

DESIGN STATEMENT & CONSERVATION STATEMENT

GLENISLA GARDENS, GARDEN ROOM



BENJAMIN
TINDALL
ARCHITECTS

REVISION 2, JANUARY 2024

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1.0 BACKGROUND

Scheme: Glenisla Gardens

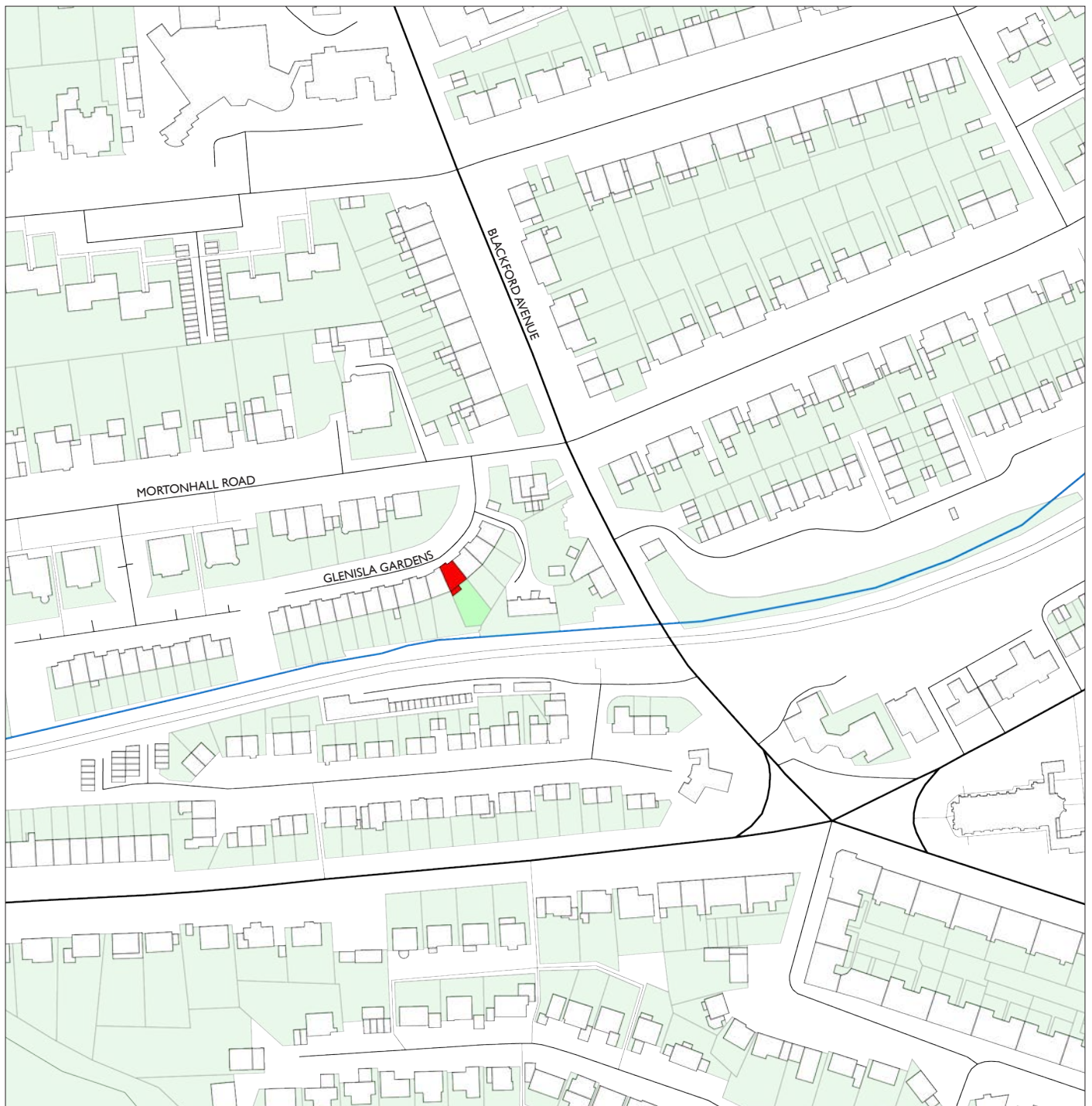
Applicant: Lucy Cursham and George Christelis

Architect: Benjamin Tindall Architects

Client Brief: Construction of a garden room on a terraced house to replace existing conservatory with adjoined shed. External room to be a flexible space for office and extended dining, with high quality finishes.

