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Mr Jonathan Hicks.  
1 East Mayfield  
Edinburgh  
EH9 1SD

**Decision date: 5 November 2020**

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

Convert attic level to form new 3 bedroom dwelling.

At 1 East Mayfield Edinburgh EH9 1SD

**Application No:** 20/01824/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 29 April 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 the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the introduction of the roof extension fails to preserve or enhance the character and appearance of the conservation area which is particularly important in terms of its roofscapes.
2. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the formation of the roof extension is not justified and would cause a diminution of the special interest of the listed building by the alteration of the roof which is not in keeping with the character of the building and so fail to preserve it and its setting.

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

Drawings 1-15, 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 proposals do not comply with the Local Development Plan and non-statutory guidelines. The proposed roof extension is not acceptable as it would fail to preserve the special character of the listed building and would fail to preserve or enhance the character and 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 Diana Garrett directly at [diana.garrett@edinburgh.gov.uk](mailto:diana.garrett@edinburgh.gov.uk).

*D R Leech*

**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 20/01824/FUL At 1 East Mayfield, Edinburgh, EH9 1SD Convert attic level to form new 3 bedroom dwelling.

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	20/01824/FUL
<b>Wards</b>	B15 - Southside/Newington

### Summary

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The proposals do not comply with the Local Development Plan and non-statutory guidelines. The proposed roof extension is not acceptable as it would fail to preserve the special character of the listed building and would fail to preserve or enhance the character and appearance of the conservation area.

### Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDPP, LEN06, LEN04, LDES12, NSG, NSLBCA, OTH, CRPWPK, HESROF,
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# Report of handling

## Recommendations

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

## Background

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### 2.1 Site description

The application site is a top floor flat within 3 storey, near symmetrical classical terrace, designed David Cousin, 1862. The property occupies a prominent corner site at the junction of East Mayfield and Mayfield Gardens.

The property is category B listed, listed 14 December 1970, LB Ref 29313.

This application site is located within the Waverley Park Conservation Area.

### 2.2 Site History

Associated listed building consent application under consideration to convert attic level to form new 3 bedroom dwelling (20/01783/LBC)

## Main report

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### 3.1 Description Of The Proposal

The application proposes to construct a roof extension to form a new 3 bedroom apartment. This would be accessed via the existing top landing with a new staircase to the proposed dwelling.

Supporting Statement

The agent has provided a supporting statement.

### 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 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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:

- a) The proposals will have an adverse impact on the character or appearance of the conservation area;;
- b) The proposals affect the character or setting of the listed building;
- c) The proposals are detrimental to the residential amenity of neighbours; and
- d) Any comments have been raised and addressed.

#### **a) Character and Appearance of the Conservation Area**

Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the modern-day needs and aspirations of living and working communities. Policy Env 6 of the Local Development Plan permits development within a conservation area which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal.

Policy Env 6 Conservation Areas- States that development within a conservation area will be permitted which preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant character appraisal.

The Waverley Park Conservation Area Character Appraisal emphasises the *predominant development form of semi-detached Victorian villas; the extensive mature gardens; the variety of architectural styles of unified height, building lines and massing; and the predominant use of stone construction and slated roofs*

The Waverley Park Conservation Area Character Appraisal states that in terms of assessing new development:

*sites need to be treated with great sensitivity in order to enhance the conservation area and create a degree of cohesion and unity, which should tie the surrounding areas together. Any development should be restricted in height and scale in order to protect its setting and new design must respect the exiting spatial pattern, massing and traditional materials*

In addition, the non-statutory Guidance on Listed Buildings and Conservation Areas states - The roof, which includes parapets, skewers, chimney heads and chimney pots, is an important feature of a building. The retention of original structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important.

In terms of the roof extension, this is a discordant intervention which is not characteristic of these early Victorian terraced buildings. In terms of the appearance of the conservation area, the extension will be evident in both long and short views and will be apparent and be disruptive to the uniformity of the terrace. The proposed radical interventions to traditional roofscapes such as this are unnecessary and unacceptable interventions. The proposals fail to either preserve or enhance the character and appearance of the conservation area.

#### b) Character and Setting of Listed Building

HES Managing Change in the Historic Environment guidance on Roofs offers guidance on assessing proposals.

Policy Env 4 in the Edinburgh Local Plan (LDP) states that proposals to alter a listed building will be permitted where those alterations are justified; will not result unnecessary damage to historic structures or result in a diminution of the buildings interest; and any additions would be in keeping with other parts of the building.

The Council's non-statutory Guidance for Listed Buildings and Conservation Areas sets out additional guidance.

The proposed roof extension would be a discordant feature creating a level of intervention that is not characteristic of the building and surrounding similar buildings in this largely uniform terrace. The taller end pavilions of the terrace have been designed with recessed roofs, that are purposefully hidden from the immediate streetscape. This is an important feature of the listed terrace which makes a positive contribution to its appearance and character. The alterations would appear as an incongruous addition to the roofscape, infilling between the gable chimneys - which currently stand proud. The perspective views show the impact of the changes and their visibility. The alterations will be most visible from the front elevation fronting Mayfield Gardens. The proposed alterations to the roofscape will be visible from the junction with West / East Mayfield. These views, as part of an unaltered classical terrace, are more sensitive to change.

The scale, design and form at odds with the roofscape of the building and its functionality and would fundamentally change the character of the roof and an important part of the building's special interest. The proposals are not required for the beneficial use of the building, are not justified and would result in a diminution of its interest.

The proposals are contrary to the policy guidance published by Historic Environment Scotland and the Council's non-statutory guidance

#### c) Neighbouring Amenity

Policy Des 12 states planning permission will be granted for alterations and extensions to existing buildings which in their design and form, choice of materials and positioning are compatible with the character of the existing building; will not result in an unreasonable loss of privacy or natural light to neighbouring properties; and will not be detrimental to neighbourhood amenity and character.

As stated above, the alterations to form the roof extension are not compatible with the character of the building or the area. In terms of neighbouring amenity, there are no concerns regarding the loss of daylight or privacy for neighbouring properties.

In respect of privacy, the surrounding properties are already overlooked by existing windows. In view of this, the proposal raises no privacy concerns.

The proposed development does not cause any detrimental impact to residential amenity.

#### d) Public Comments

##### Objection

##### Material

- impact on special interest of listed building: addressed in section 3.3 (b)
- impact on special character and/or appearance of conservation area: addressed in section 3.3 (a)
- unsympathetic design would impact on roofline, symmetry of terrace and streetscape: addressed in sections 3.3 (a) and (b)
- impact on privacy, addressed in section 3.3 (b)

##### Non-material

- increase risk of fire, addressed by separate legislation.
- lack of disabled access, addressed by separate legislation.

##### Community Council

The Grange and Prestonfield Community Council were not statutory consultees but they have objected to the application:

- alterations to roof profile would adversely impact on this visually prominent site, addressed in sections 3.3 (a) and (b)

##### Conclusion

The proposals do not comply with the Local Development Plan and non-statutory guidelines. The proposed roof terrace is not acceptable as it fails to preserve the special character of the listed building and fails to preserve or enhance the character and appearance of the conservation area. . There are no material considerations that outweigh this conclusion.



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

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal is contrary to the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the introduction of the roof extension fails to preserve or enhance the character and appearance of the conservation area which is particularly important in terms of its roofscapes.
2. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the formation of the roof extension is not justified and would cause a diminution of the special interest of the listed building by the alteration of the roof which is not in keeping with the character of the building and so fail to preserve it and its setting.

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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

The application has been assessed and has no impact in terms of equalities or human rights.

## **Consultation and engagement**

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### **6.1 Pre-Application Process**

There is no pre-application process history.

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

The application was advertised on the 8 May 2020.

A total of five letters were received, including letters from two residents' associations; an amenity body; Grange/Prestonfield Community Council and a neighbour.

