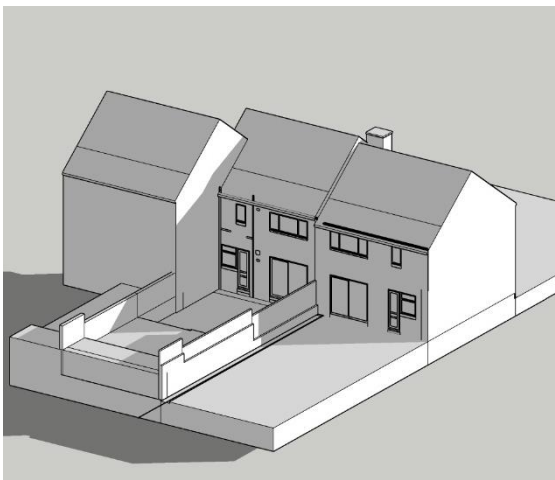


Fig C: Existing shadows at 8am



Fig D: Proposed shadows at 8am

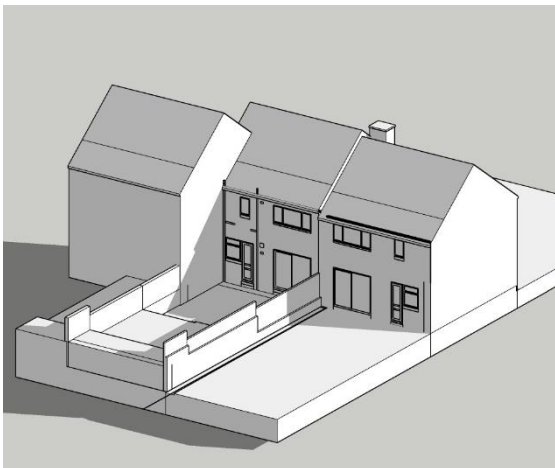


Fig E: Existing shadows at 9am



Fig E: Proposed shadows at 9am

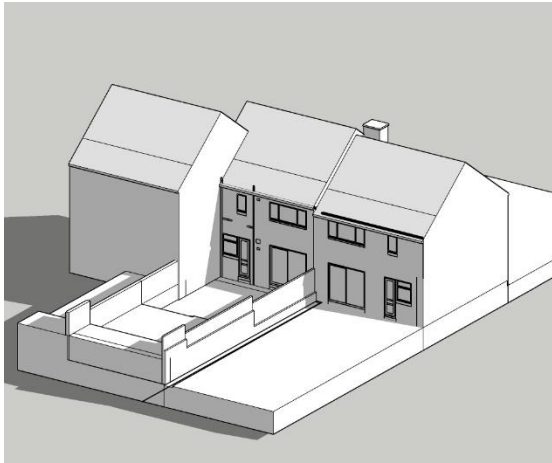


Fig F: Existing shadows at 10am



Fig G: Proposed shadows at 10am

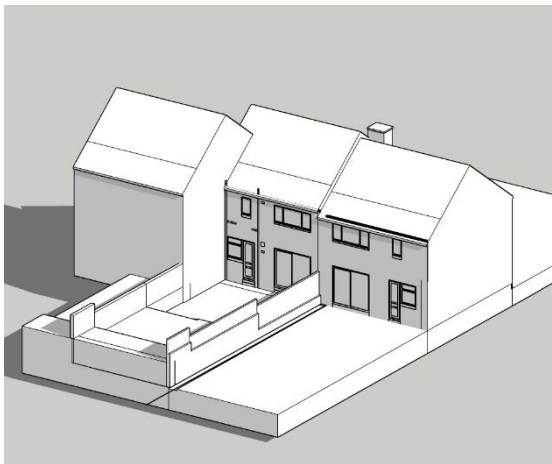


Fig H: Existing shadows at 11am



Fig I: Proposed shadows at 11am

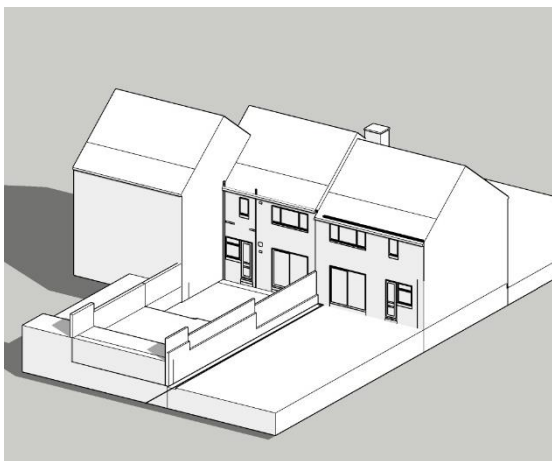


Fig J: Existing shadows at 12pm



Fig K: Proposed shadows at 12pm

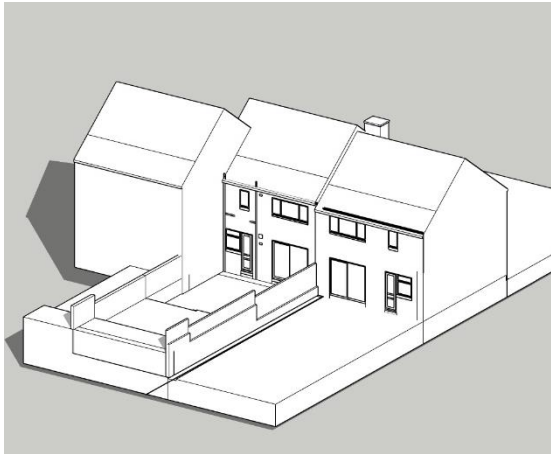


Fig L: Existing shadows at 1pm



Fig M: Proposed shadows at 1pm

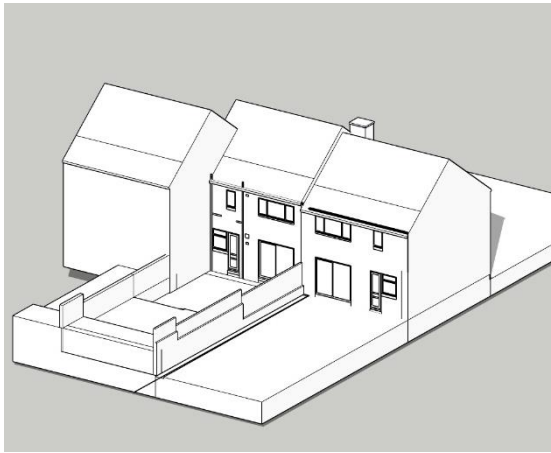


Fig N: Existing shadows at 2pm



Fig O: Proposed shadows at 2pm

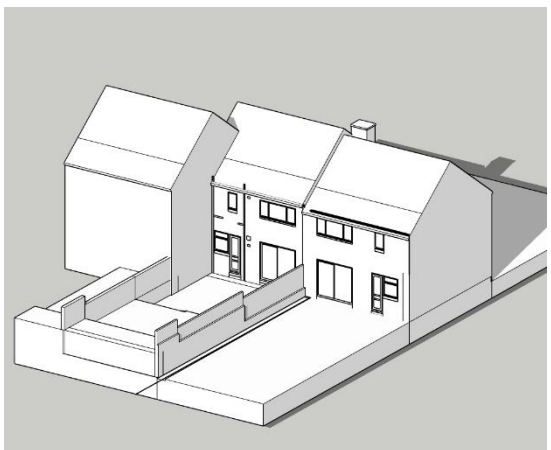


Fig P: Existing shadows at 3pm



Fig Q: Proposed shadows at 3pm

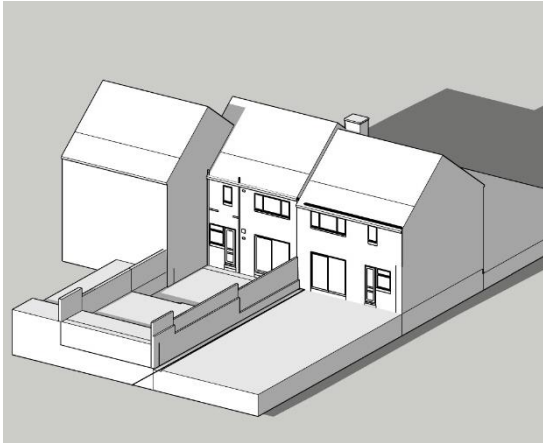


