Proposed Works
at
32 Eildon Street, Edinburgh
for
Mr and Mrs Semple

Revised Planning Application

Resubmission of Planning Application24/00324/FUL
April 2024

Design Statement

Overview

This application seeks to alter and extend an existing terraced house which is part of a small development of similar houses dating to 1960. The housing development sits in a quiet cul-de-sac adjacent to the disused railway line that once served Newhaven but is now used as a 'Quiet Route' walking path and is part of the local Edinburgh Cycle Network with this section known as Route 13. The northern section of cul-de-sac where the house is located is characterised by a backdrop of mature deciduous trees that line the cycle path in the East and the strip of trees backing on to the Eildon Terrace housing development to the West.

Access to the housing development is via the original part of Eildon Street which runs in front of the terrace of Victorian townhouses revealing the view south across the Warriston Playing Fields to the full 'Edinburgh Skyline' from the Castle in the west, the spires and roof line of the Royal Mile and Arthur's Seat in the east.

The buildings within the development have a similar scale with massing being 2 storey with pitched, concrete tiled roofs but are a combination of flats, semi-detached 2 storey houses, 2 up, 2 down flats and terraces of 3 and 4 houses. The topography of the site means that the buildings at the northern end are higher giving views over the southern end of the development to the city skyline which has been exploited by a series of attic developments and side extensions to take advantage of the views. Approximately 50% of the houses have extended up into the attic with dormer windows on the front roof slopes and 3 houses have side extensions, the most recent being at no30 (Planning Ref 18/07303/FUL) where a full 2 storey and roof side extension up the boundary along

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with a 10M long extension into the rear garden raised the total floor area of the house from 100Msqm to 190Msq.

Background

32 Eildon Street is part of a 4 house terrace located in the northwest section of the 1960 development. The terrace is split into 2 pairs of houses with the northern pair slipped back by approximately half the depth of the floor plan, as shown by the orange lines in Fig 1. 32 is the inner house of the southern pair which allows it to benefit from a due south orientated ‘suntrap’ corner in the angle with the projecting rear, half gable of number 33.

Fig 1: Aerial view of terraced block

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Fig 2: Step back shown on gable

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The current house plan has sitting room facing northeast towards the street with the narrower, adjoined dining space facing southwest towards the rear garden. The small kitchen is a separate room also facing the rear garden. There is no sanitary accommodation on the ground floor. There are 3 bedrooms and a bathroom on the first floor. All 3 bedrooms are small with only one being large enough to accommodate a double bed which requires to be beside a wall allowing access from one side only.

The attic has been informally converted to a 'play space', accessed by a Ramsay Ladder, by the previous owner. A Velux rooflight in the rear roof slope provides a far reaching view over the roof tops to the Castle and Royal Mile skyline, shown in Fig 3. By sticking your head out of the rooflight, Arthur's Seat come into view!

Fig 3: Skyline view from Velux

The house is constructed in brick cavity walls rendered in dry-dash with facing brick feature panels and base course. The windows are elderly replacement uPVC double glazing and the roof is covered in the original, dark brown, modern 'pantile'. The rear garden slopes up towards the west and is formed in a series of terraces each being approximately 1.2M high with the back of the garden being approximately 2.5M higher than the terrace adjacent to the house. At the back of the garden are mature deciduous trees (Fig 4) in the woodland strip backing onto Eildon Terrace which block the evening sun during the summer months. This woodland is the remnants of the landscaped gardens of the now demolished Warriston House and are protected under TPO 20 which was implemented in 1964.

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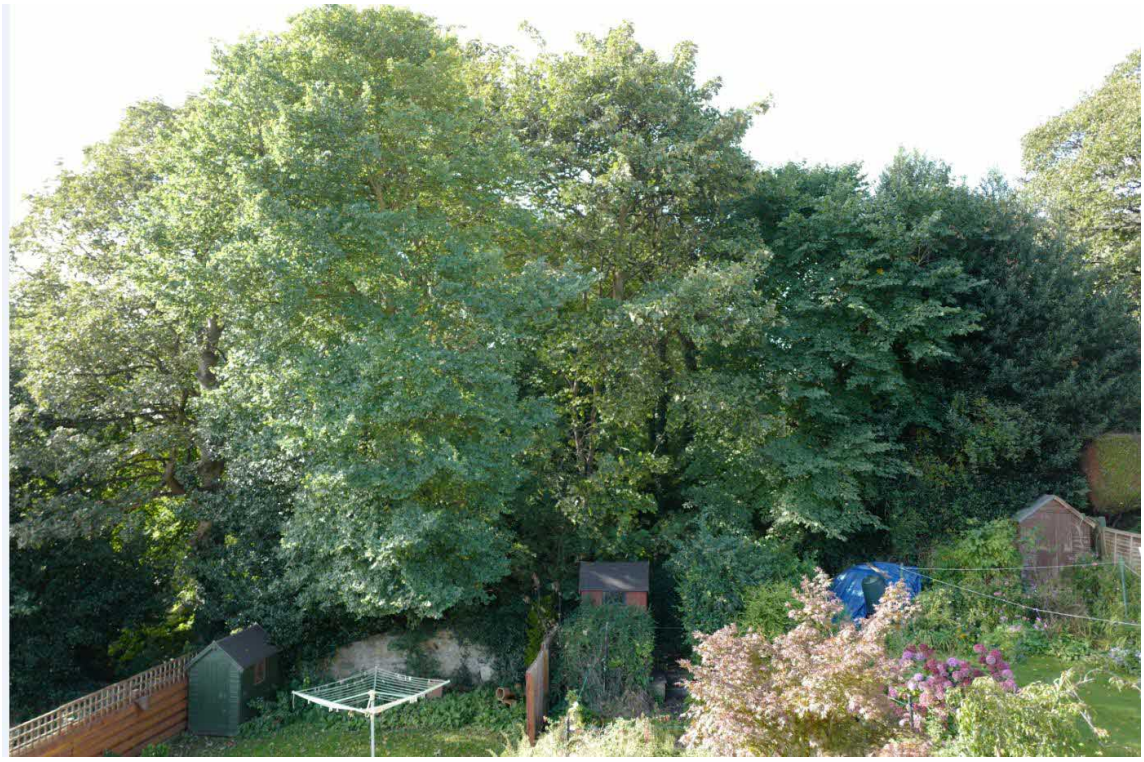

Fig 4: Mature Trees present at the bottom of the garden

Previous planning applications

This house does not have a planning history and development within the neighbouring properties has been described in ‘Overview’ above.

The scale and impact of the 2018 development at number 30 can be seen below:

Fig 5: Aerial view of extension at number 30

The single storey rear extension partially overlaps the garage to the north.

The Proposals

Front garden alterations

The original development did not provide for off-street parking but over 50% of the houses have now created drive-ins in their front gardens. To facilitate an EV charging point, a drive-in is being proposed as part of this application. It is intended that the surface of the drive-in will be a grid system to allow grass to grow through to reinforce the suburban, planted feel of the streetscape. The low brick garden wall and steel railing will be altered to form the access with each side terminated appropriately. A row of bricks bedded on their long edge will be used to transition from the tarmac pavement to the garden and the existing whin kerbs will be reused to form the 'drop kerb' from road to pavement. The single upstand charging terminal will be no taller than 1.6M and be located more than 2M from the road.

Internal ground floor alterations

The intention of the proposed ground floor plan is to reorientate the main living spaces towards the rear of the house and back garden with a southwest orientation. By combining the kitchen and dining space and adding a small extension to contain an informal sitting space, an open plan kitchen/dining/living space is formed with sliding/folding doors out into a terrace with purpose built outdoor eating area. A further living space will be retained on the street side of the house which will have a wide sliding pocket door so that it can either be connected to the open plan space or closed off to be a separate, quiet space. A small, downstairs WC will be formed within the centre of the house to service the ground floor.

Internal First Floor alterations

The space occupied by the existing 3 bedrooms and part of the plan shape of the ground floor extension will be reconfigured to form 2 larger bedrooms and good-sized family bathroom and a staircase up to the attic level.

Attic conversion to Second Floor

The attic space along with a smaller part of the plan shape of the extension will be used for 2 further bedrooms and a neat shower room. Head room will be created by the addition of a dormer window on the front roof slope and one to the rear located on the sloping roof of the new 2 store extension..

Massing and Architecture

This revised design more closely takes cues from the form of the original house, the gutter line is continued onto the extension and has a pitched roof matching the eaves height and pitch of the original roof, over what is visually the main 2 storey extension. On the roof of the main extension, we have then formed a dormer which creates the full height space within bedroom 4 and the small sitting area adjacent to

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the kitchen is expressed as a single storey, flat roofed extension to the 2 storey extension.

To address the contravention of the Overlooking policies, we have removed the windows that had been positioned to look towards the Castle in bedrooms 2 and 4.

