

Scott Allan.  
36 Wallace Avenue  
Wallyford  
EH21 8BZ

Mr Kevin Lumsden.  
2F1  
3 Gillespie Place  
Edinburgh  
EH10 4HS

**Decision date: 15 May 2020**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Replace the existing single glazed sash and case timber windows with double glazed uPVC windows.

At 2F1 3 Gillespie Place Edinburgh EH10 4HS

**Application No:** 20/00940/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 4 March 2020, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The proposal is contrary to LDP policies Des12 and Env6, and fails to comply with the non statutory Guidance for Householders, and Listed Buildings and Conservation Areas, as the design and materials proposed are not compatible with the character of the existing building, and fail to preserve or enhance the special character or appearance of the conservation area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

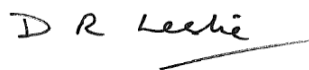
Drawings 1-5, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposed window alterations would be contrary to policies Des 12 and Env 6 of the Local Development Plan (LDP) and the non statutory Guidance for Householders and the Guidance on Listed Buildings and Conservation Areas in that the design and choice of materials are not compatible with the character of the existing building, and the proposal fails to preserve or enhance the special character or appearance of the conservation area.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Karen Robertson directly on 0131 529 3990.



**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

# Report of Handling

**Application for Planning Permission 20/00940/FUL**  
**At 2F1, 3 Gillespie Place, Edinburgh**  
**Replace the existing single glazed sash and case timber windows with double glazed uPVC windows.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/00940/FUL
<b>Wards</b>	B11 - City Centre

## Summary

---

The proposed window alterations would be contrary to policies Des 12 and Env 6 of the Local Development Plan (LDP) and the non statutory Guidance for Householders and the Guidance on Listed Buildings and Conservation Areas in that the design and choice of materials are not compatible with the character of the existing building, and the proposal fails to preserve or enhance the special character or appearance of the conservation area.

## Links

---

<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LDES12, LEN06, NSG, NSHOU, NSLBCA, CRPMAR,
---	--

# Report of handling

## Recommendations

---

**1.1** It is recommended that this application be Refused for the reasons below.

## Background

---

### 2.1 Site description

The site is a first floor flatted property in a traditional tenement to the west side of Gillespie Place, on a main approach road to and from the city centre. There are retail/commercial units at ground floor level and flatted properties above. The flat currently has traditional sash and case timber framed windows. The majority of windows in this particular block are timber framed.

This application site is located within the Marchmont, Meadows And Bruntsfield Conservation Area.

### 2.2 Site History

There is no history for this property.

## Main report

---

### 3.1 Description Of The Proposal

The proposal is for the replacement of single glazed timber framed windows with Upvc double glazed windows. The windows proposed to the front elevation would have astragals similar in pattern to the existing. The replacement window to the rear would be in a non traditional pattern with a lower fixed light.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

To address these determining issues it needs to be considered whether:

- a) The design and materials are acceptable; and would preserve or enhance the character and appearance of the conservation area;
- b) Material letters of representation have been addressed.

#### **a) Form, design and impact on Conservation Area**

The replacement of traditional timber sash and case windows in UPVC in both front and rear elevations of the property, and the alteration of the traditional window pattern to the rear elevation of the property would not be acceptable.

The property is at first floor level on a main approach road to and from the city centre, and any alterations to the front elevation in particular would be publicly very visible. The majority of windows in this block are of the traditional timber sash and case type. There are a limited number of UPVC installations, however, there are in the minority in this block, and they are positioned in flats which are at a higher level, and so slightly less prominent.

The property is within the Marchmont, Meadows and Bruntsfield Conservation Area. The Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links. Given the predominance of tenemental properties, windows are an important feature of the conservation area and it is important to maintain consistency and uniformity of the window materials and pattern. Timber sash and case windows remain the predominant window type and incremental changes to windows would undermine the character and appearance of the conservation area.

The proposal is not acceptable in terms of its design and materials. It is not compatible with the neighbourhood character and would not preserve or enhance the character and appearance of the conservation area. The proposal does not comply with Local Plan Policies Env 6 and Des 12 or the relevant non-statutory guidance on Listed Buildings and Conservation Areas and Guidance for Householders.

#### **b) Material objections:**

The letters from neighbouring property and The Architectural Heritage Association of Scotland raise the following points of objection:

- set a precedent for more loss of timber windows in the area;
- attractive appearance of building will be lost;
- character and heritage of conservation area not retained;
- insufficient evidence about conservation grade of replacement windows;

- rear windows just as important as front;
- rear tilt and turn are in a completely different style;
- existing windows should be retained and repaired.

Non material:

Devaluation of property.

The comments are addressed in section a) of the assessment part of the report.

