

# DESIGN + ACCESS STATEMENT

17 Spottiswoode Road, Edinburgh, EH9 1DA  
DAS-017.D.01

## 1. Introduction

Calum Duncan Architects Ltd prepared this Design and Access Statement on behalf of Calum Duncan and Lucy Sacker for alterations and extension within the private garden to the rear of the property.

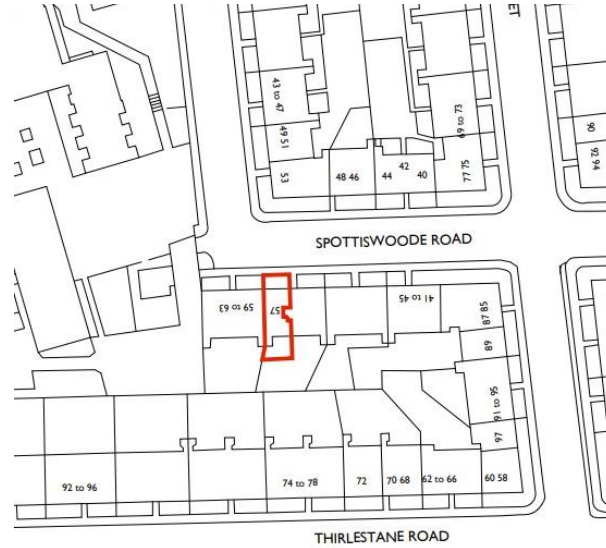
[Calum Duncan Architects LTD](#) was established in 2015 and has since grown with the completion of many imaginative and sensitive projects. Completed projects include the **Scottish Design Awards** Shortlisted Greenspace Infrastructure masterplan (with UrbanPioneers Landscape Architects) and the Edinburgh Tattoo HQ alterations, which received a **Scottish Design Award for Reuse of a Listed Building** category. We are passionate about projects and designing spaces that relate to historic reuse, health, and well-being. Twenty years in practice working on imaginatively designed projects, including 4 RIBA award-winning projects and the first-ever refurbished building to achieve **BREEAM 'Outstanding'** (environmental assessment method). Calum Duncan is **RIAS Sustainability accredited**, **RIBA Conservation Accredited**, and a **certified Passivhaus Designer**.



The property is an Edwardian main door, the ground floor of a Marchmont Tenement. The main entrance is by a private front garden from Spottiswoode Road. The front elevation is a repeated formal bay windowed frontage with a private main door (separate from the common stair entrance to the upper flats). The elevation is formed of polished ashlar stone and elements of decorative detailing to the roof pediments and outband features.



Front Elevation



Location Plan with rear garden arrangement

The rear of the property has a private back garden. The property's ownership boundary is separate from the common back green, which is under the ownership of the upper stair residents, as demonstrated in Fig 1 (page 3). The rear elevation is typically informal, compared to the front elevation, including simpler detailing to the stonework, kitchen out-shots, relaxed window patterns, and exposed downpipes.



Existing rear elevation



Existing private back garden

## 2. The Character of Rear Tenement Elevations

The character of the rear tenement elevations in Edinburgh is wide and diverse, with various out-shots and extensions, both original and later alterations. How the rear elevation is treated depends on the particular land ownership arrangement. 57 Spottiswoode Road is one of many main door flats with a private back garden, so this proposal does not reduce the common greenspace.

Diagrams of landownership for this application (Fig 1) and two other local examples (Fig 2-3).