## Background reading / external references

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

## **Statutory Development**

**Plan Provision** Edinburgh Local Development Plan - Urban Area.

**Date registered** 29 April 2020

**Drawing numbers/Scheme** 1-15,  
Scheme 1

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

Contact: Diana Garrett, Planning officer  
E-mail: [diana.garrett@edinburgh.gov.uk](mailto:diana.garrett@edinburgh.gov.uk)

## **Links - Policies**

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### **Relevant Policies:**

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

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

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

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

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

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

#### **Other Relevant policy guidance**

The Waverley Park Conservation Area Character Appraisal emphasises the predominant development form of semi-detached Victorian villas; the extensive mature gardens; the variety of architectural styles of unified height, building lines and massing; and the predominant use of stone construction and slated roofs

Managing Change in the Historic Environment: Roofs sets out Government guidance on the principles that apply to altering the roofs of listed buildings.

# Appendix 1

## Consultations

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No consultations undertaken.

END

# Comments for Planning Application 20/01824/FUL

## Application Summary

Application Number: 20/01824/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Convert attic level to form new 3 bedroom dwelling.|cr|

Case Officer: Diana Garrett

## Customer Details

Name: Mr CRAIG FORSTER

Address: 5 mayfield gardens edinburgh

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would , after carefully considering the application and associated documents, wish to object to the proposed development and draw the planners attention to the undernoted important factors which would be impacted and/or be effected as a result of the proposed development.

1. Loss of light or overshadowing - the proposed extended roof line will limit the amount of afternoon /evening sunlight that benefits many of the east and south facing gardens in both Mayfield gardens and east mayfield. It will affect both the plants and vegetation as well as amenity and use of those gardens by owners/residents in the important latter part of the day. This would be grossly unfair to those owners and residents who use their gardens to relax and entertain themselves.

2. The proposed east facing windows will enable the owners/occupiers of the attic floor to overlook many more gardens ( and parts of gardens) that were previously unseen and private from the elevated viewpoint that is proposed to be created. This will undoubtedly lead to a loss of privacy.

Visual amenity - 1 East Mayfield forms part of a Listed Building, which listed status extends to the whole of the mayfield gardens terrace. The terrace is unique in that number 1 East Mayfield has its identical twin building at the other end of the terrace block to the south. If this proposed development is allowed it will distort this wonderful symmetrical terrace. It will effect the visual amenity of the terrace that appreciated by both local residents and visitors alike.

4. Effect on listed buildings and conservation area - as per 3 above, it will affect this wonderful listed terrace. Historic Scotland and Edinburgh City Council have historically been very protective of this listed terrace. They have been very clear about need to protect the historical appearance and nature of the buildings within the terrace , of which 1 East Mayfield forms part. This

protection/conservation is often at great additional expense to owners of the properties within the terrace. If this proposal is allowed, it will automatically open the floodgates for owners in the terrace to challenge any attempt by Historic Scotland and/or Edinburgh Council to enforce certain building requirements that are covered under the listed building criteria. Would this mean that every ( or even a few) owner/s in the terrace could create additional living space in and above the current roof lines? The council would be heavily criticised if they treated one application more favourably/differently to others. The Proposed development detracts from the unique features of this historic building rather than enhancing same.

5. Concern is raised about fire safety of occupants of the proposed development. The creation of a new flat does not appear to meet with current fire safety requirements of a new building. There is inadequate alternative/additional fire escape routes being created. If there was a fire in third floor flat ( flat below) , the occupants would be at risk as no other means of escape than to travel towards the fire as only 1 staircase.

6. The Proposed development does not deal with disabled persons' access, which it is understood all new buildings ( this is a new flat proposed not simply an extension or renovation) require to do so.

Accordingly, i would ask that the Planning department carefully consider the points raised above and take these into account when dealing with this objection.

# Comments for Planning Application 20/01824/FUL

## Application Summary

Application Number: 20/01824/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Convert attic level to form new 3 bedroom dwelling.|cr|

Case Officer: Diana Garrett

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Name: Not Available

Address: Not Available

## Comment Details

Commenter Type: Neighbour-Residential

Stance: Customer objects to the Planning Application

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# Comments for Planning Application 20/01824/FUL

## Application Summary

Application Number: 20/01824/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Convert attic level to form new 3 bedroom dwelling.|cr|

Case Officer: Diana Garrett

## Customer Details

Name: Mr Tony Harris (Grange/Prestonfield Community Council)

Address: 21 Mentone Terrace Edinburgh

## Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Applications: 20/01824/FUL & 20/01783/LBC at 1 East Mayfield EH9 1SD are for an additional 3 bedroom dwelling within the reconfigured attic roof of this classic corner pavilion at the junction with Mayfield Gardens. 1 East Mayfield is the top floor dwelling with an entrance off East Mayfield, whereas dwellings on the ground and first floors below, comprising 1 & 3 Mayfield Gardens, have entrances off the main road. The proposal to create a separate 3 bedroom dwelling within the reconfigured roof space would utilise the same entrance as 1 East Mayfield. The site is the attic footprint and the front garden of 1 East Mayfield.

Conservation Area Status: As well as the site being within Waverley Park Conservation Area, the Blacket Conservation Area lies to the north of East and West Mayfield and the Craigmillar Park Conservation Area is on the west side of Mayfield Gardens. As Minto Street and Mayfield Gardens, part of the A701 main road to and from the city centre, slope downwards in a southerly direction, changes to roof form and appearance would be visible for some distance.

Listed Building Status: 1 East Mayfield and 1-19 (odd numbers only) Mayfield Gardens form the Grade B Listed 1862 David Cousin designed terrace under listing reference LB29313. The Statement of Special Interest points out that this terrace and 31-39 Mayfield Gardens are the only parts executed of a larger plan by envisaged by Cousin. GPCC considers therefore that these listed buildings are a significant part of the architectural heritage of south Edinburgh.

Impact: The application claims that the visual impact of the new roof profile would be mitigated by being between existing visually prominent chimney stacks, but observation does not support this contention. The additional infilling sections of new roof are to be in standing seam zinc with also additional windows. The changed roof profile would be visually prominent for some distance along Mayfield Gardens, Minto Street and East and West Mayfield, introducing alien features to the

listed building and conservation areas. The slated part of the roof is to have roof lights facing into Mayfield Gardens and these would be discordant in relation to the existing pattern of windows underneath. Overall we think that the proposals would not respect or enhance the character of the conservation areas and would have an adverse impact on the listed building, thereby being in conflict with LDP Policies Env3, 4 & 6.

**Car Parking:** There is 1 existing car parking space in the front garden of 1 East Mayfield, with no extra provision in the application, which is in line with current CEC parking guidance. The Supporting Statement refers to the possibility of an extra parking space being provided outside the application site, on adjoining land to the east, but this is not in the proposals. If it is also considered that the existing car parking space in the front garden of 1 East Mayfield could be shared with the attic dwelling above, we point out that this existing space does not comply with CEC Guidance for Householders on parking provision in front gardens.

**Greenspace:** As submitted the application does not meet the LDP requirement for shared or private greenspace to meet the needs of future residents. The existing front garden of 1 East Mayfield is small and almost wholly paved.

**Summary:** GPCC does not object in principle to increasing the density of existing development where this can be obtained without adverse impacts. However for the reasons set out above GPCC objects to these applications and asks that they be refused.

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**Summary:** GPCC does not object in principle to increasing the density of existing development where this can be obtained without adverse impacts. However for the reasons set out above GPCC objects to these applications and asks that they be refused.

