

18 Grove Street, Edinburgh  
Design Statement, Rev 2  
20.03.24



## Introduction

This statement has been prepared in response to the previously submitted Planning & Listed Building Consent applications for 18 Grove Street, Edinburgh, EH3 8BB (ref: 24/00197/LBC & 24/00198/FUL).

The proposals comprise:

- Internal rearrangement and refurbishment works
- Refurbishing existing / new slimline double-glazed windows to match existing
- Enlarging 2no. rear windows into doors
- Constructing a rear platt/bridge to connect the ground floor to the garden
- Re-roofing an existing rear lean-to, including the introduction of a rooflight
- Internal tanking (where necessary) and insulation to external walls
- Minor landscaping works

The proposals are represented in drawings:

- 2403-GS-001, 010, 099, 100, 130, 131, 199, 200, 300, 301 & 500

## Planning History

Significant alterations were made to the property when converting it from a shop back to a dwelling in 1917.

The ground floor & basement were subdivided into separate flats in 1992.

## Planning Policies

Consideration has been given to the following policies when preparing the design proposals:

- Guidance for Householders (2021)
- Listed Buildings and Conservation Areas (2022)
- West End Conservation Area Appraisal

## Description of the Proposals

The council raised no objection to the majority of the proposals however, they provided the below comments on the proposed front to back, open plan kitchen living dining room:

*The proposals would have an adverse impact on the character of the listed building. The proposal to remove the wall between the front and rear principal rooms on ground floor, including the buffet recess, would have a detrimental impact on the original cellular plan form through the creation of an open-plan layout. Whilst earlier alterations subdivided the principal rooms through the creation of a new corridor, these appear to be reversible and much of the architectural features have been retained or replicated including the buffet recess, decorative cornicing and timber panelling. The proposals would not be acceptable in this context.*

The response to this is described below and represented in the drawings:

## Past Alterations

The existing plan form of the property has been heavily and insensitively adapted over the years, including works shown in a 1917 plan provided by the council, which converted the ground floor from a shop back into a dwelling (see below). These works involved:

- The demolition of cupboards either side of the buffet recess
- Forming an opening through the dividing wall between the front and back principal rooms
- Constructing walls that damaged the proportions of principal rooms
- Blocking up existing openings



### Proposed Alterations

Given the highly insensitive past alterations, the revised proposals in response to the council's comments are:

- Demolish the non-original wall that infills the buffet recess at low level
- Retain the buffet recess arch and associated mouldings / corncicing
- Reinstall the demolished cupboard (and wall above) on the north side of the buffet recess, returning the room to its original layout and restoring symmetry & balance
- Raise and widen the previously formed opening in the dividing wall between front & rear principal rooms to match the height and shape of the buffet recess, retaining any existing corncicing

The above arrangement will leave a centred opening between the front and rear principal rooms that is dictated by the retained buffet recess. Given the past alterations, this is a significant improvement on the existing condition and should be considered a conservation gain. The cellular plan form of the property will still be legible, original room proportions and balance will be reinstated and original features will be retained, including wall panelling and corncicing. Overall, the character of both rooms will be improved.

When assessing the proposals for 18 Grove Street, consideration should also be given to examples of listed properties in Edinburgh conservation areas where similar openings between principal rooms have been consented e.g Grade A Listed 21 Dean Terrace, Ref: 19/01791/LBC.



*Front principal Room*

- *Non-original partition infilling buffet recess (to be removed)*
- *Non-original, front to back dividing wall constructed into north side of buffet recess (to be removed)*
- *Non-original cupboard and wall to south of buffet recess (to be retained)*



Hallway (from front principal room)

- Cupboard and dividing wall previously removed (to be reinstated under existing bulkhead)



Rear principal room

- Large opening previously formed in dividing wall between front and rear principal rooms raised and widened, leaving opening to match buffet recess in front room
- Remains of non-original kitchen and walls (to be fully removed)
- Non-original shower enclosure (to be removed)
- Non-original, front to back dividing wall (to be removed)

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### Replacement Windows

Existing window frames that can be retained will have new slimline double glazed introduced into them whereas damaged existing windows will be replaced with slimline double-glazed units to match. A window survey will be submitted with the proposals.

### Internal Insulation

The proposed internal insulation is Spacetherm, a high performance, breathable aerogel insulated board suitable for stone walls. A specification sheet of the insulation has been submitted with the proposals.

### Conclusions

18 Grove Street is a pair of tenemental flats in need of repair. The proposals to the front and rear principal rooms seek to return the proportions, character and balance of these rooms. The proposed layout acknowledges the original cellular plan arrangement, partially dividing the rooms with the retained buffet recess and reinstated cupboards & walls either side. The proposed layout will be similar to the original plan arrangement, and a significant improvement on the poor existing condition.

The proposed works to these two rooms also sit alongside proposals to sensitively restore the 2no. properties into 1no. family dwelling, retaining and reinstating architectural features such as coricing and wall panelling. Overall, the special interest of the listed building will be both retained and improved through the proposed works and the council has confirmed these works as suitable in their assessment of the previous applications (ref: 24/00197/LBC & 24/00198/FUL).

We understand from attendance at seminars that HES are increasingly aware of properties such as 18 Grove Street need to be adaptable in order to meet the changing needs of their inhabitants over the years, supported by Planning Advice Note 71 on Conservation Area Management which recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities. The proposed alterations will ensure the properties future popularity as a city and family residence. For these reasons, we believe the proposals to be justified.