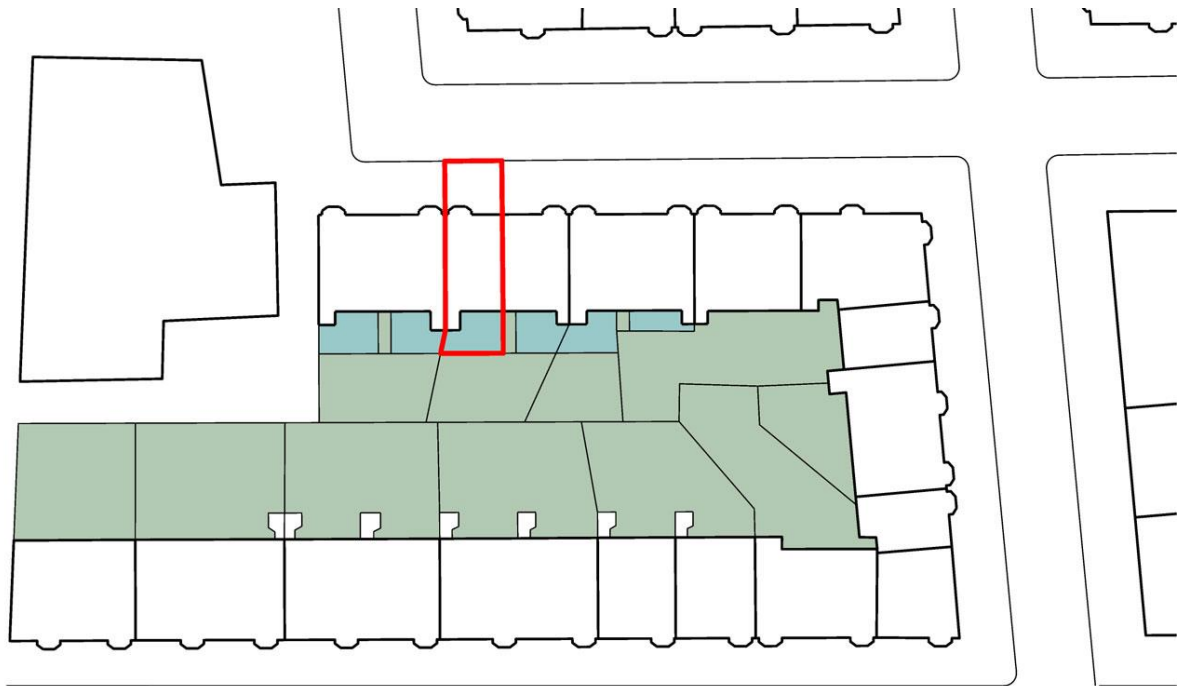


Fig 1: Spottiswoode Road/ Thirlestane Road: Communal back green and private gardens

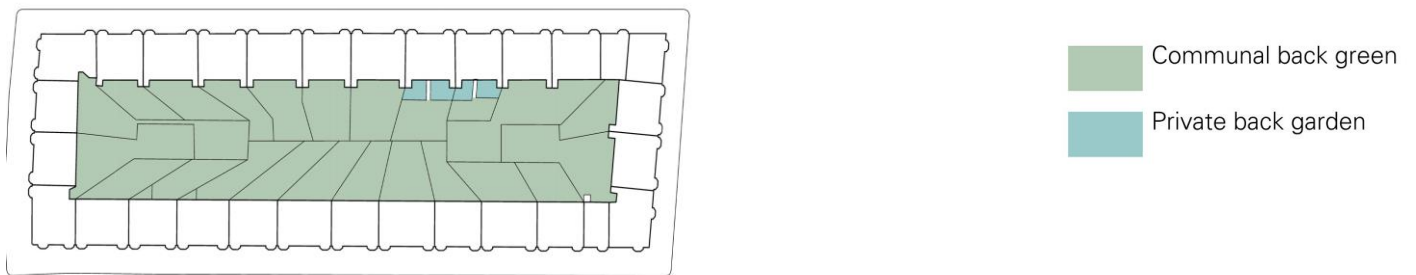


Fig 2: Arden Street: Communal back greens and private gardens



Fig 3: Marchmont Road/ Crescent: Communal back greens and private garden

### 3. Extension footprints

The following diagrams show that the footprints of each proposal do not affect the common back greens:

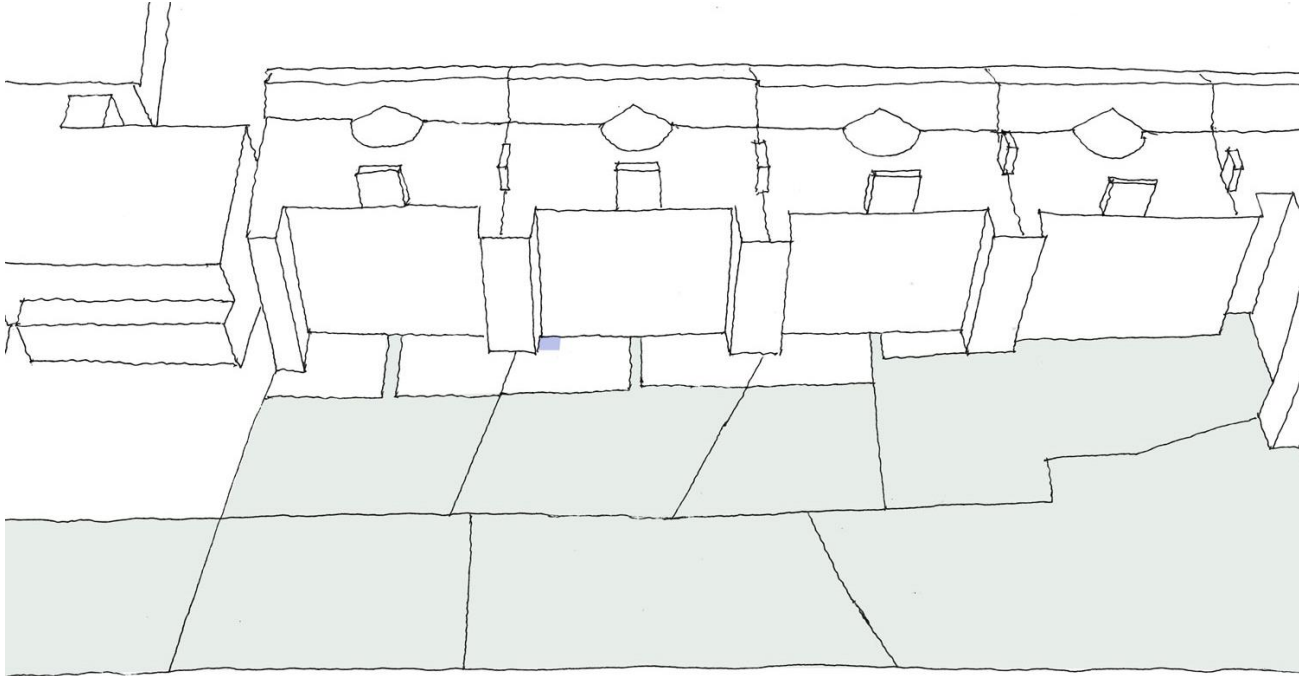


Fig 4: 57 Spottiswoode Road Application footprint diagram

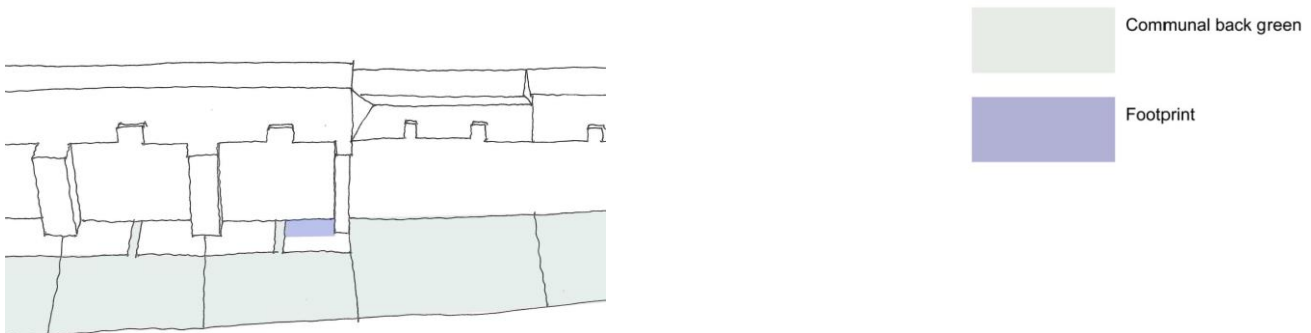


Fig 5: 19 Thirlestane Road, Approved application 14/02018/FUL footprint diagram

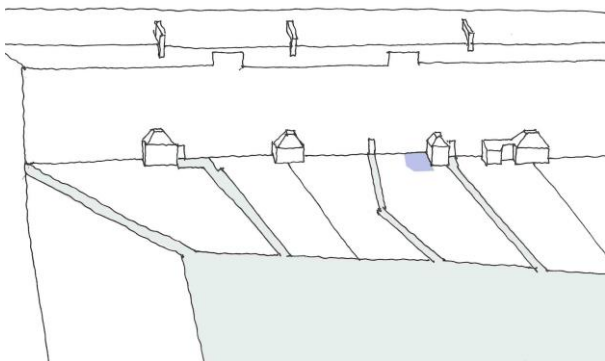


Fig 6: 105 Marchmont Road, Approved application 21/02844/FULL footprint diagram