## WEST BLACKET ASSOCIATION

Bartholomew House Flat 3  
12 Duncan Street  
Edinburgh EH9 1SZ  
27 May 2020

Head of Planning & Transport, PLACE  
Waverley Court  
4 East Market Street  
Edinburgh EH8 8BG

fao Diana Garrett

Dear Sir

### **Re 20/01783/LBC & 20/01824/FUL 1 East Mayfield, EH9 1SD**

The West Blacket Association (WBA) has concerns that these applications will have a significant and detrimental impact on the roofscape appearance of this prominent end-of-terrace location. We therefore object to approval being granted for the creation of an additional flat in the roof space above the second floor flat at the north end of the B-Listed terrace extending between East Mayfield and Peel Terrace. Despite the loss of front garden areas for parking at some of the houses or flats within this terrace on Mayfield Gardens it retains an impressive and imposing appearance. This would undoubtedly be spoiled by the proposed reconfigured roof profile & detail at the 'corner pavilion' to accommodate a 3-bedroom flat.

The view from pavement level of the complex altered roof structure could be argued to be partially hidden behind the substantial chimney stacks on all 4 sides. However the corner location of the property on a busy junction makes it very visible on the approach roads from all directions. Part of the proposed roof is to be finished in slate, but with added roof-lights, and other parts in standing seam zinc with additional windows, and in combination with the irregular roof profile this would be very obvious & in conflict with the Listed status of the terrace.

To undertake the proposed work to develop into the roof space as proposed would amount to a major and disruptive undertaking which we suggest would have an adverse effect on a Listed structure lying within the Waverley Park Conservation Area and adjacent to both our own Blacket and the Craigmillar Park Conservation Areas. This would be in conflict with the Councils' Local Development Plan policies Env3, Env4 and Env6 and we therefore object on that basis.

Yours faithfully

Ian Carter for West Blacket Association

Copies to Grange Prestonfield Community Council, Blacket Association, and Councillors Burgess, Orr, Perry and Rose.

## WEST BLACKET ASSOCIATION

Bartholomew House Flat 3  
12 Duncan Street  
Edinburgh EH9 1SZ  
27 May 2020

Head of Planning & Transport, PLACE  
Waverley Court  
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Yours faithfully

Ian Carter for West Blacket Association

Copies to Grange Prestonfield Community Council, Blacket Association, and Councillors Burgess, Orr, Perry and Rose.

# Comments for Planning Application 20/01824/FUL

## Application Summary

Application Number: 20/01824/FUL

Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Convert attic level to form new 3 bedroom dwelling.|cr|

Case Officer: Diana Garrett

## Customer Details

Name: Mr Iain Lewis

Address: 3 Burgess Terrace Edinburgh

## Comment Details

Commenter Type: Amenity Body

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning applications 20/01783/LBC & 20/01824/FUL - Convert attic level to form new 3 bedroom dwelling at 1 East Mayfield, Edinburgh EH9 1SD

I write on behalf of the Waverley Park Feuars Committee to object to the above planning application. The subject of the application stands in a prominent position at the conjunction of three conservation areas - on the northwest corner of the Waverley Park Conservation Area, the southwest corner of the Blacket Conservation Area, and across Mayfield Gardens from the Craigmillar Park Conservation Area. The terrace formed part of the first feuing plan for what was to become Waverley Park and is the only section of the plan to have been built before being replaced by a new plan in 1868 - both drawn up by David Cousins, Edinburgh's first City Architect, on behalf of one of Edinburgh's great lord provosts, Duncan McLaren. As such, it is of both historical and architectural interest. In addition, it is at the end of a B-listed terrace, where it constitutes an emphatic, prominent final feature in the original design.

According to the City of Edinburgh's guidance on Conservation Areas, updated in February 2019, B-listed buildings are of "more than local importance" or "examples of some particular period, style or building type". The terrace as a whole has remained remarkably unchanged since it was designed in 1862. As noted above, it is at the heart of a conservation "hotspot" in which, I understand, residents of the terrace have in the past been refused permission even to double glaze the windows on the Mayfield Gardens frontage.

The building stands on a long, sloping avenue from Salisbury Place, and its roof - typical of the period, with a flat centre portion and slated, sloping eaves to the guttering -- can be clearly seen on the approach down Minto Street, as well as from East and West Mayfield. The applicants argue that "parts" of the proposed dwelling would be "concealed behind the dominant chimney stacks",



thus drawing the eye "far more than the proposed zinc clad mansard directly behind". Far from being concealed by the chimney stacks, we would argue that it is precisely the mansard roofline, with its zinc cladding, that will "draw the eye" as the new roofline projects to the western frontage and eastern rear of the building. In terms both of design and materials used, these are features totally inappropriate to a building of this period. The existing "dominant chimney stacks" are integral to Cousin's roof design and are echoed down the terrace, where there are no roof intrusions such as proposed here. In addition, the proposed rooflights in the slated roof facing onto Mayfield Gardens will introduce another alien feature to the main façade of the terrace. As a result, the appearance, not just of the particular building involved, but of the whole listed terrace will be adversely affected.

No parking is provided for this additional flat. The suggested space to the east, which is not part of the application, does not adjoin the property but is some distance from the entrance to the flats and therefore is unlikely to be used to any extent.

We are aware of the need for housing in Edinburgh. However, the creation of a single flat in a roofspace is not worth the impact the proposed design will have on a significant listed terrace in a conservation area.

We therefore urge that this application be refused.

Iain Lewis, Chairman  
Waverley Park Feuars Committee

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Address: 1 East Mayfield Edinburgh EH9 1SD

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Case Officer: Diana Garrett

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Name: Not Available

Address: Not Available

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## Application Summary

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Address: 1 East Mayfield Edinburgh EH9 1SD

Proposal: Convert attic level to form new 3 bedroom dwelling.|cr|

Case Officer: Diana Garrett

## 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 the above planning application. The proposal above relates to a B listed semi-detached villa within the boundaries of the Blacket conservation area in Edinburgh. The applicants intend to form an attic conversion to create a new 3 bed property. The Forth & Borders Cases Panel of the AHSS has considered the proposal and wishes to make the following comments.

The panel feels that the proposed alterations fails to adhere to the guidelines set by the council. This proposal offers no "sense of place" to the conservation area. Furthermore, it refuses to enhance the relationship with its immediate neighbors. Instead it proposes to set a bad precedent for future alterations to neighboring properties. Moreover, it is felt that this intervention proposes an unsympathetic design and thereby is a detriment to the character of the streetscape and surrounding area.

In particular, we object to the proposed dormer windows which will adjoin the chimneys, completely altering the character of the roofline. We would like to draw attention to the Edinburgh Listed Buildings and Conservation Area Guidelines (2019) (pp. 7, 14, 22):

"The retention of original roof structure, shape, pitch, cladding (particularly colour, weight, texture and origin of slate and ridge material) and ornament is important."

"New dormer windows will not normally be acceptable unless they are part of the original or early design of an area."

"New development should not restrict or obstruct views of, or from, the listed building or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints."

Furthermore, the Blacket Conservation area Character Appraisal states, "New design must respect the existing spatial pattern, massing and traditional materials." (Page 21). In its current form, this application does not adhere to this rule.

Accordingly, the Architectural Heritage Society of Scotland wishes to object to this application.

# Comments for Planning Application 20/01824/FUL

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Accordingly, the Architectural Heritage Society of Scotland wishes to object to this application.

**From:** Tony Harris  
**Sent:** Wed, 10 Feb 2021 19:00:23 +0000  
**To:** Local Review Body  
**Cc:** Sue Tritton;Andreas Grothey;Ellen-Raissa Jackson;Julian Newman;Tony Harris;Scott Paterson;Raphael Bleakley;ianchisholm@wordsense.co.uk;ian.carter@zen.co.uk  
**Subject:** Re: Notice of Local Review on 20/01824/FUL under reference 21/00013/REVIEW

This is to acknowledge receipt of your email with accompanying letter of 9th February 2021 informing us that the applicant has requested a review by the Local Review Body of the refusal of this application. We confirm that we wish our representations on this application to stand and we support the decision to refuse this application. This community council will not be making any additional submissions in relation to this review unless further matters are raised requiring a response. We note that a Decision was issued by DPEA on 9th February 2021 about the related application 20/01783/LBC that DPEA has no jurisdiction to consider an appeal on the refusal of this application as it was out of time.