## Conclusion

The proposed window alterations would be contrary to policies Des 12 and Env 6 of the Local Development Plan (LDP) and the non statutory Guidance for Householders and the Guidance on Listed Buildings and Conservation Areas in that the design and choice of materials are not compatible with the character of the existing building, and the proposal fails to preserve or enhance the special character or appearance of the conservation area. Refusal of the application is recommended.

It is recommended that this application be Refused for the reasons below.

### 3.4 Conditions/reasons/informatives

#### Reasons:-

1. The proposal is contrary to LDP policies Des12 and Env6, and fails to comply with the non statutory Guidance for Householders, and Listed Buildings and Conservation Areas, as the design and materials proposed are not compatible with the character of the existing building, and fail to preserve or enhance the special character or appearance of the conservation area.

## Risk, Policy, compliance and governance impact

---

**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## Equalities impact

---

**5.1** The equalities impact has been assessed as follows:

## Consultation and engagement

---

### 6.1 Pre-Application Process

### 6.2 Publicity summary of representations and Community Council comments

The application was advertised on 20th March 2020. Letters have been received from The Architectural Heritage Society of Scotland, and two neighbours. These raise objections to the proposal.

### Background reading / external references

---

- To view details of the application go to
- [Planning and Building Standards online services](#)



**Statutory Development****Plan Provision**

Edinburgh Local Development Plan.

**Date registered**

4 March 2020

**Drawing numbers/Scheme**

1-5,  
Scheme 1

David R. Leslie  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Karen Robertson, Senior planning officer  
E-mail:karen.robertson@edinburgh.gov.uk Tel:0131 529 3990

## **Links - Policies**

---

### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

#### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

**Non-statutory guidelines** 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

The Marchmont, Meadows and Bruntsfield Conservation Area Character Appraisal emphasises the well proportioned Victorian tenemental perimeter blocks with Baronial detailing and the substantial area of the open parkland formed by the Meadows and Bruntsfield Links.

# Appendix 1

## Consultations

---

END

# Comments for Planning Application 20/00940/FUL

## Application Summary

Application Number: 20/00940/FUL

Address: 2F1 3 Gillespie Place Edinburgh EH10 4HS

Proposal: Replace the existing single glazed sash and case timber windows with double glazed uPVC windows.

Case Officer: Karen Robertson

## Customer Details

Name: Dr Karen Corrigan

Address: 1/1 Glengyle Terrace Edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:-There is not sufficient evidence that the uPVC windows that are to replace the original wooden sash windows are conservation grade.

-The glazing type is also to be changed from single to double which will thus be in stark contrast to windows in the surrounding area. Moreover, such glazing is visually disruptive and the sealed unit that results can cause condensation and other problems in older buildings due to restricted air circulation, particularly where existing flues or chimneys have been blocked, as is often the case in such properties (as it is in my own).

-The windows at Gillespie Crescent which my property looks directly out on are a vital part of 2F13's building's character. Replacing them using uPVC material will have a negative effect on the appearance of the building. Small changes may only affect one building, but many small changes over time can be detrimental to the character of a whole area.

-As I understand it, the Council's position - quite rightly in my view - is that a priority is instead to retain and repair existing traditional windows where possible and to ensure that replacement windows on the front and all sides of the building visible to the public match the original in every detail including materials, design, opening method and paint finish.

-Undertaking such work in a traditional building such as this will produce a result that is historically inaccurate, aesthetically inappropriate, and will detract from the character and authenticity of the building and the area in which we live. That could impact on the value of properties and in my view it is not acceptable for a neighbour to have that impact on others within their neighbourhood.

# Comments for Planning Application 20/00940/FUL

## Application Summary

Application Number: 20/00940/FUL

Address: 2F1 3 Gillespie Place Edinburgh EH10 4HS

Proposal: Replace the existing single glazed sash and case timber windows with double glazed uPVC windows.

Case Officer: Karen Robertson

## Customer Details

Name: Mr Sean Bonner

Address: 1F2 4 Gillespie Crescent Edinburgh

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the planning application to change the windows at 2F1 3 Gillespie Place to uPVC windows. Given Gillespie Place is within a beautiful conservation area, I am worried that the more we allow owners to change the style of windows, the more the area will lose its character and heritage. The applicant notes one or two other flats that have changed their windows; in my view, they should not have been given permission, and whilst the area still overwhelmingly retains its original character, with the vast majority of properties retaining their sash and case windows, this application should be rejected.

In particular, I want to object strongly to the proposed uPVC tilt and turn windows with lower fixed light. This style is completely different to the original sash window style. I would argue that the rear of Gillespie Place is as beautiful as the front. I regularly use the garden space behind my property, which shares the space with Gillespie Place, and believe that the garden areas here are very special and their character must be protected. Whilst I don't totally object to uPVC windows, I believe that both the front and back of Gillespie Place should remain in the sash and case style.

# Comments for Planning Application 20/00940/FUL

## Application Summary

Application Number: 20/00940/FUL

Address: 2F1 3 Gillespie Place Edinburgh EH10 4HS

Proposal: Replace the existing single glazed sash and case timber windows with double glazed uPVC windows.

Case Officer: Karen Robertson

## Customer Details

Name: Dr The Architectural Heritage Society of Scotland

Address: 15 Rutland Square, Edinburgh EH1 2BE

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Thank you for the opportunity to review 2F1 Gillespie Place, Edinburgh's planning application. This building is within the Marchmont, Meadows and Bruntsfield Conservation Area. The Forth & Borders Cases Panel of the AHSS has considered the proposals and would like to take the opportunity to make a few comments.

The application is concerning the removal and replacement of two, two over two, sash and case windows at the front of the property and two, six over six, sash and case windows at the rear of the property. The front windows are being replaced with double glazed UPVC two over two vertical slider windows with astragals. The rear windows are being replaced with double glazed UPVC one over one tilt and turn with the lower pane being fixed. We are particularly concerned by the loss of the six over six windows at the rear of the property.

We are additionally concerned that the timber sash and case windows are being replaced with UPVC, and at the lack of a condition report with the application. Supplying a condition report is necessary when replacing original sash and case windows according to the Listed Buildings and Conservation Areas guidance: Replacing Original Windows (2019): 'Original windows are important features of any building and should not be removed or altered. The complete replacement of original windows will only be approved where they have clearly deteriorated beyond repair. Proposals must be accompanied by evidence demonstrating that they are beyond repair'. (p.13).

The use of uPVC is also objectionable, according to the same guidance: "Particular attention must be paid to the mouldings; standard modern sections are not acceptable for reinstatement work.

uPVC will not be acceptable." (p.13)

As such, the AHSS would like to object to this planning application.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: [planning.support@edinburgh.gov.uk](mailto:planning.support@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100237445-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:  You must enter a Building Name or Number, or both: \*

First Name: \*  Building Name:

Last Name: \*  Building Number:

Telephone Number: \*  Address 1 (Street): \*

Extension Number:  Address 2:

Mobile Number:  Town/City: \*

Fax Number:  Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity



## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="2F1"/>
First Name: *	<input type="text" value="Kevin"/>	Building Number: <input type="text" value="3"/>
Last Name: *	<input type="text" value="Lumsden"/>	Address 1 (Street): * <input type="text" value="Gillespie Place"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="EH10 4HS"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="REDACTED"/>	

## Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="2F1"/>
Address 2:	<input type="text" value="3 GILLESPIE PLACE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH10 4HS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672643"/>	Easting	<input type="text" value="324902"/>
----------	-------------------------------------	---------	-------------------------------------

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposed Replacement Windows

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The applicant seeks a review of the Decision Notice received from Edinburgh City Planning which refuses the replacement of existing timber Sash and Case windows with PVC. The applicant wishes to highlight the numerous window styles within the street and surrounding area together with the financial implications of replacement on a like for like basis. No opportunity to amend/alter the application was given by Planning, even the opportunity to have PVC to the rear would have been a consideration.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Architectural Drawing, Photos, Client Statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/00940/FUL

What date was the application submitted to the planning authority? \*

04/03/2020

What date was the decision issued by the planning authority? \*

15/05/2020

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☐ Yes ☒ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Scott Allan

Declaration Date: 19/05/2020

**Proposal Details**

Proposal Name	100237445
Proposal Description	Proposed Replacement Windows
Address	2F1, 3 GILLESPIE PLACE, EDINBURGH, EH10 4HS
Local Authority	City of Edinburgh Council
Application Online Reference	100237445-002

**Application Status**

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

**Attachment Details**

Notice of Review	System	A4
3 Gillespie Place Front	Attached	Not Applicable
3 Gillespie Place Rear	Attached	Not Applicable
200303 3F4 Gillespie Place Proposed	Attached	A4
Front Window replacement		
2020-06-001A	Attached	A2
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0

