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DESIGN AND ACCESS STATEMENT

TO SUPPORT A PLANNING APPLICATION
FOR THE ERECTION OF A NEW HOUSE IN
GARDENG GROUND AT
30 MANSIONHOUSE ROAD
EDINBURGH
EH9 2JD

building design studio

inveresregan house ardchattan argyll PA37 1RG

iain@inveresregan.co.uk

07766394079

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Revision C

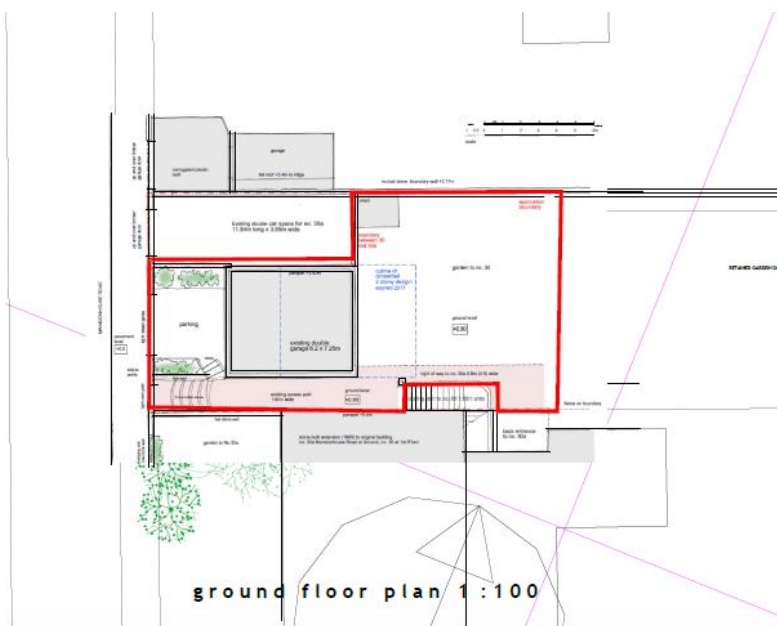
Introduction

The proposed site lies within the existing curtilage of 30 Mansionhouse Road, the proposed structure largely formed on top of the footprint of an existing garage, to be removed. The new building line is set off the main house which will create a larger glimpse of the garden and more room for off road parking. It lies within a mature streetscape of well established shrubs, bushes and trees. There is no need for the removal of any existing trees.

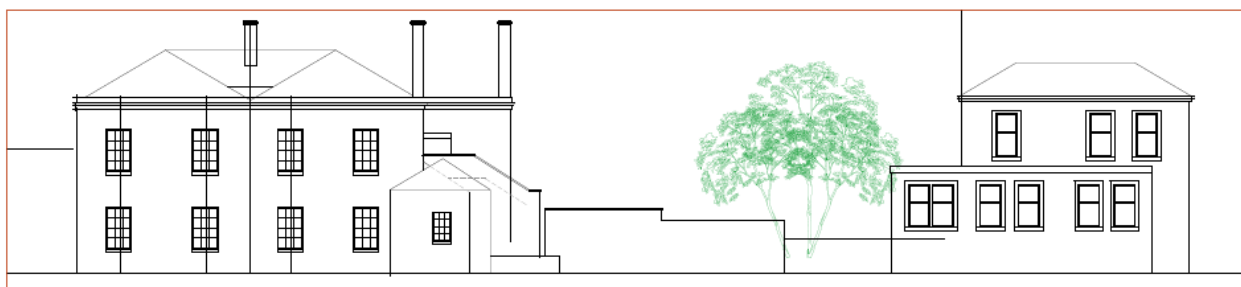
[google earth fly around](#)



SITE AS EXISTING



EXISTING ELEVATIONS



rear elevation north east 1 : 100



front elevation south west 1 : 100

[SKETCHY FLY THROUGH](#)

1.0 PLANNING POLICY:

From the Local Development Plan Proposals Map, the site can be seen to be located within the Urban Area. The existing and proposed use of the site is residential. Key Planning Policies include:

DES 1 - Design Quality & Context

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area.