## 4. Relevant local examples of private gardens

Where main door flats have private rear gardens, there are many examples in Marchmont and across Edinburgh that describe the overall character, informal nature, and variety of extensions to the rear of tenements.



Marchmont Crescent Examples (Listed)

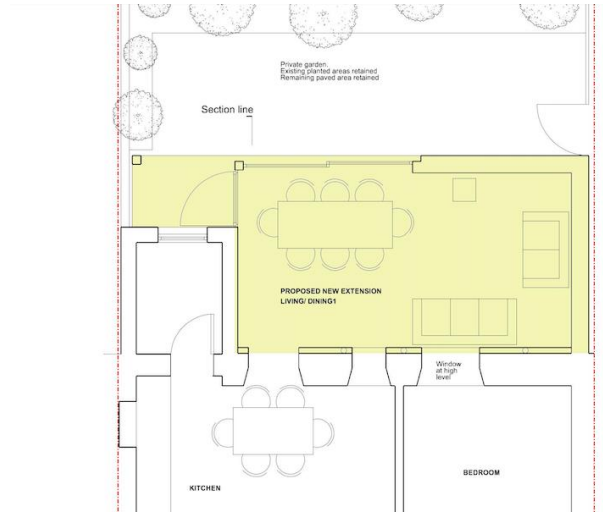


Marchmont Crescent Examples (Listed)