### 3 Flat 4 Gillespie Place – front window replacement. Flat windows outlined in yellow

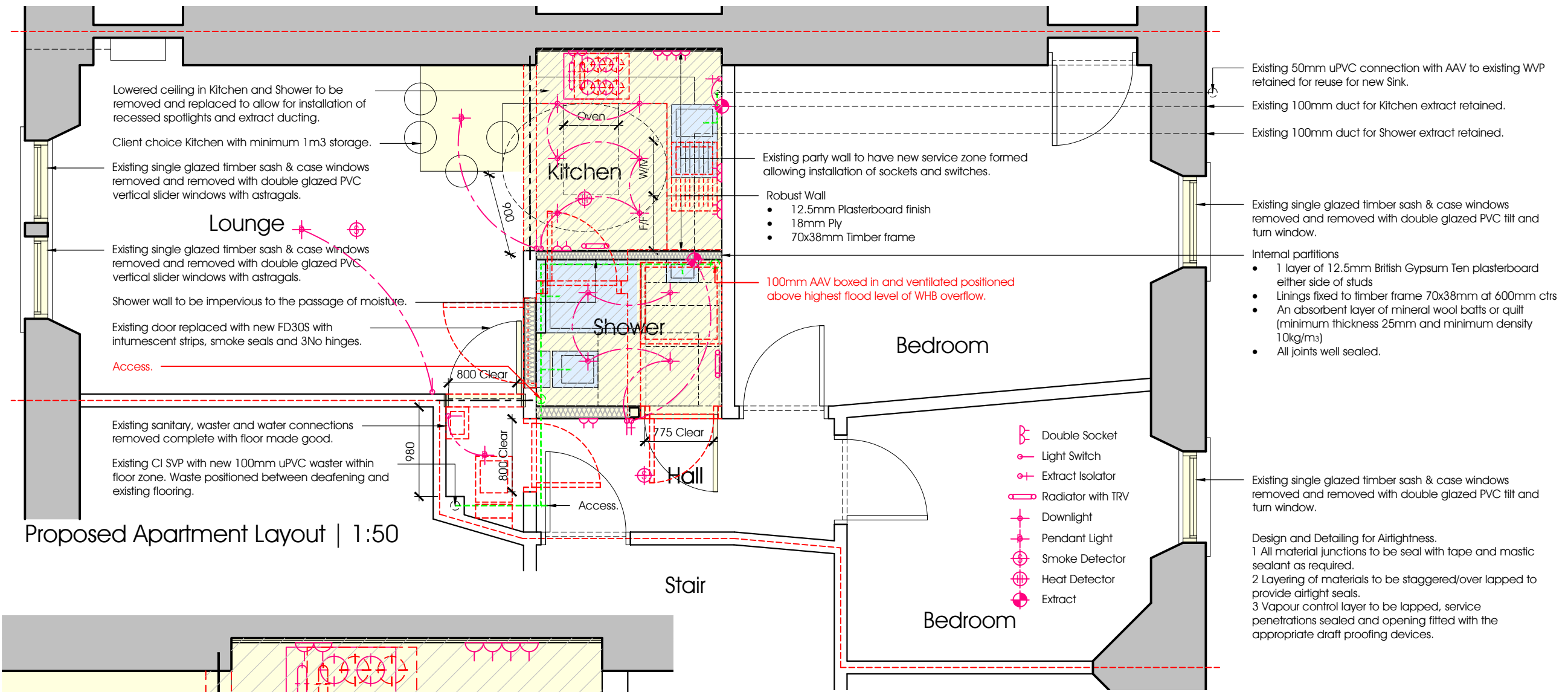


While this is a conservation area, there are a range window types that have been installed on the front of this section of the street – and continue to be varied installations towards Tollcross and Bruntsfield Place.

