

This copy has been made by or with the authority of Midlothian Council pursuant to Section 47 of the Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.

RISK ASSESSMENT
 date: auth: notes: stage:



Proposed Ground Floor Layout & Site Plan

Proposed Works Notes

- Form new car park (No spaces provided (1 per flat). 6m allowed between spaces to allow for manoeuvring. Parking surfacing to be permeable with sub-base providing attenuation as per engineers info. Park lines show visibility splays for pedestrians & vehicular traffic. Drop kerbs required to roads dept satisfaction.
- Form new low level post & rail black steel fence to street frontage to provide physical break, but maintain visibility splays for vehicles exiting and maintain clear view of development.
- Form new planter beds; to incorporate low maintenance plants to enhance biodiversity (to ecologists guidance).
- Trees removed from corner and 2No new trees planted in centre of communal garden (2No hazel & 1No crab apple to arboricultural guidance).
- New pedestrian pathways formed from car park; porous paving with sub-base providing attenuation.
- Disassembled pre-fab timber offices demolished & 2No new studio flats constructed (note that new build footprint circa 50m2 less than existing); to comprise light weight timber framed structure with render board cladding, timber cladding and feature red sandstone panel @ SE corner (to complement listed building). Margins from units used to help fund repair & re-purposing of listed building.
- Windows of studio flats oriented to avoid overlooking of gardens to No 3 Douglas Crescent and No 16 Lothian Street. Studio flats to incorporate rooflights to living areas. Note that flat 5 screened from No 3 Douglas Crescent via lowered glazing, privacy screen, hedge & boundary wall. Small bathroom windows facing boundaries to comprise obscured privacy glazing.
- Dog Rose hedge planted to enhance biodiversity & provide a low maintenance solution that will not grow out of control. This will also provide a buffer & privacy screen between subjects and No 3 Douglas Crescent in conjunction with existing boundary wall.
- Studio flats to have sliding doors leading out to small private terraces enclosed by privacy screens (smoked glass to screen view in, but maintain outlook for amenity value). Communal garden space provided thereafter for benefit of all flats. Note that property is located within 100m of Bonnyrigg Golf course, which has open public space and is also in vicinity of public parks (King George V - 300m, Douglas St - 400m, & Waverley - 500m).
- External black steel post and rail fence to be kept in keeping with listed building, but located within a recess at rear corner to mitigate impact of proposed intervention. To provide access to proposed 1st floor studio flats.
- Secure lockable cycle sheds provided to corner of garden and beneath stairs to provide 6No spaces. Provision for visitor cycle parking beneath stair (with ground anchor to chain like post). Communal drying green and bin storage also provided.
- Form new pedestrian access point in existing stone boundary wall with framed, hinged & braced timber gate.
- Over-shadowing from new build shown in dashed orange lines (45 degree line @ 2.2m for development located to SSE & 2m for development to SW) proposed development would not adversely over-shadow the gardens to No 16 Lothian St or Douglas Crescent.
- Flat 1 to have walls insulated & lined, windows refurbished, secondary glazing applied, minor structural alterations undertaken and new partitioning erected to create open plan living area with single bedroom & bathroom. Original octagonal paneled entrance porch to be retained (of interest).
- Flat 2 to have walls insulated & lined, windows refurbished, secondary glazing applied, minor structural alterations undertaken and new partitioning erected to create open plan living area with single bedroom & shower room. Note that service accommodation (kitchen & shower room) located in annex to mitigate privacy issues given proximity of proposed communal garden & end of gable of No 3 Douglas Crescent. Partition between living & bedroom area to have high level glazing to provide additional borrowed light given that bedroom window over shadowed by stair.
- Flat 3 to have walls insulated & lined, windows refurbished, secondary glazing applied, minor structural alterations undertaken and new partitioning erected to create studio flat.
- Flat 4 to have walls insulated & lined, windows refurbished, secondary glazing applied, minor structural alterations undertaken and new partitioning erected to create studio flat.
- Note that living area window to flat 4 >10m to boundary wall & >10m to end gable of No 3 Douglas Crescent; assume over-looking mitigated by virtue of distance & orientation (angled towards No 3 front garden). N.B. No 3 Douglas Crescent rear garden already overlooked by subjects & upper floor rear windows of No's 16 & 18 Lothian Street.
- New 1st floor communal entrance for upper floor flats formed in existing window opening located to rear of property so principal elevations unaffected). N.B. >10m to gable & >15.5m to boundary wall at No 3 Douglas Crescent. Trees & new build mask view of same on descent.
- Note that windows adjacent to entrance doors to proposed new build flats to have glazing obscured by timber louvers for privacy given location off communal path. Top panel of entrance doors provides outlook onto Lothian St. Additional natural light afforded by large roof lights.
- End parking bays aligned with 1200mm W paths to provide 3.7mW space for disabled access; parking area to incorporate 2No electric car charging points.
- Note that bathroom windows to new build element to comprise opaque glazing for privacy and to avoid over-looking of neighbours.
- Dropped kerbs & ramped pavements required to satisfactory of local authority roads department.