Tony Harris  
Planning Spokesperson  
Grange/Prestonfield Community Council

On 09/02/2021, 12:31, "localreviewbody@edinburgh.gov.uk"  
<localreviewbody@edinburgh.gov.uk> wrote:

>Please See Attached This email is to inform you that a local review has  
>been received for a planning application that you commented on .

>

>\*\*\*\*\*

>This email and files transmitted with it are confidential and are  
>intended for the sole use of the individual or organisation to whom they  
>are addressed.

>If you have received this eMail in error please notify the sender  
>immediately and delete it without using, copying, storing, forwarding or  
>disclosing its contents to any other person.

>The Council has endeavoured to scan this eMail message and attachments  
>for computer viruses and will not be liable for any losses incurred by  
>the recipient.

>\*\*\*\*\*



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 100243924-005

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:	Studio DuB		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Gordon	Building Name:	
Last Name: *	Duffy	Building Number:	17A-2
Telephone Number: *		Address 1 (Street): *	West Crosscauseway
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	EDINBURGH
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH8 9JW
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"/>
First Name: *	<input type="text" value="Jonathan"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Hicks"/>	Address 1 (Street): *	<input type="text" value="East Mayfield"/>
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="EH9 1SD"/>
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="1 EAST MAYFIELD"/>
Address 2:	<input type="text"/>
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="EH9 1SD"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671819"/>	Easting	<input type="text" value="326769"/>
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## 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)

Convert attic level to form new 3 bedroom dwelling.

## 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.

Refer Grounds of Appeal document

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)

Grounds of Appeal; Drawings: 01.01-05, 02.01, 03.01-05 & 200403\_supporting statement

## Application Details

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

20/01824/FUL

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

29/04/2020

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

05/11/2020

## 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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To properly understand the Grounds of Appeal

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 Gordon Duffy

Declaration Date: 05/02/2021



Chartered Architects Interior and Urban Designers

17a/2 West Crosscauseway

EDINBURGH EH8 9JW

## Supporting statement

1 East Mayfield,  
Edinburgh,  
EH9 1SD

The subjects are a top floor flat and attic over in the grade B Listed building, (David Cousin 1862) located in the Waverley Park Conservation Area.

The applicant, -as per the Title is the sole owner of the attic and roof over albeit the two dwellings underneath -accessed separately via Mayfield Gardens- have a access rights to maintain their flues.

The design intent is to convert the attic level to form a new 3 bedroom apartment. This would be accessed via the existing top landing with a new staircase to the proposed dwelling, ie no alteration is required to the existing internal arrangement of the dwelling of 1 East Mayfield.

Our approach has been to achieve the creation of the new attic dwelling with minimal impact to the exterior face, this is achieved by concealing parts of the proposed dwelling behind the dominant chimney stacks. In effect these draw the eye far more than the proposed zinc clad mansard directly behind.



The proposal integrates well with the existing roof preserving the outer pitches and creates an attractive roofscape and plan with minimal impact to the Street scene and thus would not alter the architectural integrity of the building to the detriment of the building's special architectural or historic interest or the character and appearance of the Conservation area.



The creation of a new dwelling in this manner ie via conversion of existing historic fabric is the most sustainable / light-touch approach to creating a new home in our battle to reduce carbon emissions, construction waste etc. The existing slated pitched roofs to the perimeter will be maintained whilst the new elements are clad in VMZinc.

The section of land east of the subjects owned by the applicant could be used in part for a car space if a requirement, historically this has been the case as evidenced by the existing dropped kerb and gates.



## WEST BLACKET ASSOCIATION

Bartholomew House Flat 3  
12 Duncan Street  
Edinburgh EH9 1SZ  
27 May 2020

Head of Planning & Transport, PLACE  
Waverley Court  
4 East Market Street  
Edinburgh EH8 8BG

fao Diana Garrett

Dear Sir

### **Re 20/01783/LBC & 20/01824/FUL 1 East Mayfield, EH9 1SD**

The West Blacket Association (WBA) has concerns that these applications will have a significant and detrimental impact on the roofscape appearance of this prominent end-of-terrace location. We therefore object to approval being granted for the creation of an additional flat in the roof space above the second floor flat at the north end of the B-Listed terrace extending between East Mayfield and Peel Terrace. Despite the loss of front garden areas for parking at some of the houses or flats within this terrace on Mayfield Gardens it retains an impressive and imposing appearance. This would undoubtedly be spoiled by the proposed reconfigured roof profile & detail at the 'corner pavilion' to accommodate a 3-bedroom flat.

The view from pavement level of the complex altered roof structure could be argued to be partially hidden behind the substantial chimney stacks on all 4 sides. However the corner location of the property on a busy junction makes it very visible on the approach roads from all directions. Part of the proposed roof is to be finished in slate, but with added roof-lights, and other parts in standing seam zinc with additional windows, and in combination with the irregular roof profile this would be very obvious & in conflict with the Listed status of the terrace.

To undertake the proposed work to develop into the roof space as proposed would amount to a major and disruptive undertaking which we suggest would have an adverse effect on a Listed structure lying within the Waverley Park Conservation Area and adjacent to both our own Blacket and the Craigmillar Park Conservation Areas. This would be in conflict with the Councils' Local Development Plan policies Env3, Env4 and Env6 and we therefore object on that basis.

Yours faithfully

Ian Carter for West Blacket Association

Copies to Grange Prestonfield Community Council, Blacket Association, and Councillors Burgess, Orr, Perry and Rose.



## Proposal Details

Proposal Name	100243924
Proposal Description	Convert attic level to form new 3 bedroom dwelling
Address	1 EAST MAYFIELD, EDINBURGH, EH9 1SD
Local Authority	City of Edinburgh Council
Application Online Reference	100243924-005

## Application Status

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

## Attachment Details

Notice of Review	System	A4
01-01 Existing second floor	Attached	A3
01-02	Attached	A3
01-03	Attached	A3
01-04	Attached	A3
01-05	Attached	A3
02-01 Downtaking 2nd and 3rd floor plan	Attached	A3
03-01	Attached	A3
03-02	Attached	A3
03-03	Attached	A3
03-04 Proposed Roof plan	Attached	A3
03-05	Attached	A3
200403_supporting statement	Attached	A4
03-08 3D Perspective View 2	Attached	A3
03-09 3D Perspective View 3	Attached	A3
03-10 3D Perspective View 4	Attached	A3
FUL_Grounds of Appeal	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-005.xml	Attached	A0



Chartered Architects Interior and Urban Designers

17a/2 West Crosscauseway

EDINBURGH EH8 9JW

Grounds of Appeal  
1 East Mayfield, Edinburgh, EH9 1 SD

“Application No: 20/01824/FUL

#### DECISION NOTICE

With reference to your application for Planning Permission registered on 29 April 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 the Local Development Plan Policy Env 6 in respect of Conservation Areas - Development, as the introduction of the roof extension fails to preserve or enhance the character and appearance of the conservation area which is particularly important in terms of its roofscapes.
2. The proposal is contrary to the Local Development Plan Policy Env 4 in respect of Listed Buildings - Alterations and Extensions, as the formation of the roof extension is not justified and would cause a diminution of the special interest of the listed building by the alteration of the roof which is not in keeping with the character of the building and so fail to preserve it and its setting.