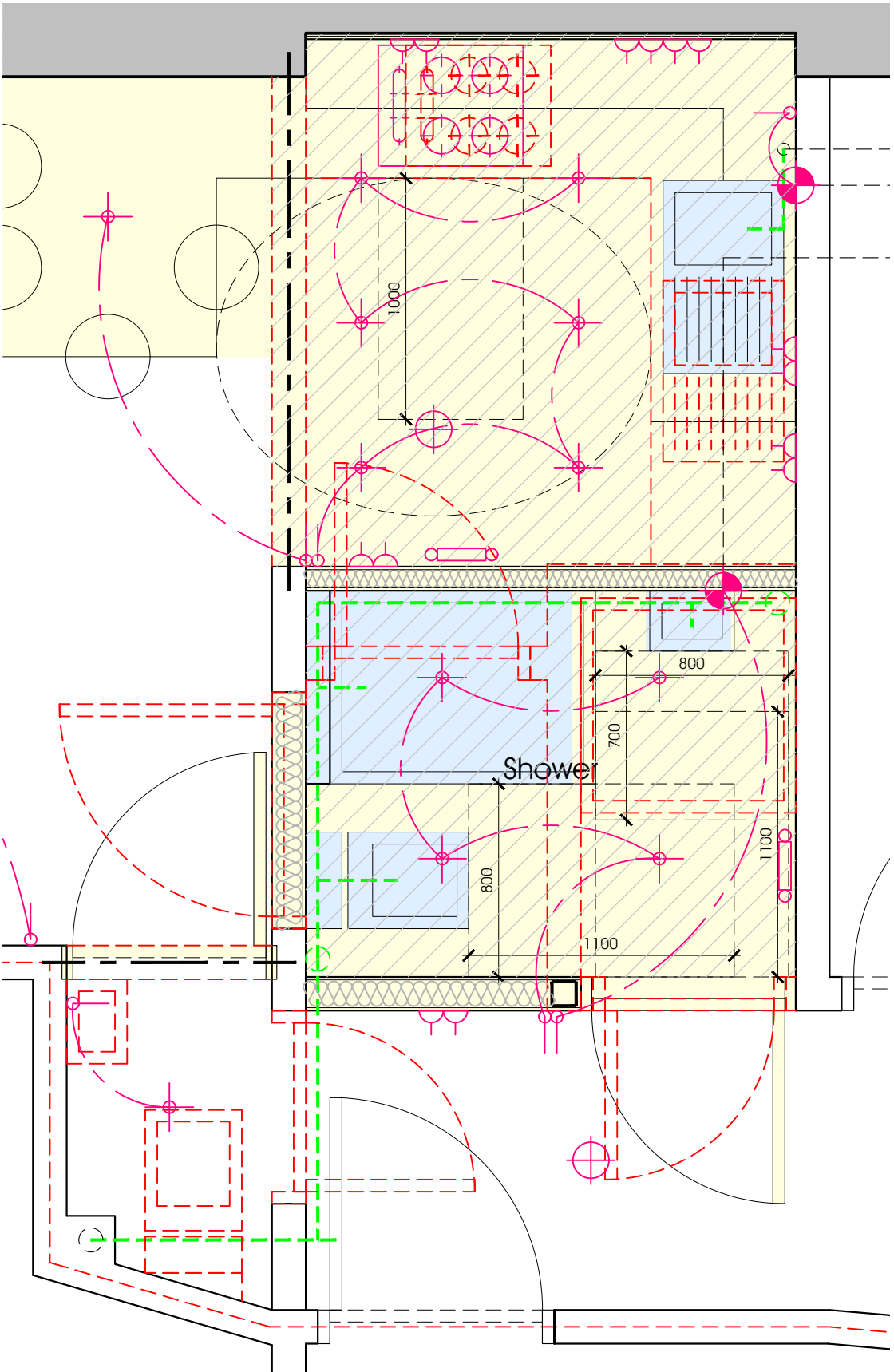
Proposal is to replace the existing wooden, single glazed windows that are in poor condition with: **White wood effect UPVC sash and case double glazed windows** (within the yellow square noted).

Replacement windows would be Georgian style in keeping with the majority of neighbouring windows and provide greater energy efficiency and noise insulation in the flat.



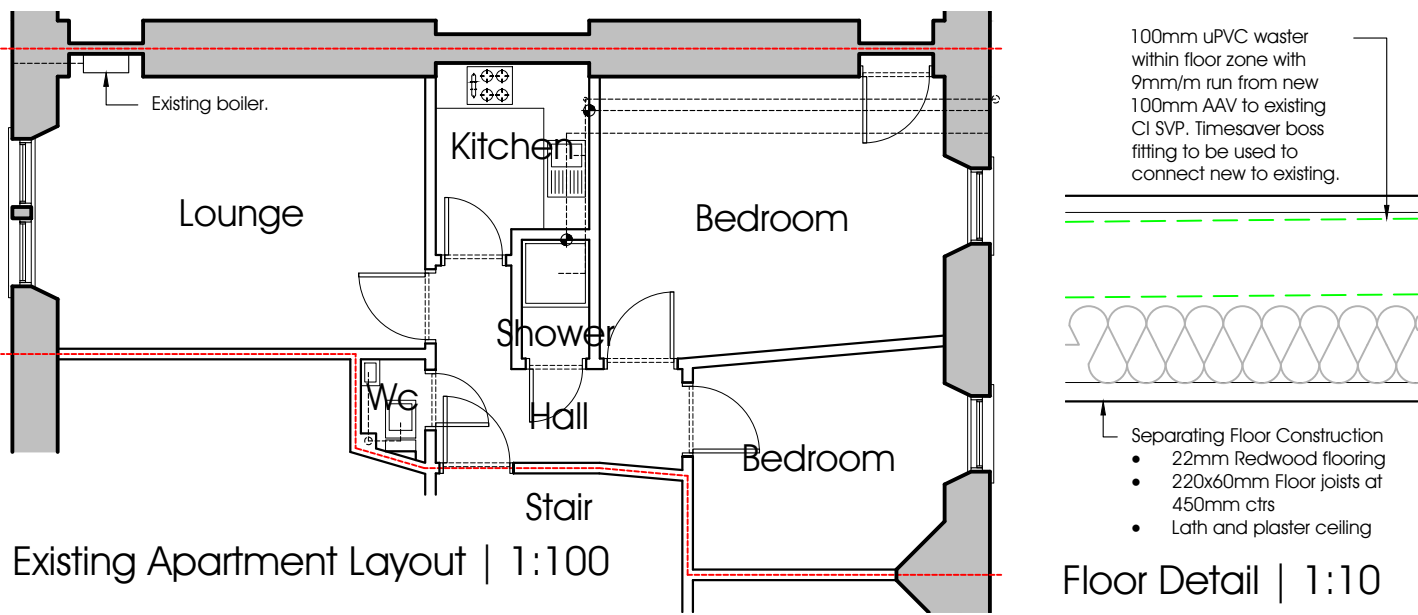


Proposed Apartment Layout | 1:50

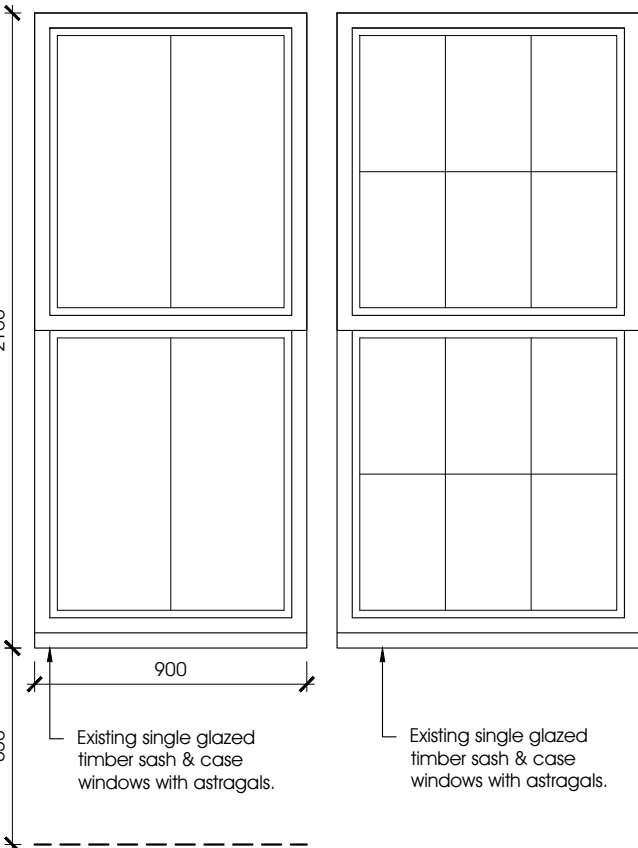


Proposed Kitchen and Shower Layout | 1:25

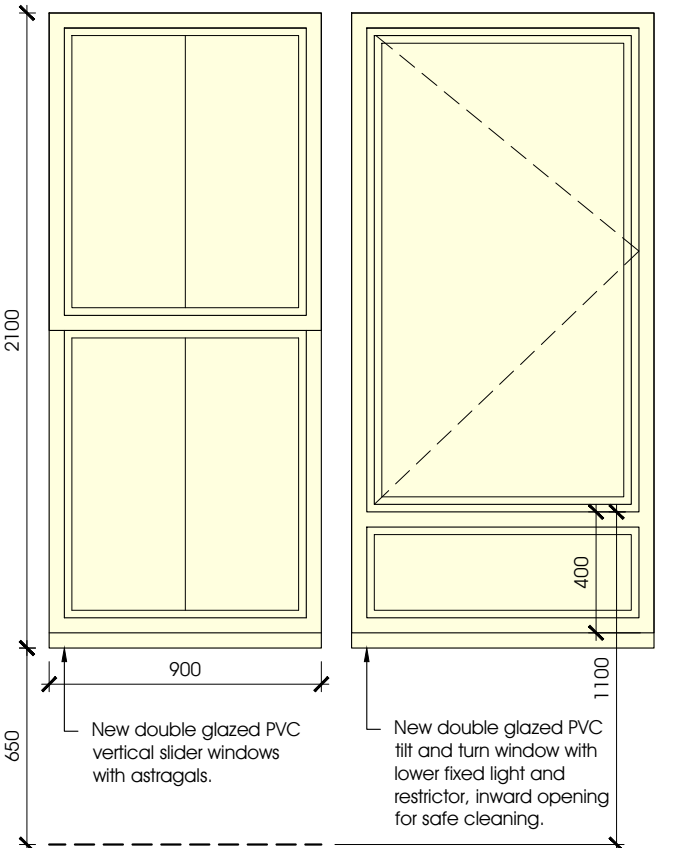
Do not scale from this drawing | Use figured dimensions only | Discrepancies to be reported



