

Planning - Supporting Statement

Project: 56 Millerhill Road, EH22 1RZ
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Note

NPF 4 - Policy 1 - When considering all development proposals significant weight will be given to the global climate and nature crises.

The development proposal at 56 Millerhill Road is the extension of the existing building envelope of a one and a half storey dwelling built in 1998. The existing buildings historic warrant drawings show an uninsulated external envelope and double-glazed windows with an oil fired boiler.

The extension of the building envelope gives the owner the opportunity to extensively upgrade the building envelope throughout by insulating existing walls, roof and suspended floors and replacement of all windows with triple glazed windows to significantly reduce the heating loads required for the building (as required under the Building regulations) and increase natural daylight into the building. Generally, services are being upgraded and oil fired boiler replaced with a more efficient Gas Combi Boiler. Inefficiencies of the external thermal envelope are being removed with the Garage being converted into an inhabited room which requires the upgrade of the external envelope in this area.

While it is not part of this proposals the significant improvement of the building envelope makes a any future conversion to a low carbon or Net Zero carbon heating fuel eminently more achievable such as considerations of the use of Solar PV, Air or Ground source heat pumps which may be suitable at this location given the buildings orientation, site and roof extents.

The materials detailed in the application are appropriate for the context. The cladding material uses a high % of recycled content and is also recyclable by the manufacturers, the product has a lifespan of 50+ years and are manufactured in the UK. Roof tiles are of a clay material and are eminently recyclable at the end of their product life and are manufactured in Germany. Materials are not natural or re-used but are detailed to be readily maintainable and detailed for any replacement to minimise waste throughout the in-use life cycle of the building. Existing materials which use concrete extensively are in poor conditions and have failed in many locations and at critical water shedding points and will be disposed off appropriately.

The sites position surrounded by trees and fields on the edge of Edinburgh carry sufficient biodiversity but within the small site the development gives opportunities to place bird boxes, bat boxes or other insect habitats and native planting to support improving biodiversity.

The development is supporting Local Business with the property owner using local employment to carry out the works.

The proposals meet several aspects of NPF4 and the sustainable development of existing buildings.

Refer attached Midlothian Planning Policy designations map:

