



CHRIS MATSON ARCHITECT

APPLICATION FOR PLANNING PERMISSION

DESIGN & ACCESS STATEMENT

**Proposed Change of Use at
60 John Street, Penicuik
For R C Cunning**

Background

The applicant R C Cunning wishes to convert their opticians premises into 2 flatted residential properties.

Their family-run business was established in 1975, with shops in Bruntsfield, Edinburgh and Penicuik.

The owners have recently acquired a new commercial property in Penicuik Town Centre and plan to re-locate the business.

This move will allow the company to expand and grow whilst continuing to serve the local community.



Location

60 John Street is situated in a urban area close to Penicuik Town Centre.

The street is predominantly residential, with some commercial properties nearby

It is **out-with** the Penicuik Conservation Area, which includes properties on the opposite side of the street.

Sacred Heart RC Church is located to the rear.

Montgomery Park is a short distance away, accessible by walking or cycling



CARLOPS ROAD

PENICUIK ATHLETIC FC

MONTGOMERY PARK

JOHN STREET

CHURCH

PENICUIK CONSERVATION AREA

SITE

WILSON STREET

JACKSON STREET

TOWN CENTRE

The Craigie Hotel

Existing Property

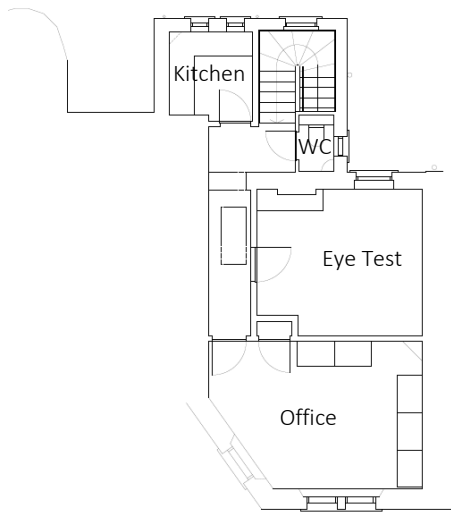
The shop occupies a two-storey mid-terraced unit with retail shopfront on ground floor, and an office, staff facilities and consulting room on the upper floor.

The property is flanked by a 3-storey house on one side and flatted properties to the other.

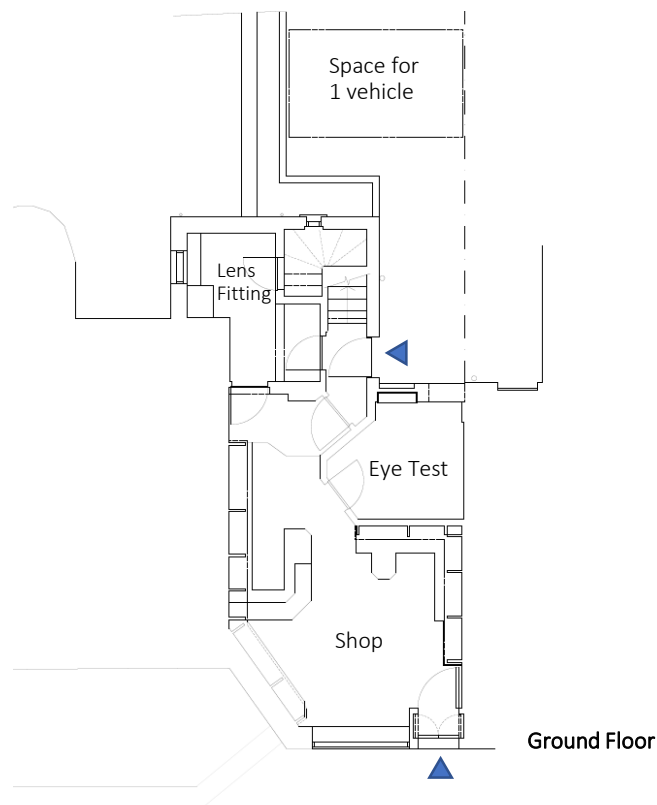
Historic maps indicate that the property is a later addition to the adjacent buildings, formed as an 'infill' in the early 1900s.

The shop is publicly accessible to the front from John Street. A rear entrance is reached via a shared courtyard off Wilson Street.

62-64 John Street were historically commercial properties at ground level before being converted to residential



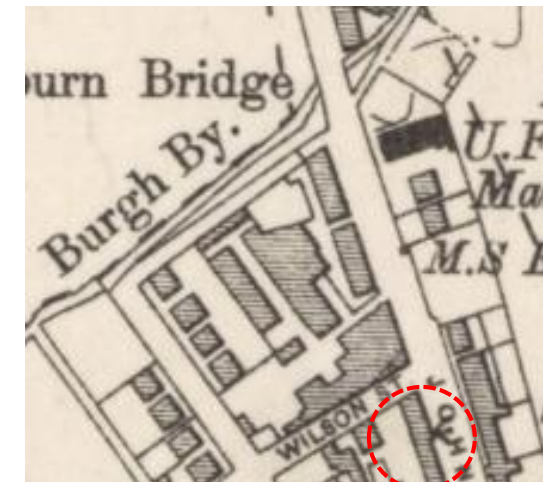
First Floor



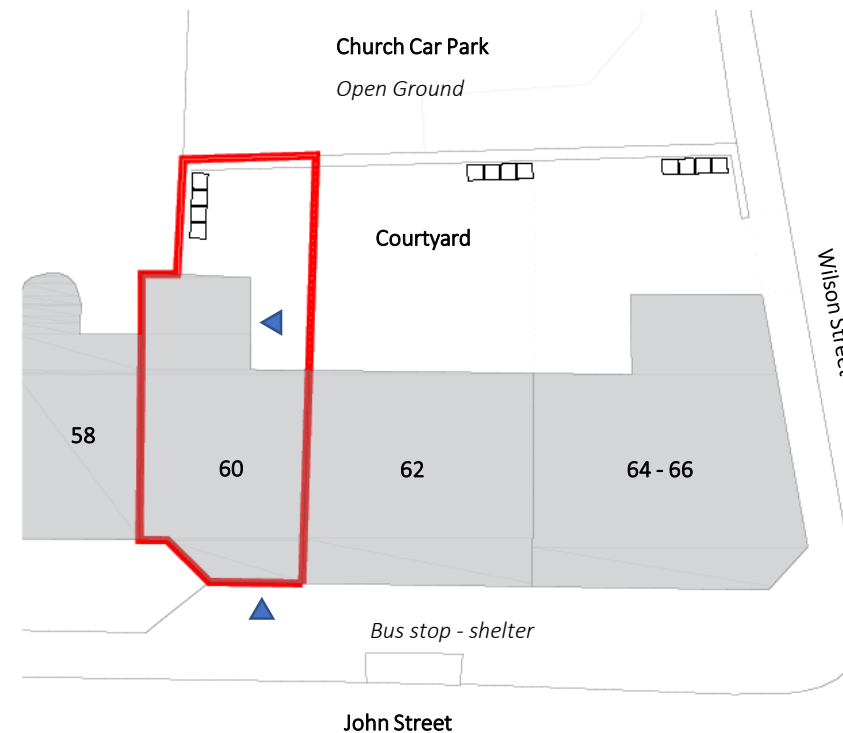
Ground Floor



Map 1892 – Showing space between buildings



Map 1905 – Showing infill



Block Plan
'As Existing'

The Proposal

The shop is to be converted into two one-bedroom flats on ground and first floor.