Fig R: Existing shadows at 4pm



Fig S: Proposed shadows at 4pm

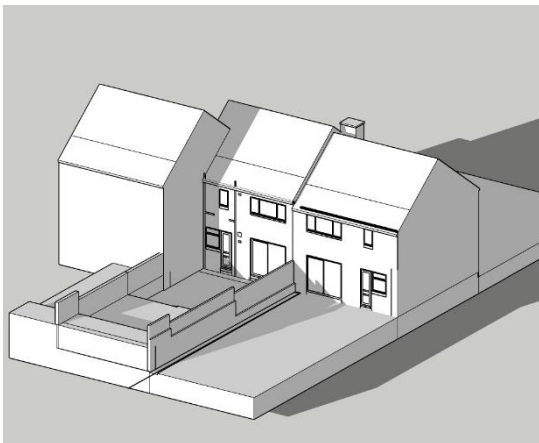


Fig T: Existing shadows at 5pm

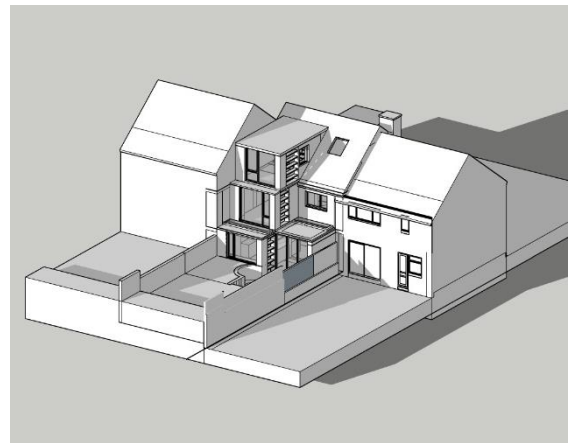


Fig U: Proposed shadows at 5pm

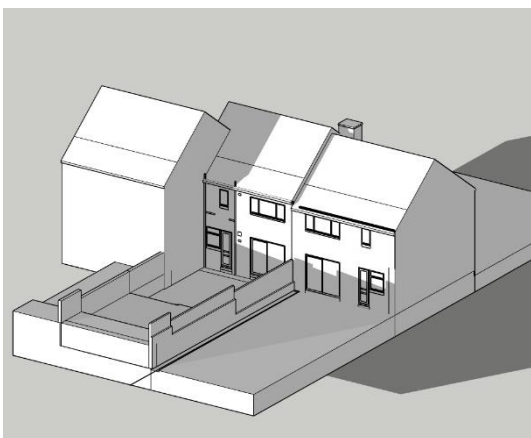


Fig V: Existing shadows at 6pm

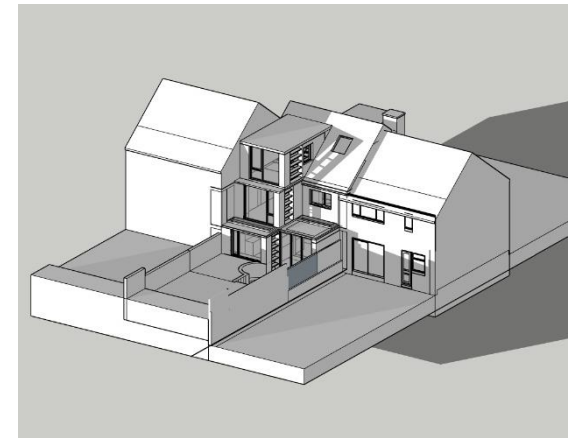


Fig W: Proposed shadows at 6pm

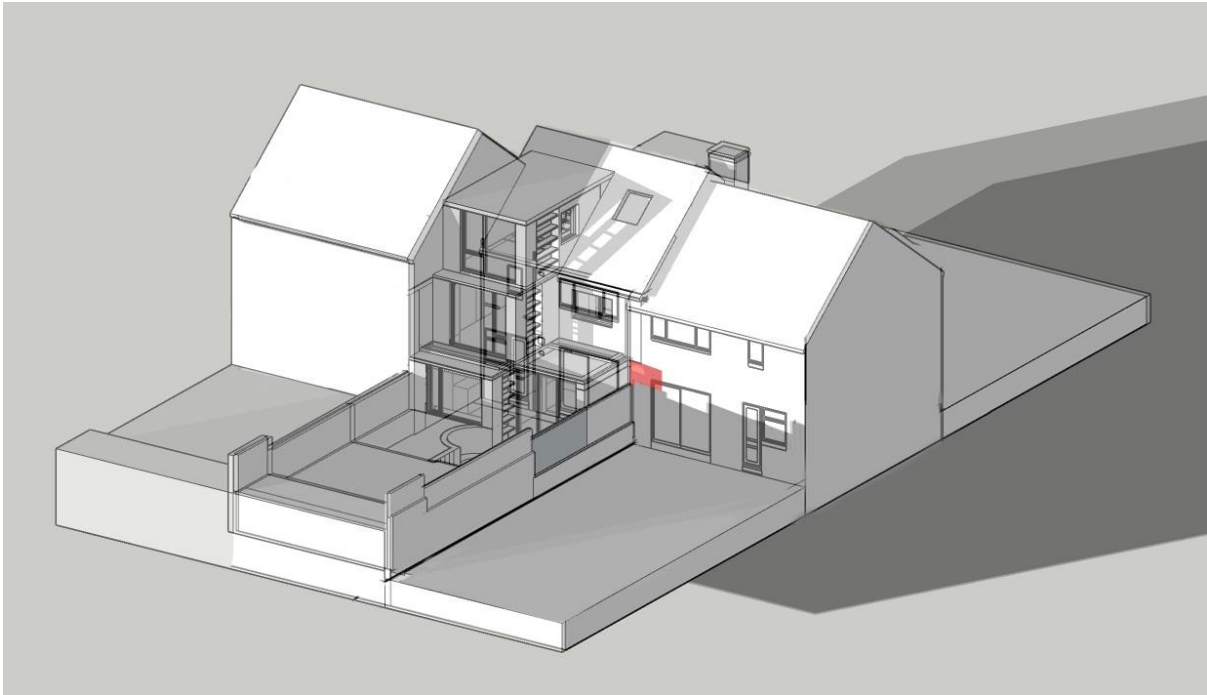


Fig X: Proposed shadow extension caused by new development.

Summary and Precedents

The architecture of the new extension is uncompromisingly modern and exploits new, innovative building materials and construction techniques to create an elegant, carefully proportioned assembly of solid and glazed elements. A restrained material palette will be used in a way that reflects 21st century construction rather than mimicking the mid-century aesthetic of the existing house.

