

### **3 Inverleith Row, Rear Deck Replacement & Upgrades**

#### **Design Statement**

**Revision: - (22/02/2024)**

#### **1.0 Introduction**

This application seeks Planning Permission and Listed Building Consent for replacement and minor alterations to an external deck structure to the rear of a listed townhouse building at 3 Inverleith Row, Edinburgh.

#### **2.0 Description of Proposals**

The owners have occupied the building for over 30 years. During this time the owners had the deck installed as part of wider works which separated the basement and upper three floors, providing access for the main house to the rear garden. Planning permission for works was granted and the construction of the original deck was completed in 1993 - 1995.

The existing timber deck structure is at the end of its 30 year lifespan and is showing signs of wear and structural damage which means it is in need of full replacement. While replacing the deck the owners propose to make some minor alterations to the layout to slightly increase the usable area, improve the layout at the lower level producing an improved outlook from the basement flat and to decrease the overall visual weight of the structure. The proposals will be constructed of external grade treated timber of similar appearance to the existing.

No alterations are proposed to the listed building itself. The majority of the proposal constitutes replacement with like-for-like materials and the layout alterations are minor in nature. Other elements would significantly reduce the overall bulk and visual impact of the structure - the reduced and repositioned support structure for the upper deck; removal of the balustrade adjacent to the party wall and a more minimal inner balustrade. As such the proposals represent a marginally positive improvement on the existing structure and do not have any detrimental impact on the setting of the listed building.

Please refer to planning application drawings for further information relating to the proposed designs.

### 3.0 Photographs

A selection of existing photographs are provided below for reference.



View of rear elevation and walkway



View of upper deck



View of basement level and deck over



View of basement level and deck over



View towards garden from upper deck



View of deck from basement level

#### 4.0 Listing Status

The building is Category B listed, in a listing inclusive of numbers 1-4 Inverleith Row. The listing text from Historic Environment Scotland is included below for ease of reference:

#### **1A, 1-4 INVERLEITH ROW AND 1A INVERLEITH TERRACE LB30120**

Summary Category B	Date Added 12/12/1974
Local Authority Edinburgh	Planning Authority Edinburgh
Burgh Edinburgh	NGR NT 25020 75245
Coordinates 325020, 675245	

#### **Description:**

David MacGibbon 1862. Corner block (1a) 3-storey, 3-window with centre tripartites, 1-window quadrant corners, cast-iron balconies centre and quadrant corners 1st floor, centre 1<sup>st</sup> segmentally pedimented, wallhead angle chimneys of 2 square shafts; ashlar, plain end pilasters channelled at ground floor.

3 window stugged ashlar front to the Terrace. Nos 1-4 2 storey 2 window (1 tripartite) units, plain pilasters channelled at ground floor with ball finials over, ashlar, slated roofs. Timber sash and case windows; plate glass to 3 left bays, 12-pane to 4 right bays. Grey slates; dressed sandstone mutual stacks (very tall to E); ashlar-coped mutual skews.

#### **Statement of Special Interest:**

Built by J S MacGibbon

#### 5.0 Relevant Planning History

Alter & subdivide dwellinghouse (as amended)  
Ref. No: 92/02498/FUL | Status: Application Granted

Alter bridge access to timber (as amended)  
Ref. No: 94/01439/FUL | Status: Application Granted

#### 6.0 Further Information

Further information from the applicant can be provided as required by the planning department.