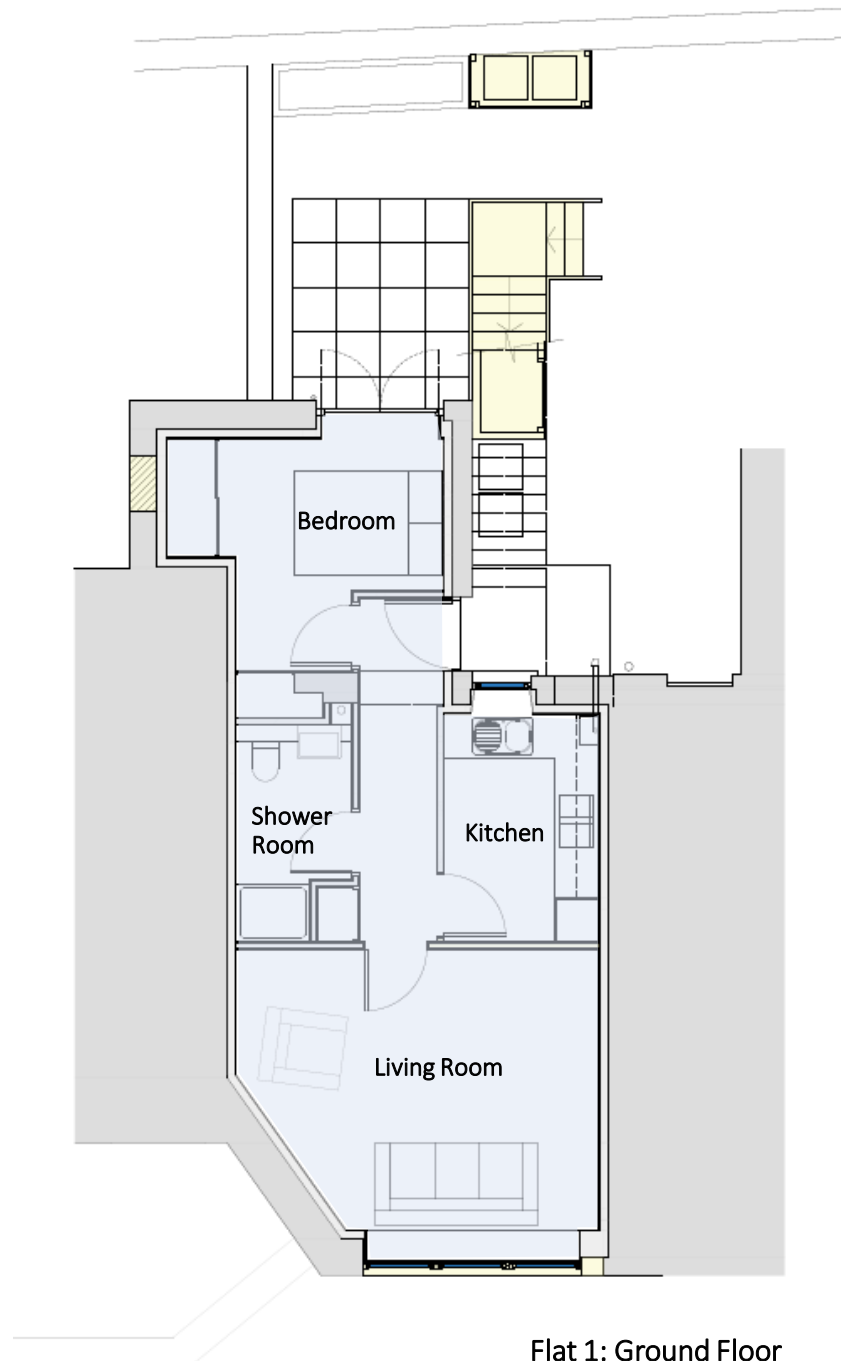
Both properties are dual aspect, with windows front and back providing ample daylight and natural ventilation provision to living rooms and bedrooms. Kitchens are also provided with openable windows.

The general layout provides good amenity for occupants with generous living room and a double bedroom, with separate kitchen.