#### Grounds:

I note that “Planning Advice Note 71 on Conservation Area Management recognises conservation areas need to adapt and develop in response to the

modern-day needs and aspirations of living and working communities.” hence the application to create a new dwelling hereto. This approach did not appear to be a problem at 16-18 Minto Street where wholesale redevelopment was deemed acceptable in lieu of some light touch improvements (Planning gain) to the front face. I believe that our scheme preserves and enhances “the special character or appearance of the conservation area” and is subservient to the “*predominant development form of semi-detached Victorian villas*”

Contrary to the case officer view I believe that our proposal has attempted to arrive at a solution of “*great sensitivity in order to enhance the conservation area and create a degree of cohesion and unity*” The officer acknowledges that the buildings each end of the terrace are “nearly similar” but importantly the subjects of 1 East Mayfield have a stronger appearance with four pronounced chimney stack within which the proposed dwelling is nestled. I take exception to the officers use of language in describing our honest contemporary intervention, it is clearly not trying to fit in as some faux Victorian pastiche and ‘Policy’ does not preclude a new organic approach.

I believe the eye is drawn to the soaring chimneys robust Victorian frontage (including the run of neighbouring terrace dormers) such that our proposal is subservient and is NOT “disruptive to the uniformity of the terrace” and I believe does preserve and enhance the character and appearance of the conservation area”.

The Report of Handling makes ref to HES “guidance on Roofs” (though it would seem they did not refer to this in assesment of application 16/00795/ LBC refer citing later in this report). The proposed intervention has been designed to work principally within the confines of the existing pitches retaining such to the outer faces. Reference to “recessed roofs, that are purposefully hidden from the immediate streetscape.” is erroneous, how can a feature that is” purposefully hidden” be an “important feature of the listed terrace which makes a positive contribution to its appearance and character” when that aspect does not feature prominently in the Listing (clearly this has more to do with the Terrace as a whole) and was happily ignored during assessment of the application referred to in nearby Minto Street on the premises of Planning gain derived through some faux dressing up to justify the ‘essential’ creation of 8 new dwellings.

Our proposal does not interfere with the existing chimneys or for that matter the interior of the existing dwelling ie the apartments and flues still “stand proud”.

The reading of the “classical terrace” will remain unaltered in my humble opinion due to the robust nature of its Victorian detailing and asymmetry of the end Terrace ‘pavillions’.

I believe our proposal sits happily within the existing roof and is subservient to the subjects and thus the Terrace as a whole and not “at odds with the roofscape of the



building” rather working in harmony with it to produce an attractive dwelling and would thus not and would not alter the “building's special interest” as the whole is robust enough to still read of its own accord. The proposals are as required for the “beneficial use of the building” as 16-18 Minto Street referred hereto, are “justified” and would not result in a “diminution of its interest”.

16/00795/LBC 16-18 Minto Street, *granted* Planning and Listed Building Consent 3/8/16:

I invite you to review and to compare the grounds for refusal hereto / set against our application proposals with this application with benefit of Listed Building Consent situated close by.

Consent granted to gut the internals of the Grade B Listed subjects to create 8 new flats, key here is the original roof form being very similar in type to that of the scheme being appealed “reconfiguration of roof structure to allow attic development in all three sections, including rear-facing dormers and roof terraces”



I note the “determining issues” are the same as applied at 1 East Mayfield just that the faux improvements to the front face of 16-18 Minto Street (ie the *Planning gain*) contrast in our case with no physical alteration to the existing top floor dwelling within or to the pitches to the front face or windows or chimneys/stonework...





**fouin-bell**  
**ARCHITECTS**  
 45 Charlotte Square, Edinburgh, EH2 4HQ

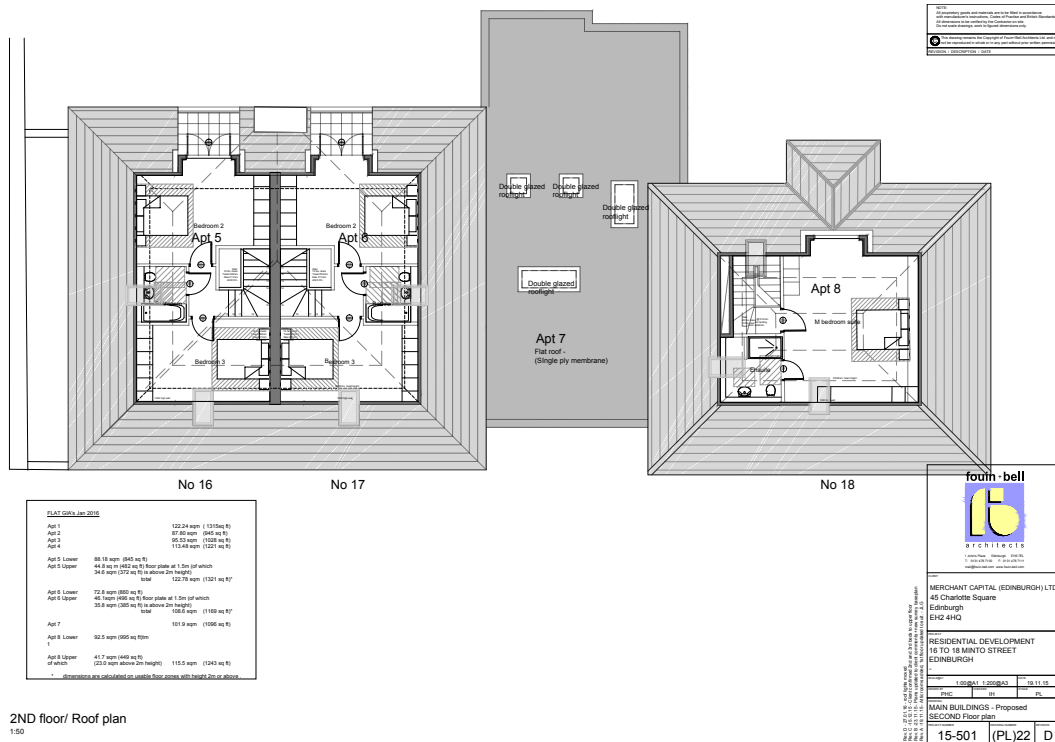
MERCHANT CAPITAL (EDINBURGH) LTD,  
 45 Charlotte Square,  
 Edinburgh EH2 4HQ

RESIDENTIAL DEVELOPMENT  
 18 TO 18 MINTO STREET  
 EDINBURGH

NO.	GLOBAL	POS/GRS	PL	15/01/15
NO.	POS	ENC	PL	

APARTMENT ELEVATIONS  
 AS PROPOSED

15-501 (PL)31 D



**fouin-bell**  
**ARCHITECTS**  
 45 Charlotte Square, Edinburgh, EH2 4HQ

MERCHANT CAPITAL (EDINBURGH) LTD,  
 45 Charlotte Square,  
 Edinburgh EH2 4HQ

RESIDENTIAL DEVELOPMENT  
 18 TO 18 MINTO STREET  
 EDINBURGH

NO.	GLOBAL	POS/GRS	PL	15/11/15
NO.	POS	ENC	PL	

MAIN BUILDINGS - Proposed  
 SECOND FLOOR PLAN

15-501 (PL)22 D

“The scheme alters the rear of the Georgian buildings at attic level. This element of change is screened from public view. Such *alterations are acceptable in this instance in the context of other major improvements to the building as a whole*, as the value of these *restorations outweighs the areas of loss at attic level*. The roofline of the property in public views is unaltered by the proposal.”

Note also Consented roof windows to the front face of 16-18 Minto Street as also proposed in our scheme, the subject of Appeal.