Existing Apartment Layout | 1:100



Existing Front/Rear Windows | 1:25



Proposed Front/Rear Windows | 1:25

#### Fire: Means of Escape

- 1 Windows to have openings of at least 0.33 sq m in area and at least 450 wide by 450 high, the bottom edge of which is not more than 1100 from the floor.
- 2 Every part of an escape route has to have minimum headroom of 2m, apart from doors in an escape route, which can be not less than 1.9m.
- 3 Each level of the escape route is to be fitted with a smoke detector, wired into the mains, and to be interlinked. In a circulation area which will be used as a route along which to escape, not more than 7 m from the door to a living room or kitchen and not more than 3 m from the door to a room intended to be used as sleeping accommodation, the dimensions to be measured horizontally, where the circulation area is more than 15 m long, not more than 7.5 m from another smoke alarm on the same storey; at least 300 mm away from any wall or light fitting, heater or air conditioning outlet and on a surface which is normally at the ambient temperature of the rest.
- 4 Smoke detectors to Dining to be Multi sensor alarms conforming to BS EN 14604 - AC; 2008 linked with new heat detector in Kitchen.
- 5 Heat alarms conforming to BS 5446: Part 2: 2003 linked to smoke detectors.
- 6 Smoke and heat detectors to be hard wired. The standby supply for all smoke and heat alarms to be by primary battery lasting at least 72hrs. Detectors to be installed in accordance with BS 5839 Part 6.
- 7 Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire. Hard wired mains operated carbon monoxide detectors complying with BS EN 50291-1:2010 (Type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.
- 8 Carbon Monoxide detector to be positioned 1m-3m from the appliance.

#### Safety: Access & Facilities for Dwellings

- 1 The minimum glazed areas for windows to new rooms to be minimum 1/15th of the floor area.
- 2 Radiators to be fitted with Thermostatic Control Valves.
- 3 Space heating is gas with existing boiler relocated to Utility. The fixed heating system, or alternative, to be capable of maintaining a temperature of 21 degrees Celsius in at least one apartment and 18 degrees Celsius elsewhere, when the outside temperature is minus 1 degrees Celsius.
- 4 All hot water pipes are to be insulated to be compliant with BS5422: 2009.

#### Environment: Drainage & Sanitary Facilities

- 1 The existing drainage system is a combined system.
- 2 New internal drainage; AAV 100mm uPVC, WC 100mm PVC, Shower and Sink 50mm ABS and WHB 28mm ABS connecting AAV.
- 3 All drainage is to be installed in accordance with this part of the Building Regulations and Standards, and complying with BS EN12056-2:2000 for internal drainage.
- 4 Sanitary pipe work to be in accordance with BS EN 12056-2: 2000
- 5 Access points to be fitted to all drainage, at changes of direction.
- 6 New drainage to be laid to fall 9mm per/m.
- 7 Shower to be fitted with a TMV.
- 8 Dual Flush WC Cisterns - an average flush volume of not more than 4.5lts.
- 9 Single Flush WC Cisterns - a flush volume of not more than 4.5lts.
- 10 Taps serving wash/hand rinse basins - a flow rate of not more than 6lts/min.

#### Safety: Miscellaneous Hazards

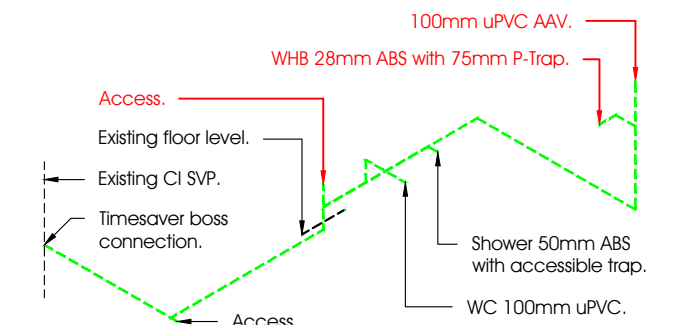
- 1 All glazing part of a door leaf, within 300mm of a door leaf and within 800mm of floor level should be designed to resist human impact as set out in BS6262-4: 2018.
- 2 New windows and doors to be Secure by Design compliant.
- 3 Windows to meet the standards of BS 5975: 2019
- 3 Windows to be fitted with restrictors and safely cleanable from the inside.