Date: Design commissioned 2023.

2.0 SITE DETAIL



Number Four Glenisla Gardens is a terraced house dating back to 1899. The site is accessed from Glenisla Gardens, off of Mortonhall Road. The garden is to the rear of the house, and is south east facing. The



garden perimeter is secured on the east with a 1200mm stone wall, and a timber fence to the west. There is a low stone wall at the end of the garden, with a small gate to allow foot access onto Glenisla Gardens Lane. The south and west perimeter fencing however is predominantly concealed with foliage and planting. South of the garden, beyond the property, there is a sloped drop of approximately two metres to reach Jordan Burn, and active railway tracks which run parallel. These are not visible from the garden due to an abundance of mature trees.

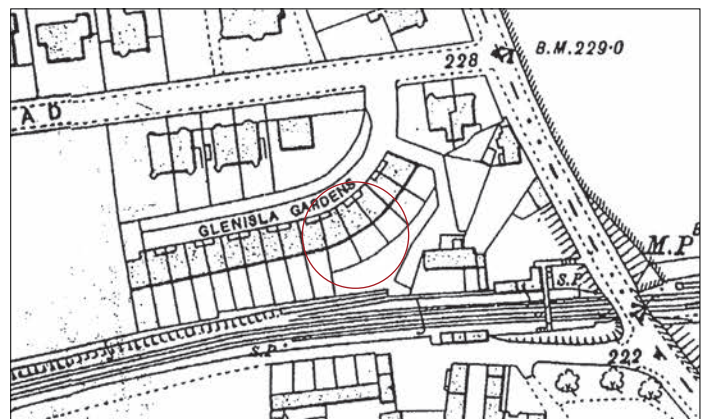
neighbouring porch granted planning permission
Site Plan 1:500

3.0 HISTORY



1892 - 1914

National Library of Scotland



1908

GG100 Centenary Scrapbook



Blackford House

GG100 Centenary Scrapbook

As can be seen on the 1892 - 1914 map (pre construction), the land was part of Blackford Farm, owned by General Henry Trotter of Mortonhall. Trotter sold part of the land to William Watson (Builder, Loanhead) and Peter Mackenzie (Solicitor in the Supreme Courts of Scotland) with stipulation to construct dwelling houses of specific standards and costs within six years of ownership. The street comprising of 15 dwellings was built entirely between 1896 and 1899, with number four being completed in 1898. The first residents of the number four released in the 1901 census, were in fact the William Watson, his wife Catharine, and their five children.

The clients acquired the property in 2013. The existing gardens can be compared against the 1893 ordnance survey, which shows the original rear gardens were smaller, following the curve of the street, these have since been extended.

4.0 SITE AND AREA APPRAISAL

The site is within a secure south-east facing garden, to the rear of number four Glenisla Gardens. It can be accessed through the house, or via the gate at the south end of the garden. The split level section means the garden is significantly lower than the street level. The garden itself has a gentle slope, although there is an approximate drop of two metres between the garden and Jordan Burn. The east perimeter wall to the number three is 1200mm stone wall, and the south perimeter wall with gate to Glenisla Gardens Lane, is 450mm high, with a trellis for foliage of 300mm. The west perimeter to number five is divided with a timber fence of 600mm, and again, a trellis of 300mm. The garden features a variety of planting, including a maple tree. This, in combination with neighbouring housing also being rich in vegetation allows for minimal visibility between properties.

5.0 BRIEF

To remove the existing conservatory with adjoined shed and replace with a garden room, suitable both as an office space and an additional dining area. The form of the extension is to be sympathetic to the neighbouring porch proposal at number five which has been granted planning permission, and so should not extrude further than the existing conservatory. The garden room should offer views to the garden, allowing maximal natural light, but also consider solar gain during summer months to improve thermal comfort from the existing conservatory. It should be constructed with elemental materials, such as copper and timber, which naturally form a patina, so that the design ages well over time.

6.0 APPROACH

The Practice's approach to a brief is to understand the existing situation as well as possible before thinking about design. An initial detailed measured survey of the existing conservatory and the garden was therefore conducted. This was supported by gathering historical evidence to acknowledge dates of construction of the street, the house and its garden and its history of alterations.