DES 4 - Development Design – Impact on Setting

Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to: height & form, scale and proportions including spaces between buildings, position of buildings and other features on site, materials and detailing.

DES 5 - Development Design – Amenity

Planning permission will be granted for development where it is demonstrated that the amenity of neighbouring development is not adversely affected and that future occupiers will have acceptable levels of amenity in relation to noise, daylight, sunlight and privacy.

HOU 1 – Housing Development

Priority will be given to the delivery of the housing land supply and the relevant infrastructure as detailed in Part 1 Section 5 of the Plan including: on other suitable sites in the urban area, provided proposals are compatible with other policies in the plan.

HOU 3 - Private Green Space in Housing Development Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

HOU 4 - Housing Density

The Council will seek an appropriate density of development on each site having regard to: a) its characteristics and those of the surrounding area b) the need to create an attractive residential environment and safeguard living conditions within the development c) the accessibility of the site includes access to public transport d) the need to encourage and support the provision of local facilities necessary to high quality urban living. Higher densities will be appropriate within the City Centre and other areas where a good level of public transport accessibility exists.

TRA 2 - Private Car Parking

Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance.

TRA 3 - Private Cycle Parking

Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance.

GENERAL

In terms of the site environment, we are aware of no issues or impact upon the natural, human and built environment.

The siting and orientation of the proposed dwelling have been laid out in such a manner to address any potential privacy issues. The house will pay respectful attention to the local vernacular, sitting as low in its urban landscape context as possible and has been positioned and oriented so as to retain the loose linear nature of the existing neighbouring dwellinghouses whilst at the same time optimising amenity in terms of both views, natural light and privacy to neighbouring buildings.

The proposed building will be designed with resource efficiency/renewability and eco-sustainability foremost in mind in terms of construction, insulation, glazing and heating source/s.

NPF4 PRINCIPALS

Healthy: The location of this plot is directly off the public road and so benefits from the passive security of being visible for passers-by thus supporting the prioritisation of women's safety, and generally a feeling of security and safety.

Pleasant: The new dwelling will be simply proportioned and complemented with a limited natural material palette that offer the range of materials sought in assessing the housing character of the area which support attractive natural and built spaces and contemporary in design.

Connected: The urban location is well suited for public transport connectivity, locally and nationally.

Distinctive: The contemporary design of the proposed dwelling will complement the adjoining traditional Victorian buildings and sit comfortably with other newly constructed additions of a more contemporary nature.

Sustainable: The dwelling will achieve the now demanding standards required by Building Standards and possibly exceed these. It will have very high levels of insulation, efficiently glazed doors and windows, using renewable energy where practicable.

Adaptable: The interior layout will be well proportioned with due attention given to inclusive design requirements and a disabled compliant WC on the ground floor. The dwelling would have a level access threshold, referencing 'Design for Life' guidelines. The spaces are simple and large enough to respond to any

future changes by the owners.

Biodiversity. The planting and boundary treatments will reflect back land theme of masonry and brickwork boundary walls. The garden will generally be laid to lawn but will incorporate an area of natural lawn for foraging birds, insects etc and will have hedgehog holes in fences and boundaries. It will have a log pile, as the dwelling will have a wood burner, great for insects, a compost bin and lots of hiding places so bugs will not be disturbed.

THE PROPOSED DESIGN

The proposed dwelling house respects the scale, height and mass of its residential neighbours and adopts a built form that is sympathetic and sensitive to the existing views and outlooks from adjoining properties which create no new impacts in that regard

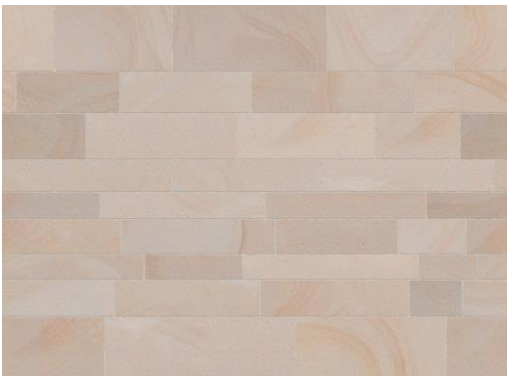
The main body of the house is single storey "L" shaped with private views to rear and secluded garden. The living room benefits from a sunny aspect and has direct access to the private rear garden and external decking area.