Proposed levels denoted in BLUE

Design Principles

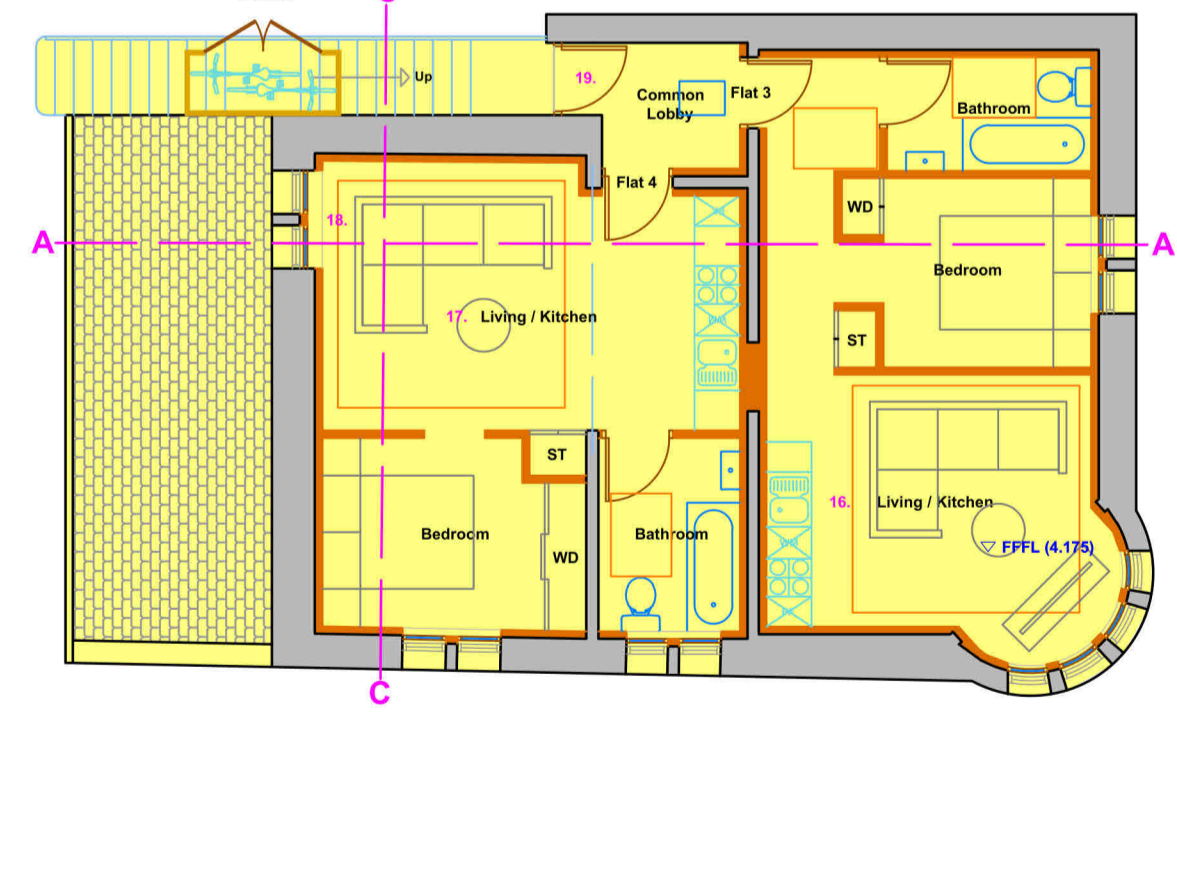
- Remove previous illic & unsympathetic interventions / alterations to listed building - IE pre-fab office blocks, small annexes, external fence cord through leaded glazing, mock insulating tape astragals, surface mounted services, dry dash patch repairs, UPVC downpipes, external surface mounted air handlers etc.
- Repair building fabric to listed building - IE overhaul roof & rain-water goods, replace lime expired bossed & cracked pebble dash render, repair red sandstone where weather / road salt damaged.
- Minimal interventions to exterior of listed building - largely left untouched to retain character. Proposed staircase to 1st floor located at rear corner in access on building - period style to mitigate impact. Original leather windows retained & refurbished. Stairwell door on Douglas Crescent elevation replaced with new door to match existing profile & incorporating glazing to serve bathroom behind (to be fixed with insulated panel behind to retain original look and provide a reversible intervention).
- Minimal interventions to interior of listed building - IE minimal structural alterations, reversible fittings & stud partitioning and retain original features such as UP, octagonal paneled entrance porch and PFL curved bay window. It should be noted that the internal space has already been structurally altered, extended & divided in several locations in the past; as has old library opposite.
- New build on site of pre-fab office block to comprise light weight timber framed structure of contemporary design utilizing high quality materials to contrast & complement original listed building (render board cladding, coloured render plinth, timber cladding & feature red sandstone panels). Circa 50m2 smaller than existing extension and set back from listed building & Lothian St building line so as to maintain subservience.
- Provision of 1No 1 bed studio flats as 'build to rent' properties with provision of car parking, communal garden, bin storage and cycle storage. Understood that Midlothian is lacking smaller rental properties and would seek to give additional provision in town centre with good access to amenities (public transport, shops, public open space & facilities all close by).
- Would look to enhance biodiversity by means of soft landscaped communal open space, planter beds, sodum root to new build, new hedge & 3No new trees. New build studio's & hard surfacing to incorporate attenuation & flow control to mitigate flood risk. Existing building fabric upgraded to provide energy efficient construction.