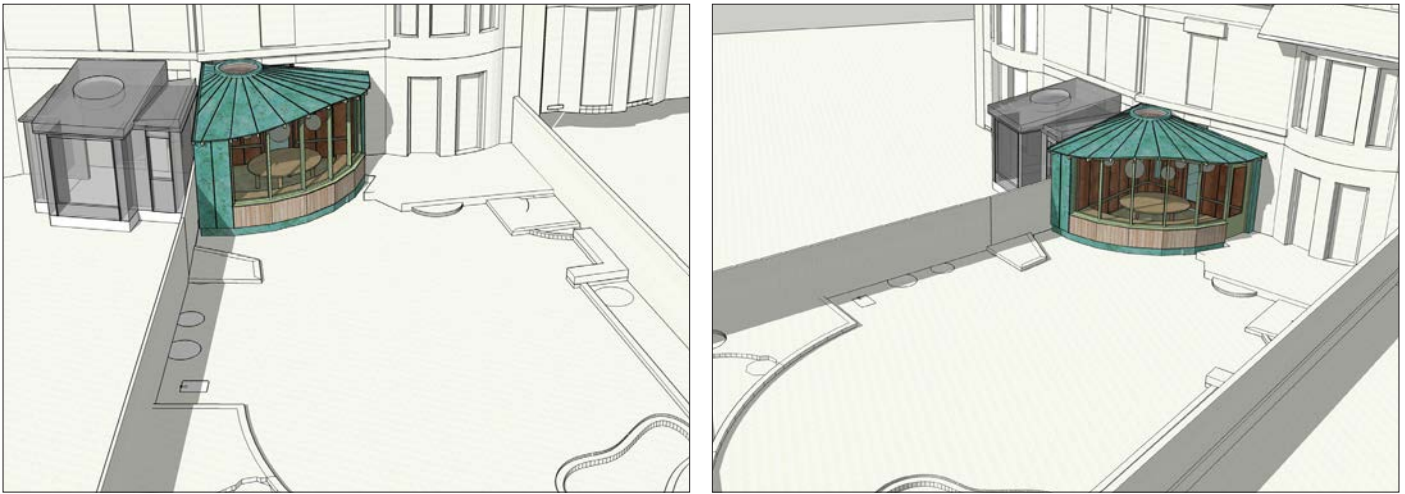
Our design is usually based on making something sympathetic as well as practical. The form of the building, with its curved bay, is characteristic. It also generally fits in with an existing pattern of conservatories and gardens. The form gets maximum benefit of the garden as well as sunshine and shelter. It respects the existing conservatory footprint while increasing the usable space and improving functionality for the client. The form has been considered so that the new building integrates within the garden and creates architectural interest, while ensuring homogeneous scale and sympathy to the adjacent neighbouring porch planning application. In practical terms it is proposed the existing conservatory and shed be removed carefully to minimise impact against the rear elevation and conserve the stone, using timber and a durable copper roof. Internally the design aims to meet the brief with a legible and simple space with natural materials relating to the garden.

7.0 DESIGN SOLUTION

- Design solution:** The proposed design locates the garden room in place of the existing conservatory/shed. The garden room takes an elliptical form, allowing for views onto the garden, and maximising natural light.
- Sustainability:** Low emissivity glass for fenestration is specified to minimise solar gain during summer months. Cross ventilation to allow for passive cooling in addition to ensure thermal comfort.
- Access:** The garden room can be accessed from the kitchen or from the garden, and acts as an intermediate space. Access from the kitchen is level, and allows for level access

onto the patio also. The existing patio is being retained. The design maintains current accessibility, and suits the needs of the clients.

Scale: The garden room is of a small scale, the roof is conscious of the site boundary, and the height is reflective of this, to minimise visual impact from neighbouring properties.



3D Views of proposal

Materials: The roof, and partial external cladding is pre-aged copper, to allow for aesthetic continuation over time with a developing patina. Timber is also used externally to have the same effect over time. Material selections ensure that the design will settle suitably within the environment.

Style: Modest.

8.0 HERITAGE IMPACT ASSESSMENT - CONCLUSION

The proposed alterations will help secure the viable future of the property and improve the integration with the garden.

Cultural significance: Glenisla Gardens has a strong curved frontage and presents significant cultural value. The rear is less significant as it is not visible from public areas. The existing conservatory is a later extension and has little cultural significance.