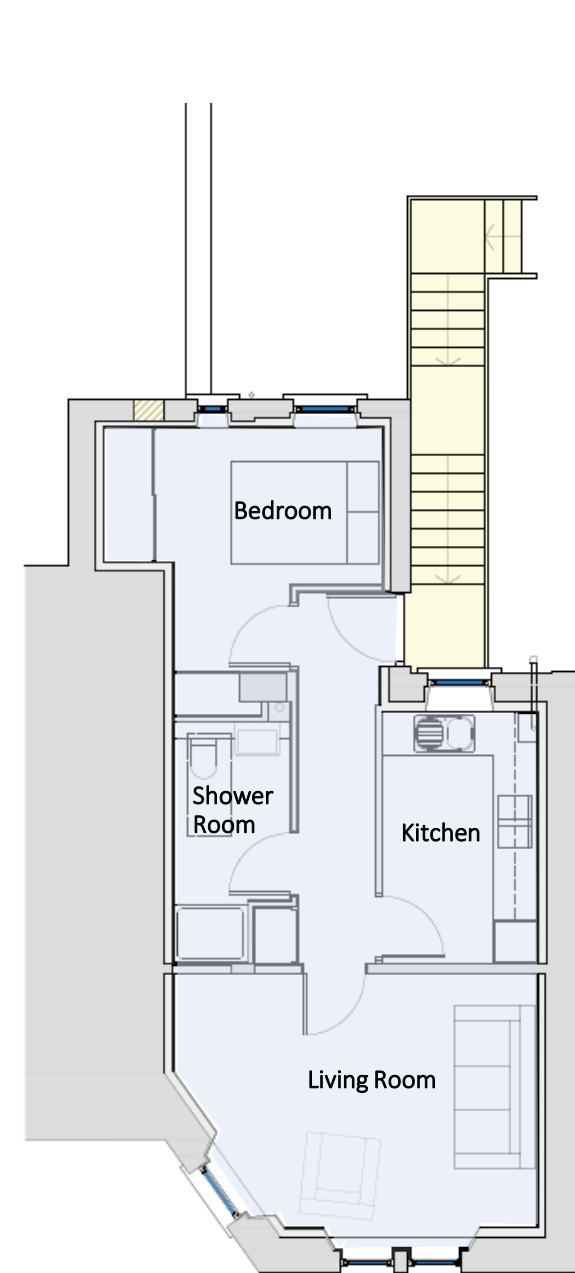
The ground floor property has a private garden area (approx. 15sqm) accessed via patio doors.

There is no defined 'garden' ground for the upper flat, but the property is a short walk from Montgomery Park and other publicly accessible amenities.

There are adequate areas for bin storage within the curtilage of the property, which can be serviced in a similar manner to the existing arrangement.



Flat 1: Ground Floor
Area 49sqm



Flat 2: First Floor
Area 49sqm

Access

The flats are to be accessed to the rear of the property, via a shared courtyard. The front entrance is to be omitted in lieu of new windows.

A new external stair will serve the upper floor property in a similar arrangement to neighbouring flats. Removal of the existing stair frees up floor space internally.

Neighbouring properties have utilized their stair for planting flowers, and there is provision externally for drying of clothes.

The external areas provide space for safe storage of bicycles

The property is in an urban area, a short walk from the town-centre and local amenities.

John Street is the main thoroughfare to and from Penicuik Town Centre and is well served by public transport. There are bus stops nearby on both sides of the road

Unrestricted car parking is readily available on Wilson Street and in the surrounding residential areas.



Summary

The proposal has a will have minimal impact on local amenity and the character of the neighbourhood or area, compared to the existing situation.

The proposal is compatible with the area in its nature and scale.

Neighbouring Amenity

There are no issues with overlooking and overshadowing as there is sufficient distance between neighbouring properties.

Penicuik Conservation Area

The proposal would not impact on the character or appearance of the Conservation Area. The new window design retains a large area of glazing to the front of the property, reflecting its current use as a shopfront. The proportions externally are similar to the existing situation

Housing Need

Demand on Midlothian Council housing waiting list is significant, at over 4000 applications.

Due to high levels of tenant satisfaction, very few properties become available for let.

This proposal seeks to provide 2 additional much-needed residential properties to the area.

Policy NPF4

The applicant acknowledges the global Climate and Nature Crises and notes the following:

- The design incorporates external areas with scope for new planting. The development would have a minimal impact in terms of **biodiversity**.
- The new flats would be converted to meet current Building Standards requirements, with **insulation** applied to construction elements including walls, floor and roof.
- The contractor will ensure that sustainable materials will be incorporated, and sourced locally where possible.
- New windows shall be high performance, with a low U-Value.
- The proposal aligns with Policy aspirations to promote **Local Living** and encourage **Compact Urban Growth** – conserving and enhancing an **existing asset**.
- The proposal makes a positive contribution to the **local economy**.