The rear garden is more than sufficient to accommodate the extension while retaining generous area of garden ground.

As outlined in the previous section, there is precedent for extensions being permitted by Edinburgh Council Planning Department in this location with greater impact on loss of garden ground and of equal or greater over all height.

Our client is focussed on improving the environmental credentials of the property. The thermal performance of the existing house will be very much improved and the new extension will be formed in high performance insulation and glazing to minimise heat loss and improve thermal performance. Hot water will be provided by a new high efficiency heat pump system and space heating by modern direct electrical heating units.

We have previously worked on a number of successful projects involving the alteration and extension of traditional and modern properties in suburban locations and conservation areas which have received awards and commendations from our professional peers.



Fig 7: Semi-detached bungalow extension in Blackhall, Edinburgh, David Blaikie Architects



Fig 8: 1960's house extension in Colinton, David Blaikie Architects

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Fig 9: Remodelling and house extension in suburban Whitecraigs, David Blaikie Architects



Fig 10: House extension, Giffordbank, Gifford, David Blaikie Architects

Conclusion

The proposed works at 30 Eildon Street are contemporary yet subservient and sensitive to the existing building and context. As demonstrated by our previous work, this project will be delivered using high quality materials and workmanship.

We look forward to receiving your decision on this Householder Planning Application.

Yours faithfully

David Blaikie

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