Historic Value: The Construction of the terrace dates from 1899. The replacement of the rear conservatory does not affect its historic value.

Landscape Value: The rear garden has a moderate landscape value that will be improved with a high quality garden room.

Evidential Value: Early Ordnance Survey drawings do not show any structured landscape. Gardens and planting have been developed by the individual owners over time. The replacement of the existing conservatory does not affect the evidential value.

Aesthetic Value: The rear gardens of Glenisla Gardens are aesthetically attractive and bordered by trees. The aesthetic value of the rear elevation will be improved with a high quality garden room.

9.0 PHOTOS / APPENDIX



View to gate at south of property.



View to side of existing conservatory.



View to rear with neighbouring property



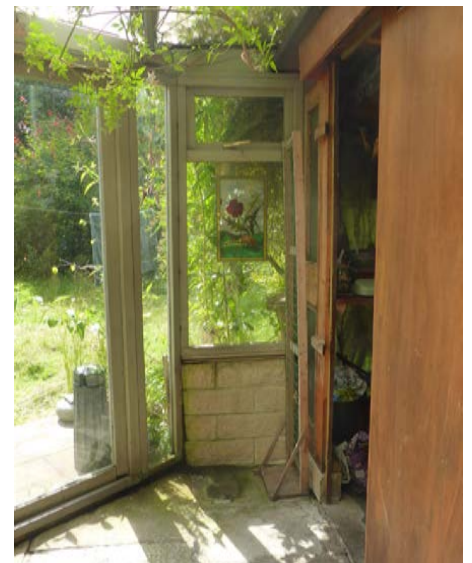
Existing conservatory.



View to rear.



Looking out of existing conservatory.



Adjoined garden shed.

Appendix 01: Extract from Historic Environment Scotland Listed Building Portal

<https://portal.historicenvironment.scot/designation/LB30502>

Summary

Category	B
Date Added	19/03/1993
Local Authority	Edinburgh
Planning Authority	Edinburgh
Burgh	Edinburgh
NGR	NT 25846 71133
Coordinates	325846, 671133

Description

George Lennox Beattie, 1898. Single storey terrace of cottages with attics and basements on falling ground to rear to rear, grouped 1-2-2. Cream (No 1), orange (Nos 2-3) and green (Nos 4-5) harling with grey sandstone dressings. Base course; cill band course; eaves cornice; advanced entrance blocks with lintel band courses, roll-moulded doorways and surrounds to single windows, aproned cornices to doorways, cornices and blocking courses; panelled doors; flat-roofed and piend-roofed bipartite box dormers.

W ENTRANCE elevation: No 1: 2-bay, advanced entrance bay with doorway and single window flanking to right; bipartite window in bay to outer right; boxdormers above (piend-roofed to outer right). Nos 2-3: 4-bay mirrored about centre; advanced entrances in 2nd and 3rd bays; doorways flanked by single windows to right and left respectively; bipartite windows in bays to outer left and right, flanked to centre by single lights; box dormers above each bay (piend-roofed in outer bays). Nos 4-5: as Nos 2-3. N ELEVATION: gabled; single window at basement level; stairwindow. Sash and case windows with 2-pane lower sashes and 6-pane upper sashes. Grey-green slate roof; harled coped stacks; terracotta ridge tiles and finials to piend-roofed dormers; coped gables; moulded eaves guttering; scroll skewputts.

INTERIORS: not seen 1991.

Statement of Special Interest

These designs for William Watson, a builder, were based closely on the earlier designs by J Bryan Nisbet for Nos 6-11 Glenisla Gardens (see separate listing). See also 12-15 Glenisla Gardens, by Nisbet.

EXTRACTS FROM FEU CHARTER

by Maj. Gen. Henry Trotter to William Watson and another and the survivor

At Edinburgh, 18 March 1897 between the hours of eleven and twelve forenoon the Feu Charter underwritten with Warrant of Registration thereon was presented by G.I. Milligan Writer Edinburgh and is with said Warrant of Registration recorded as follows videlicet:

I Major General Henry Trotter of Mortonhall ...

... do hereby dispone to and in favour of William Watson Builder Loanhead and Peter Mackenzie Solicitor in the Supreme Courts of Scotland Edinburgh and the survivor of them ...