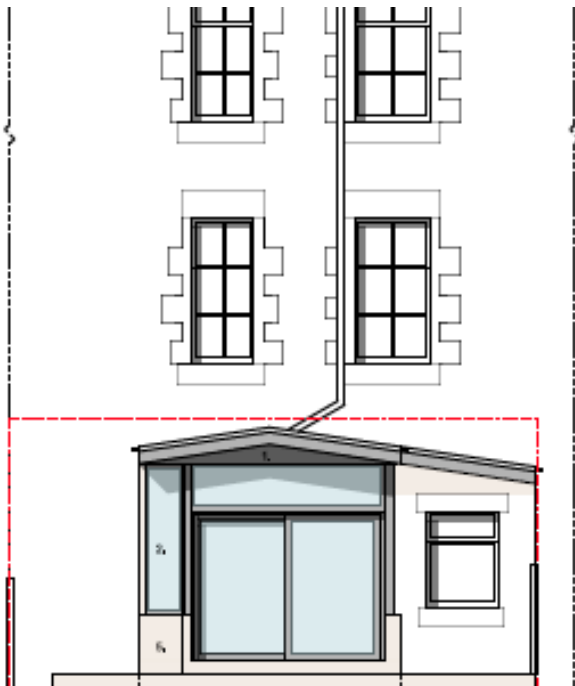


Argyle Park Terrace Examples

## 5. Relevant local alterations



19 Thirlestane Road Marchmont, approved application 14/02018/FUL, Completed image and Planning drawing



105 Marchmont Road (Listed)  
approved application 21/02844/FULL



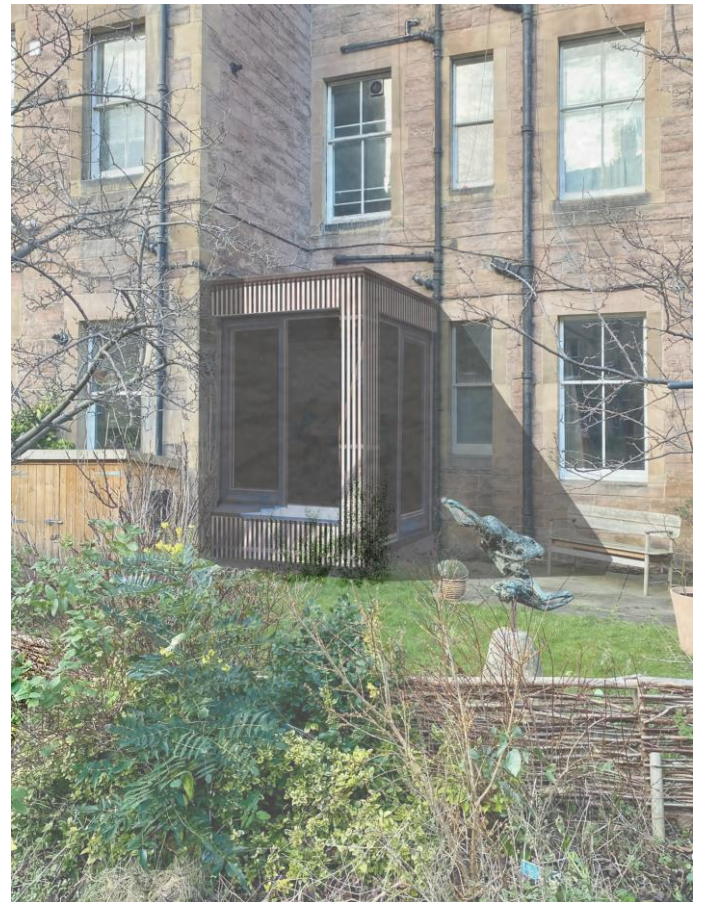
33 Warrender Park Terrace

## 6. Proposal Summary

The proposals subtly extend the flat to the rear, altering the existing kitchen and utility room to create a more generous kitchen dining. This minor alteration will improve the functional and spatial quality of the rear of the property to be more generous, usable and open in its relationship to the outside Garden. The flat has notable existing architectural qualities, including well-proportioned rooms, decorative cornice, architraves to panelled doors, and original fireplaces in the living room and bedrooms. However, the kitchen and utility are not conducive to the modern needs for family living, including connection with the outside and opportunity for sun, daylight, and fresh air. While the good spaces and architectural details are retained and conserved, the rear elevation is altered to improve the needs of modern family living and ensure the property and neighbourhood will continue to be valued.

### Design Summary

The form of the family extension is designed to be visually calm. This subtle and refined alteration is carefully considered to allow the flat to connect with the private garden and capture better sun and daylight. The extension's footprint sits back from the line of existing projecting outshots, making an otherwise shadowy corner feel used and enjoyed.



Proposal Sketch

**Access**

There is no change to the current access provision.

**Sunlight and Daylight.**

We have considered, and the proposals comply with the homeowner’s guidance for protecting sunlight and daylight to the relevant neighbours.

**Materials**

All materials of construction are high quality, sustainable, carefully detailed, in keeping with the context of the traditional tenement materials and designed to be appropriate to the garden setting. Above a natural sandstone base course, the external walls are a materially warm high-quality timber cladding. The roof finish is a green roof.



High-quality cladding, timber painted window examples.

**Garden**

Plenty of space remains in the private garden of No. 57 for clothes drying, outdoor seating and planting. The footprint of the new extension is situated in a currently paved area, with the planted garden space entirely retained. The extension brings the opportunity to accommodate some climbing plants and the new green roof.





## 7. Sustainability

Edinburgh Local Development Plan, Climate Change

*'Scottish Planning Policy (SPP) also requires development plans to ensure that the siting, design and layout of all new development will limit likely greenhouse gas emissions'.*

The existing and historic buildings in the city must work effectively, appropriately, and efficiently to meet the ELDP's aims. Marchmont is a dense residential neighbourhood with a thriving local community, and the mix of student accommodation and family accommodation may be returning to a more appropriate balance. Edinburgh City Plan encourages families living in the city to be well connected to a sustainable transport infrastructure, schools and services, as well as workplaces and reducing car dependency.

The model of altering tenement flats in the city centre is essential to avoid families moving outwards, just as the Quarter Mile, Craigmillar or Fountainbridge are successfully working towards. While Marchmont has a significant historic value, it will be conserved - where it is allowed to be carefully and sustainably altered, in terms of its fabric to reduce carbon emissions, and how families can live in a vibrant, dense, and efficient way within the city centre.