The size and proportion of the rear facing windows in bedrooms 2 and 4 have been amended to resemble the window pattern of the existing houses. These are still generous windows that will give views down the length of the garden and plenty of light for the bedrooms.

The material palette for the exterior of the extension is chosen to reinforce and define the various parts of the new design and break-up the visual mass of the whole; the main, 2 storey extension with pitched roof is clad in standing seam copper which then has a timber clad dormer sitting on the roof and a timber clad single storey extension at ground floor providing the additional floor space in the kitchen for the small sitting area.

The dormer window on the top storey extension is positioned so that its roof line is kept below the roof edge of number 31.

We had previously demonstrated that the larger volume 3 storey extension had minimal impact in terms of overshadowing of neighbouring properties with the trees and the three storey building in Eildon Terrace already casting extensive shadow in the gardens and rear elevation of this terrace of houses at this time and from earlier in the day.

The architecture of the extension is designed to be modern and refined using modern, high quality materials and technologies to maximise glazed areas and minimise heat loss. We propose using Arubis Nordic Copper Brown Light cladding (https://www.nordiccopper.com/nordic-copper-products/nordic-brown/) in 2 different but coordinated panel widths for the 2 storey, pitched roof extension and version # 201 from the Pika-pika range of charred timber cladding (https://nakamotoforestry.co.uk/pika-pika/) which gives a lustrous natural timber colour and texture, to the dormer and kitchen extension. These colours relate the extension to the main house (the brown roof) but using contemporary materials. Using only 2 materials keeps the design simple and unified and the combination of these 2 natural materials will work beautifully together to give a high quality appearance.

Sustainability and Carbon reduction measures

As part of the works we will carry out a full package of thermal and environmental upgrading work to minimise energy loss and energy usage. The measures will include: insulating all the external walls, roof and ground floor to better that current Technical Standards requirement. Replacing the windows with modern, high efficiency double and triple glazing. Replacing the gas boiler with modern, high efficiency, direct electric space heating and dedicated air sourced heat pump water heating. These technologies make use of the benefit of the ongoing decarbonising of the Scottish

Electricity production and distribution grid. Investigations will be made into the effectiveness of PV panels on the rear roof slope which we understand to be marginal in a house of this age but improvements in efficiency are bringing them into effective scope.

Overshadowing

We have previously demonstrated that the development first proposed had a negligible overshadowing effect on neighbouring properties and have now adjusted the design to comply with the 45 degree rule to the centre point of the adjacent glazed door opening as noted on the west elevation.

Summary and Precedents

The architecture of the new extension is uncompromisingly modern and exploits new, innovative building materials and construction techniques to create an elegant, carefully proportioned assembly of solid and glazed elements. A restrained material palette will be used in a way that reflects 21st century construction rather than mimicking the mid-century aesthetic of the existing house.

The revised design relates back to the form of the house and it is formed of elements that are recognisable within the language of the adjacent house pattern; two storey extension with pitched roof, single storey flat roofed extension (both present in the consented works at 30 Eildon Street, Ref 18/07303/FUL) and dormer on the roof (present on the consented works for 36 Eildon Street, Ref 19/00889/FUL) and hope that the new design addresses the comments of the first application design.

The rear garden is more than sufficient to accommodate the extension while retaining generous area of garden ground.

As outlined in the previous section, there is precedent for extensions being permitted by Edinburgh Council Planning Department in this location with greater impact on loss of garden ground and of equal or greater over all height.

Our client is focussed on improving the environmental credentials of the property. The thermal performance of the existing house will be very much improved and the new extension will be formed in high performance insulation and glazing to minimise heat loss and improve thermal performance. Hot water will be provided by a new high efficiency heat pump system and space heating by modern direct electrical heating units.

We have previously worked on a number of successful projects involving the alteration and extension of traditional and modern properties in suburban locations and conservation areas which have received awards and commendations from our professional peers.

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Fig 7: Semi-detached bungalow extension in Blackhall, Edinburgh, David Blaikie Architects

Fig 8: 1960's house extension in Colinton, David Blaikie Architects

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Fig 9: Remodelling and house extension in suburban Whitecraigs, David Blaikie Architects

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Fig 10: House extension, Giffordbank, Gifford, David Blaikie Architects

Conclusion

The proposed works at 30 Eildon Street are contemporary yet subservient and sensitive to the existing building and context. As demonstrated by our previous work, this project will be delivered using high quality materials and workmanship.

We look forward to receiving your decision on this Householder Planning Application.

Yours faithfully

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