The position of the building on site respects the existing building line, where there is sufficient space for in plot parking to the front.

[FLY AROUND PROPOSED BUILDING](#)

External Materials

A simple palette of high quality materials are proposed, including;
Natural sandstone to front and rear elevations, as Cumin Place

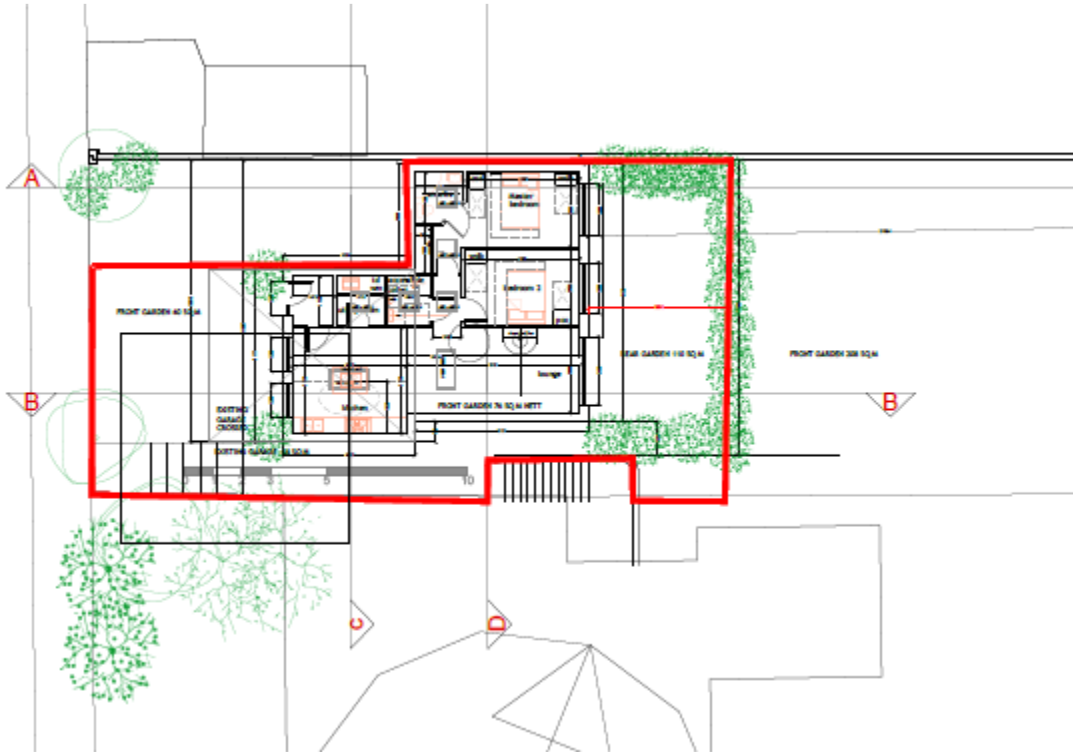


Reconstituted sandstone treatment to side walls

Green roof with Sedum planting



PROPOSALS



front elevation south west 1 : 100



rear elevation north east 1 : 100

Two storey building was Granted Full Planning Consent in 2006, extended in 2011 and 2014. It was not implemented solely because of lack of money. It was never refused a consent.

The consent stated:-

" The proposals comply with the development plan and the non-statutory guidelines stated and will not adversely impact on the setting of the main villa, on the character and appearance of the conservation area, or on the visual amenity."