NB HES made absolutely *no comment* on the 16-18 Minto Street proposals with respect to alteration of the roof to create the upper level of two maisonettes with dormers/balconies etc



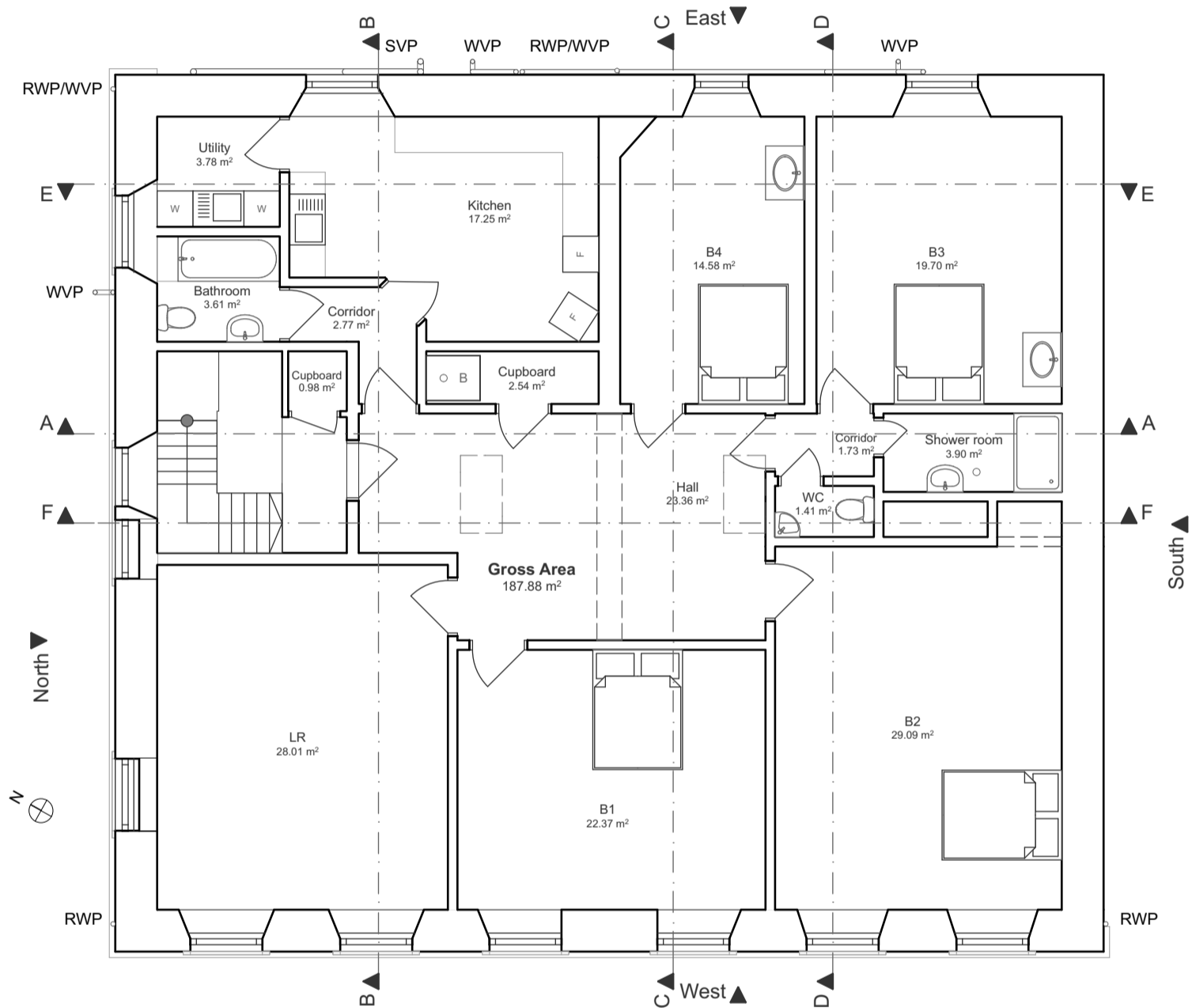
Planning Gain 1





Planning Gain 2





Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Existing second floor

**929.01.01**

Scale:  
**1:100**

Drawing Status:  
**Planning**

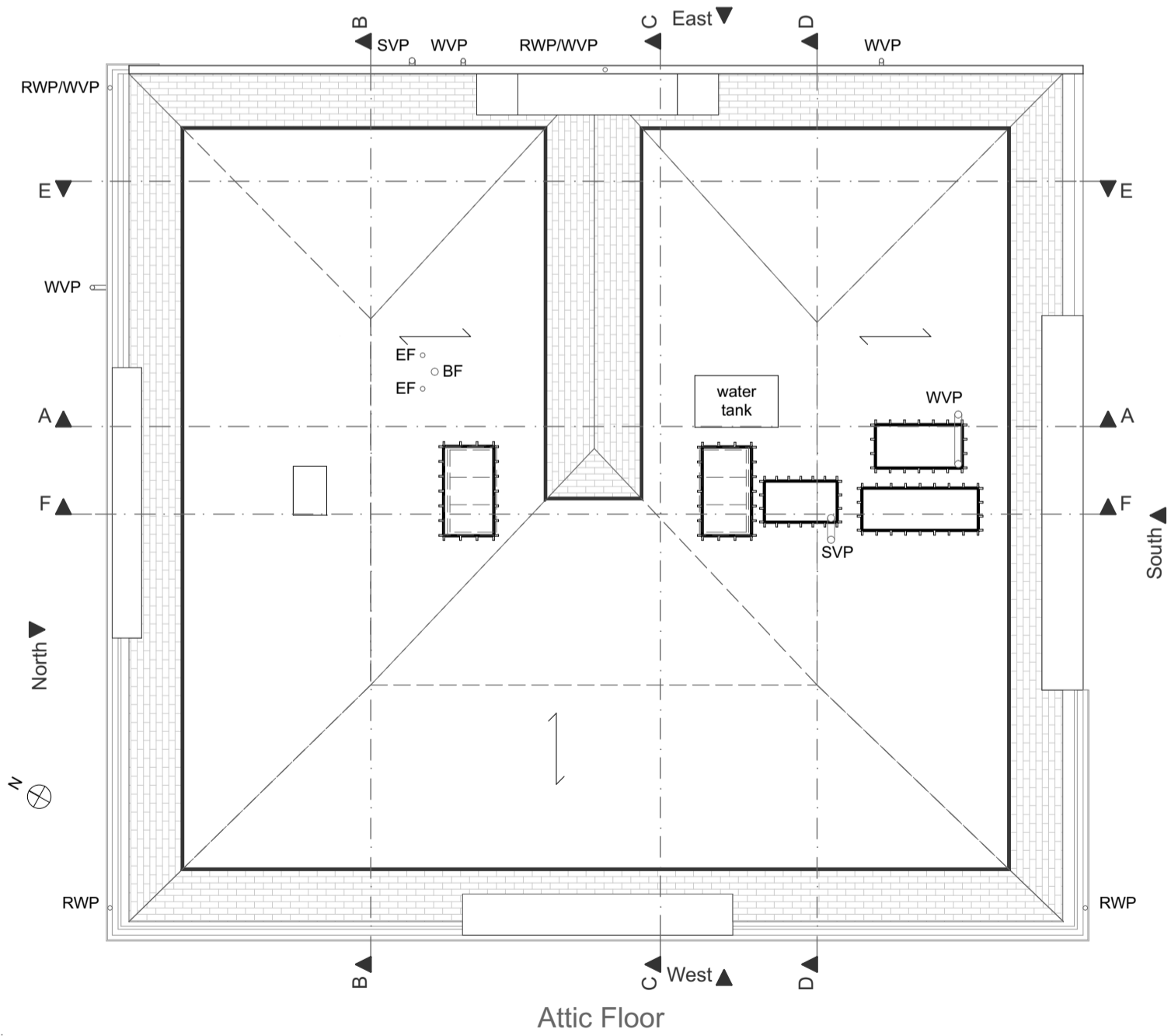
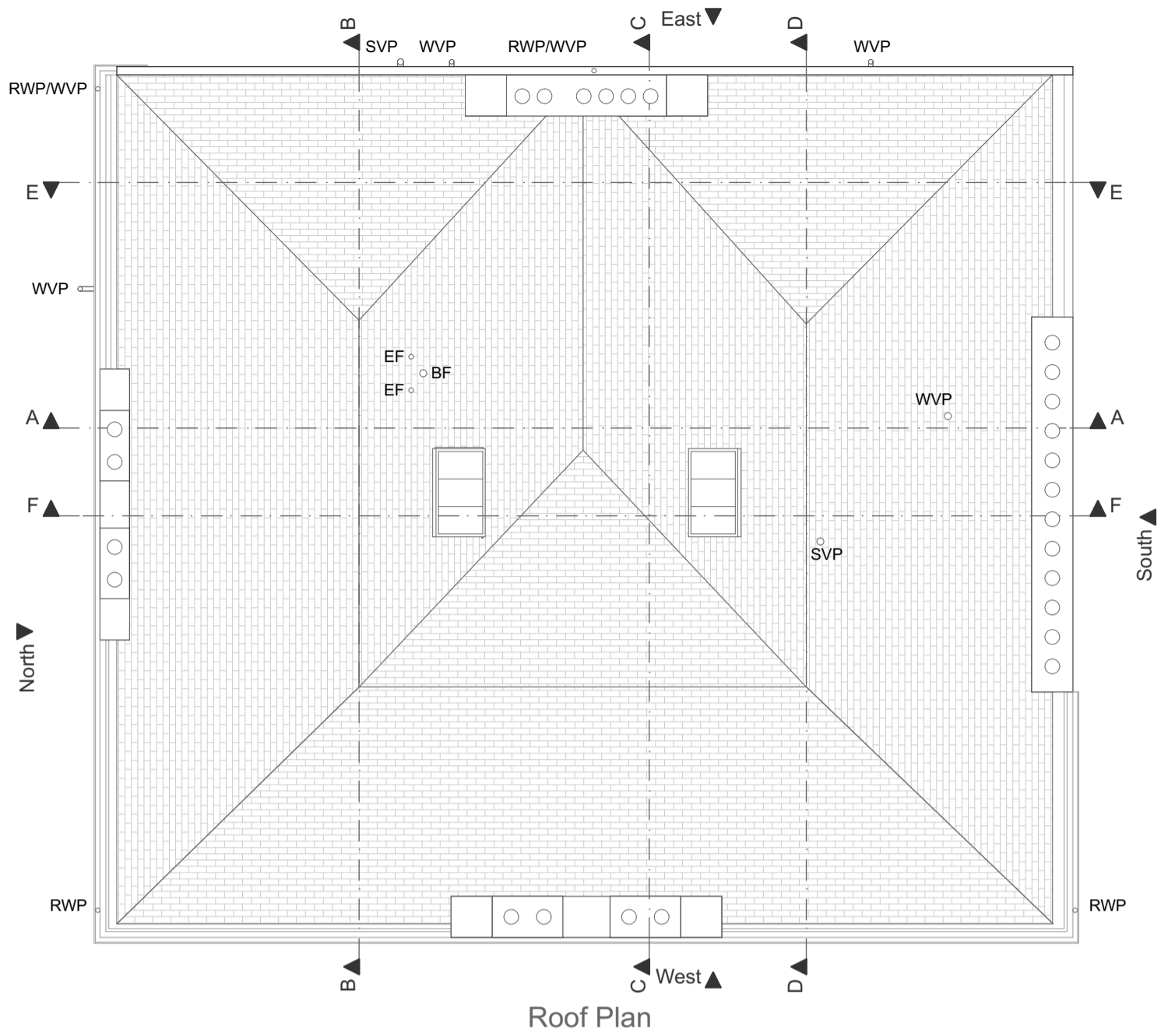
Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 12/11/2019**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.