- FLAT 1 - GIA = 48m2
- FLAT 2 - GIA = 38m2
- FLAT 3 - GIA = 33.9m2
- FLAT 4 - GIA = 33.0m2
- FLAT 5 - GIA = 33.9m2
- FLAT 6 - GIA = 33.9m2

Midlothian does not have guidance for minimum flat sizes and instead assess amenity value provided. Edinburgh Council's guidance suggests 35m2 for studio flats, although notes that this can be reduced slightly on build to rent properties where novel design solutions proposed. There is a Council housing development on site of former library (within 150m of subjects) containing 5No studio flats with GIA's circa 35m2 (approved 2015); an application for studio flats has also been approved for a listed building on Dalkeith High St in 2019 with GIA's as low as 30m2. In this instance the proposals are either compliant with the Edinburgh standard or not far off with efficient layouts, space saving kitchen's, storage, dual aspects, parking, bike storage, bin storage and external amenity. The proposal is intended as a build to rent project to benefit the community, help address the housing crisis and re-purpose a vacant listed building to secure its longevity; the margin from the new build element would be used to fund the fabric repairs of the listed building.

- EPFL = wall mounted electric car charging point.
- = lighting bollard.

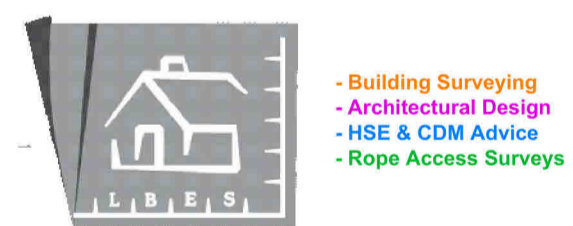
- Permeable tarmac with parking spaces lined in thermoplastic & type 3 sub-base to provide attenuation in conjunction with large Ø drainage pipework and flow control.
- Permeable paving with type 3 sub-base to provide attenuation in conjunction with large Ø drainage pipework and flow control.
- Soft landscaping - grass & low maintenance planter beds.
- Denotes floor plate of proposed flattened units.
- Denotes location of new internal partitioning, infill & separating walls.
- Denotes location of external walls on proposed new build.



Proposed First Floor Layout



rev.	description	auth.	date
C	Minor updates	KH	15/12/23
B	To planning stage	KH	15/12/23
A	Updates following development of elevations	KH	08/12/23



CLIENT
 Esk Homes Ltd

PROJECT TITLE
 The Orchard Centre
 1 Douglas Crescent
 Bonnyrigg
 EH19 2DF

DRAWING STATUS
 Planning
 DRAWING TITLE
 As Proposed - GA

DRAWING NUMBER
 LBES539-PL-201

SCALE
 1:100@A1

DATE
 15/12/23

DRAWN
 KH

CHECKED
 KH

LBE Services - Chartered Surveyors
 24 Seaforth Terrace
 Bonnyrigg
 EH19 2PF

Tel: 0131 281 7761
 Mob: 07816055764
 e-mail: lothianbuilt@environmental-services.co.uk
 Web: www.edinburghbuildingsurveyor.com