... that area or piece of ground measuring four acres and five hundred and thirty eight decimal or one thousandth parts of an acre ... part of the lands of Blackford ... and which area or piece of ground hereby dispomed is bounded as follows videlicet

on the north by Mortonhall Road along which it extends 813 feet or thereby
on the west by the ground feued by me to Thomas Leitch [no 23]
on the south by ground taken for the Edinburgh Suburban and Southside
Junction Railway now belonging to the North British Railway Company
and on the east partly by Blackford Avenue and partly by land belonging to the
said North British Railway Company ...

... reserving always to me and my heirs and successors ... the whole mines metals and minerals within or under the ground hereby dispomed with full power and liberty ... to search for work and carry away all such metals and minerals but not from through or over the surface of the ground ... subject always to payment ... for any damage to the surface of the ground or to the buildings or erections or others thereon

... with entry at the term of Whitsunday 1897 ... paying therefor ... for the two years from Whitsunday 1897 to Whitsunday 1899 the sum of £60 stg per annum in equal portions at Martinmas ... and Whitsunday ... and thereafter the sum of £149 15s 0d yearly in feu duty ... in all time coming ...

... these presents are granted with and under the restrictions obligations stipulations conditions provisions and declarations following videlicet:

that the said area is dispomed for the purpose of dwelling houses being erected thereon ... within six years of the foresaid date of entry ... of the value of not less than £1800 stg each and which ... shall be either separate and detached villas or dwelling houses or double or semi-detached villas or dwelling houses

... except that the dwelling houses to be erected on the southern portion of the area or piece of ground ... may be cottages of two storeys or two storeys and attics of the value of not less than £300 each and which cottages may be double or semi-detached or in a continuous row ...

... shall be erected upon such sites and according to such plans and elevations as shall be approved by me ... or by the architect employed by me

... with power ... to erect coach houses stables greenhouses vineries and summerhouses and such other outbuildings and offices as may be usually attached to private dwelling houses ... according to such plans and elevations as shall be approved by me ... or the architect employed by me ...

... with suitable boundary and division walls or railings or parapet walls and railings enclosing the said area or piece of ground and the different portions thereof into which the same may be divided all as may be approved by me ... and by the Municipal Authorities of the City of Edinburgh ...

... to use the houses and buildings erected or that may at any time be erected [by William Watson and Peter Mackenzie] ... solely as dwelling houses and offices ... and not at any time without ... express written consent ... to be used either wholly or partially for any other purpose nor used for a workshop factory warehouse nor so far as fronting Mortonhall Road for shops of any kind nor as regards the whole subjects for a Public House or Tavern nor for a Gasholder or Steam Engine nor for exercising or carrying on any business trade or employment which may be legally deemed to be a nuisance or which may be injurious to the amenity of the neighbourhood ...

... whereas certain main drains have been made for the purpose of draining the feus granted ... one of which drains runs in an easterly direction through the ... ground hereby disposed near the south boundary thereof it is hereby provided ... that ... shall not be entitled to discharge sewerage from the buildings ... into the Jordan Burn but shall be bound to make use of the said main sewerage drain ... and also properly to trap and ventilate drains ... before [they] communicate with the said main drain ...

... it is hereby provided and declared that if the said William Watson and Peter Mackenzie ... shall sell or dispose the said area or piece of ground ... or the buildings erected or to be erected thereon or any parts or portions thereof in separate lots they shall be entitled to allocate and divide the cumulo feu duty payable under these presents and to apportion the same ... but not in sums of less amount than One Pound Sterling ...

In witness whereof these presents written on this and the ten preceding pages by William Marshall Clerk to Messrs Romanes and Simon Law Agents Edinburgh are together with the Sketch or Plan before referred to hereto annexed subscribed by me at London on 18th February 1897 before these witnesses

George Grant Gordon C.B., Colonel Commanding the Third Battalion of the Royal Scots (Lothian Regiment) and at present at the United Services Club London and

Algernon Richard Trotter Lieutenant in Her Majesty's Second Life Guards my son at present stationed at Albany Street Barracks London

(signed) **Henry Trotter, George Grant Gordon** (witness), **Algernon R. Trotter** (witness)

Register on behalf of William Watson Builder Loanhead and Peter Mackenzie Solicitor in the Supreme Courts of Scotland Edinburgh and the survivor of them in the Register of the County of Edinburgh

(signed) **Mackenzie & Fortune SSC** Edinburgh Agents