Elevation of previous planning consented building
Frontage 6.2m Height 6.35m GIA 87.6SQM



Elevation of proposed building

Frontage 6.2m. Height 3.4m GIA 76sqm



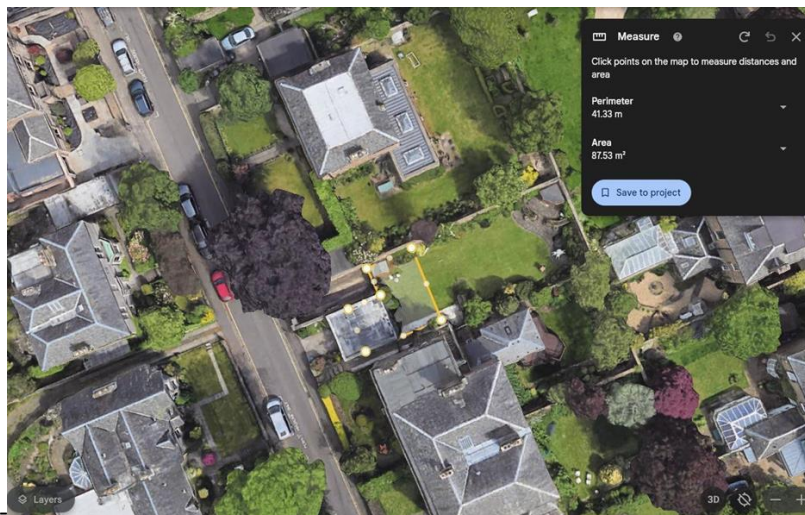
Elevation of existing building
Frontage 6.2m Height 3.4M GIA 44.83sqm

The proposed building is smaller than the previously consented building and is only at one level..



Accordingly, there will be no loss of “glimpses of side or rear garden” There will be no loss of light that would contravene the planning regulations. There will be no loss of gaps between the buildings so there will be no loss of urban grain of large houses separated by garden. The garden remaining will be spacious so will not affect the setting and indeed the garden will bigger than a lot of gardens in this and other nearby streets. There will be no loss of mature trees.

The proposal will not overwhelm the existing buildings. The building will be no more visible than the existing building and more will be a more attractive than the 1950s harled garage, the replacement of which is considered to be a planning gain.



The building will incorporate the same type of stone used in a recently consented extension in Cumin Place.

Planning does not regard loss of view as a reason for refusal.

Reference was made by neighbours to a previous application that it would add to the demand for car parking in the street but the two neighbours that objected have each have a minimum of two cars each and despite having garages and drive ins choose to park on the street.

Edinburgh City Council have recently declared a housing emergency. Are OAPs supposed to stay in premises they cannot afford or to move out of the area they have stayed in for 35 years? There is a lack of ground floor accommodation in the area despite Planning Officers previously stated views, available for people over 65 who require now ,or shortly will require ,such ground floor accommodation . The Council have an obligation to consider older people’s property needs.

The Applicants have lived in Number 30 Mansionhouse Road for 35 years, their children grew up in the house and attended Sciennes Primary School and Boroughmuir Secondary School, so they want to stay in the area.

A resident of a short Edinburgh Street calculated there are 27 unused bedrooms.

Savills report 31st August 2022.

“Across England there are 3.64million homes owned by the over 65s with at least 2 spare bedrooms according to the English Housing Survey. 41% of over 65s have lived in there for over 30 years. 36% of movers (in this age group) want to move to a smaller or cheaper property” “arguably a much greater focus should be given to the provision of retirement housing that better suits the needs of active downsizers and that the older generation aspire to live in” Scotland have no equivalent figures available from the Scottish House Condition Survey Key Findings.”

If 36 % of people over 65 who want to move to smaller more suitable accommodation presume the figures wont be that dissimilar inScotland. If it were possible for these people to move then that would free up housing which would have positive implications for the first time buyers right up to the other end of the property ladder.

SUPPORTING EVIDENCE OF OTHER PLANNING CONSENTS GRANTED WITHIN THIS AREA

RECENTLY CONSENTED NEIGHBOURHOOD BUILDING CLOSE TO 30 MANSIONHOUSE ROAD



An example of an extension where a semi detached has been extended twice to accommodate four families instead of two, Mansionhouse Road.



This is an example of a detached house divided and extended to accommodate three families instead of one on Mansionhouse Road.



MANSIONHOUSE ROAD EXAMPLES OF BUILT EXTENSION UTILISING GARDEN GROUND IN EXISTING CURTILAGES AND BETWEEN EXISTING BUILDINGS.



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Examples of extensions, traditional and contemporary solely within Mansionhouse road.