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Edinburgh  
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**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Existing attic floor and roof plan

**929.01.02**

Scale:  
**1:100**

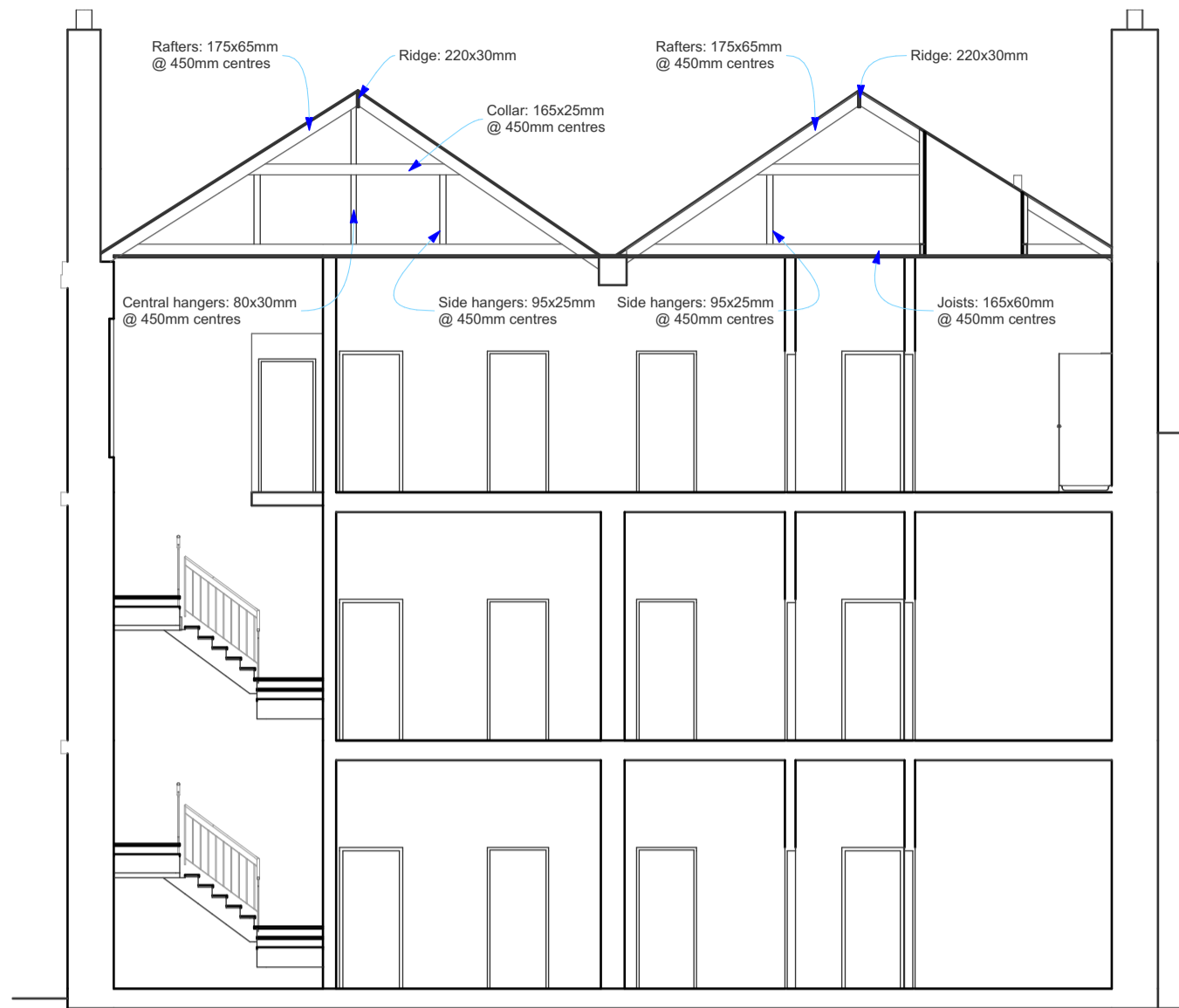
Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