#### Safety: Electrical Fixtures

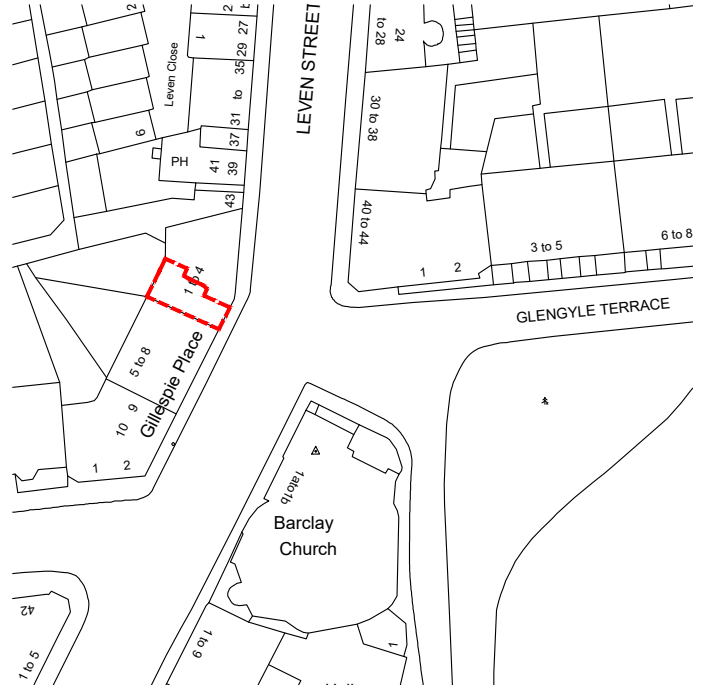
- 1 Electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS 7671: 2018, as amended and submitted only by a person or company having membership of S.E.L.E.C.T or N.I.C.E.C or similar Electrical schemes recognised by the Scottish Building Standards Agency.
- 2 75% of proposed fixed lighting points to be low energy using dedicated fittings and separate control gear or standard fittings with lamps with integrated control gear each with the luminous efficiency at least 45 lumens/circuit watt.
- 3 Electrical installations within wet area to be rated IPX4 minimum.
- 4 Down lighters centers to be no less than 750mm and no more than 1 down lighter per 2m<sup>2</sup> of ceiling.
- 5 Down lighters to have a max. opening of 100mm x 100mm.
- 6 Proposed down lighters to be fire rated providing 30min protection.
- 7 Down lighters to be fitted with Thermahood or equal cowls.
- 8 Down lighters to be 30mins fire rated to maintain integrity of intermediate floor.

#### Additional Notes

- 1 Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:
  - light switches should be positioned at a height of between 900mm and 1.1m above floor level.
  - standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.
  - in accommodation specifically intended for wheel chair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0 m above floor level. Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.
- 2 The temperature of hot water, at point of delivery to the bath/shower should not exceed 48deg C, a thermostatic mixing valve to BS EN 1111: 1999 or BS EN 1287: 1999 to be provided.



Drainage Isometric | NTS



Location Plan | 1:1250

#### Specification:

- 1 All works to comply with the Building Standards (Scotland) Regulations 2004 as amended 2019.
- 2 All materials are to be fixed/mixed and/or applied strictly in accordance with the Building Standards (Scotland) Regulations 2004 as amended 2019.
- 3 All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers guidance.
- 4 All dimensions to be checked on site prior to the commencement of works.
- 5 All removals denoted by broken red dashed line.
- 6 No works are to impair the fire resistance of an existing fire resistant element.
- 7 Disturbed fire resistant elements are to be made good in a manner that is in compliance with the required performance for that element.
- 8 Existing separating construction to be maintained and remain undisturbed during the works.
- 9 Down-takings to be in accordance with BS 6187: 2011.

#### Structure: Structure

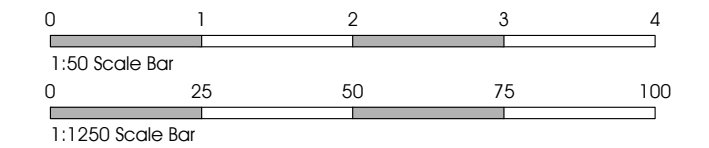
- 1 All drawings and specifications provided by the Consulting Structural Engineer constitute part of this warrant application.

#### Fire: Structural Protection

- 1 Steelwork protected with 2No layers 15mm Gypsum Fireline plasterboard providing 15 fire protection.

#### Environment: Ventilation

- 1 New windows to have trickle ventilation of 12000 sq mm placed at the head of all opening windows, at more than the minimum of 1750mm from the floor.
- 2 The windows to all new apartments to have a minimum opening area in excess of 1/30th of the floor area of the apartment served.
- 3 Kitchen with mechanical extract achieving an extract rate of 30l/sec built into cooker hood ducted through existing ducting to rear elevation.
- 5 Shower with mechanical extract achieving an extract rate of 30l/sec ducted through existing ducting to rear elevation.



Rev | A | Building Control notes added | 04/03/2020  
Revision: | Description: | Date:

scott  
francis  
allan  
architectural design

North

36 wallace avenue • wallyford • east lothian • eh21 8bz  
mobile: 07790 846 990 email: scott@ego3d.co.uk  
www.ego3d.co.uk

## Planning and Building Warrant

Project:  
**Proposed Replacement Windows and Internal Alterations**  
**2F1 3 Gillespie Place**  
**Edinburgh, EH10 4HS**

Client:  
**Kevin Lumsden**

Drawing:  
**General Arrangement**

Drawing No. Scale: Date: Name: Sheet Size:  
**2020-06-001A As Noted Feb 2020 SFAllan A2**



BALFruits  
Edinburgh Ltd.  
FRESH FRUITS • EXOTIC SPICES • NUTS  
Wholesale and Retail

GILLESPIE CONVENIENCE STORE Ltd  
Newspapers • Stationery • General Grocer • Greeting Cards

WESTERN  
UNION



ScottishDentureClinic

0131 228 6650



coco  
Ribbon



EDINBURGH FAMILY