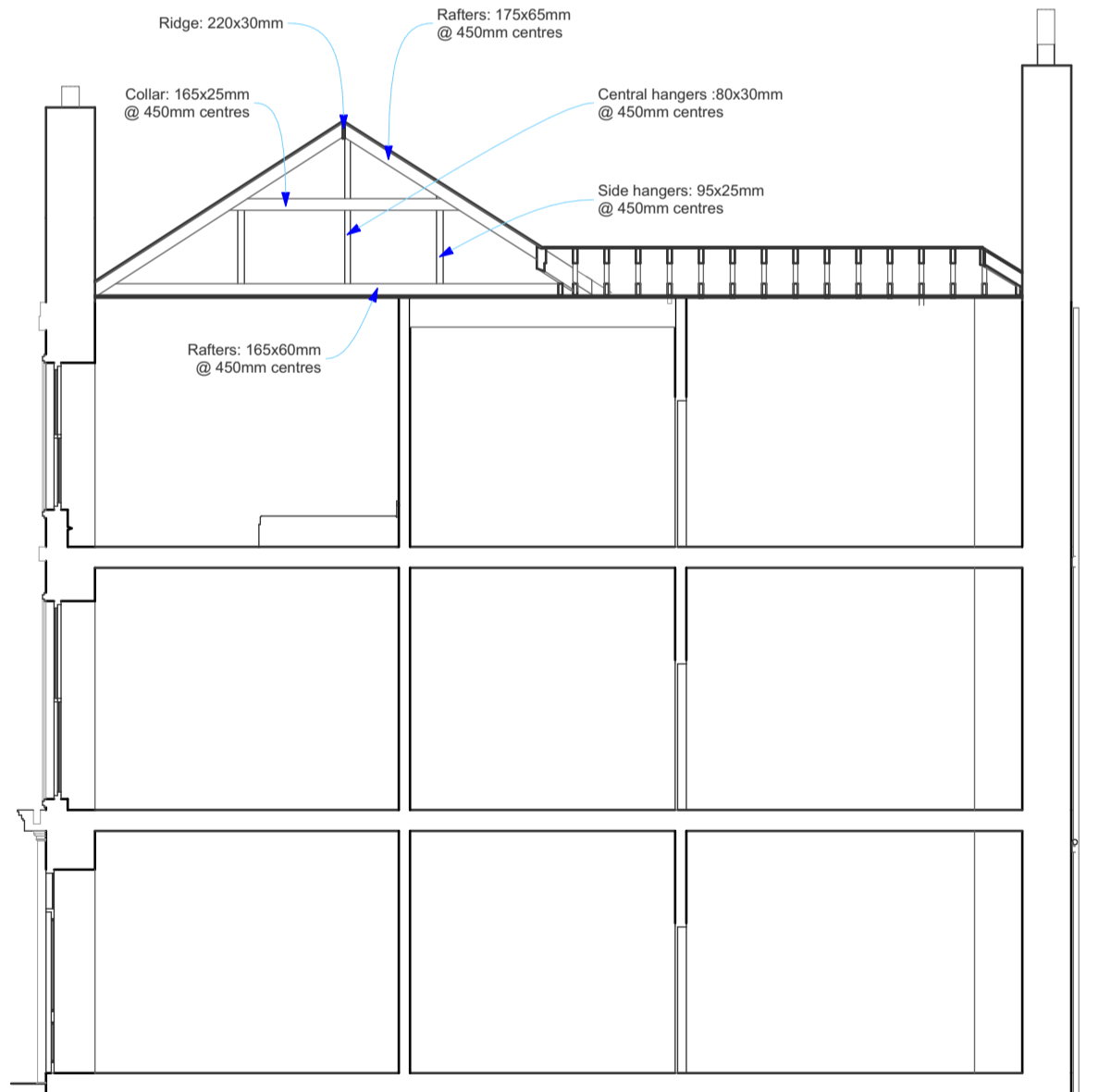
**Date: 12/11/2019**



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Section A



Section C



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Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Existing Sections A and C

**929.01.03**

Scale:  
**1:100**

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 12/11/2019**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



West Elevation



North Elevation



Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Existing West and North Elevations

**929.01.04**

Scale:  
**1:100**

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

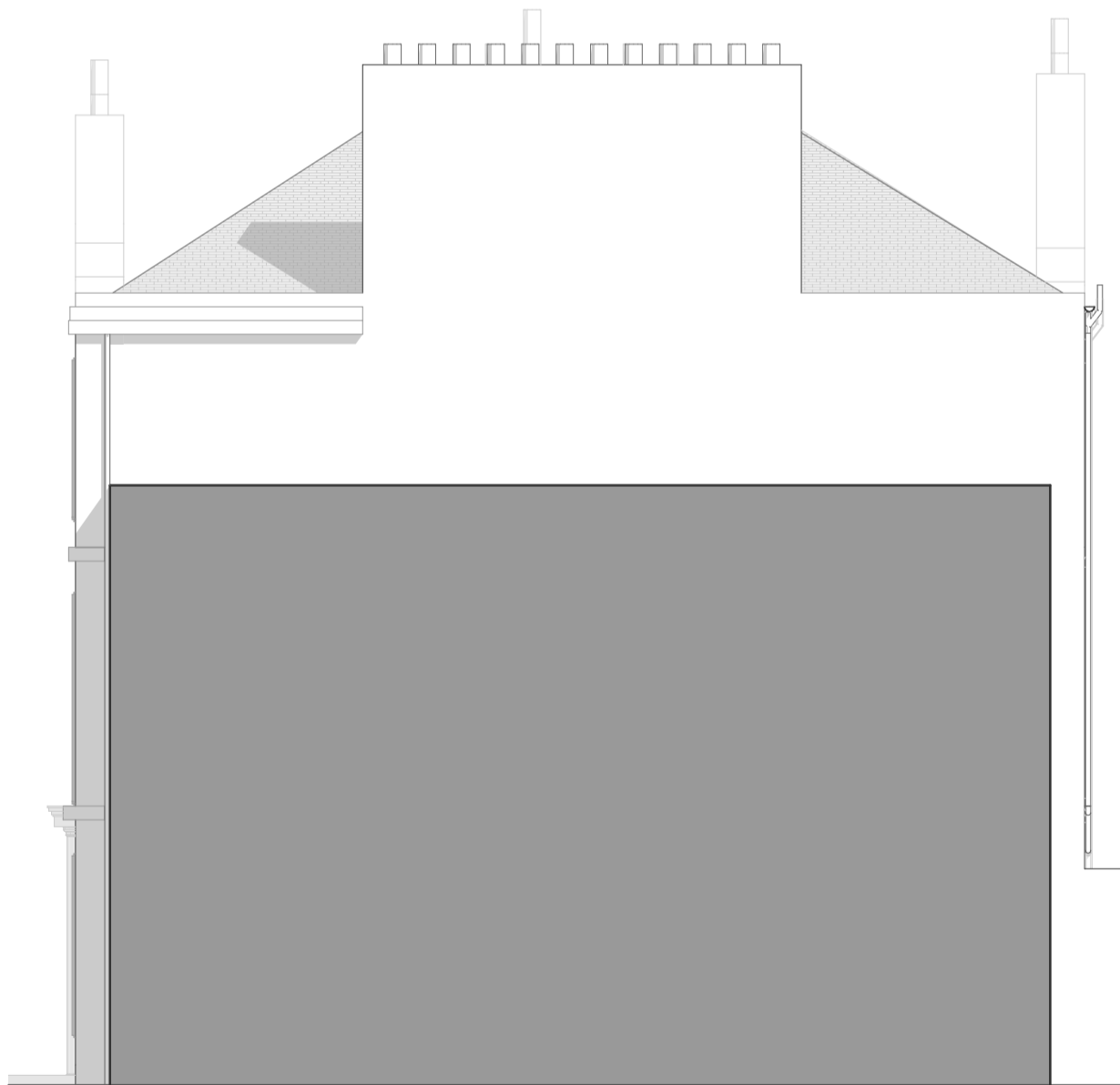
**Date: 12/11/2019**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



East Elevation



South Elevation



Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Existing East and South Elevations

**929.01.05**

Scale:  
**1:100**

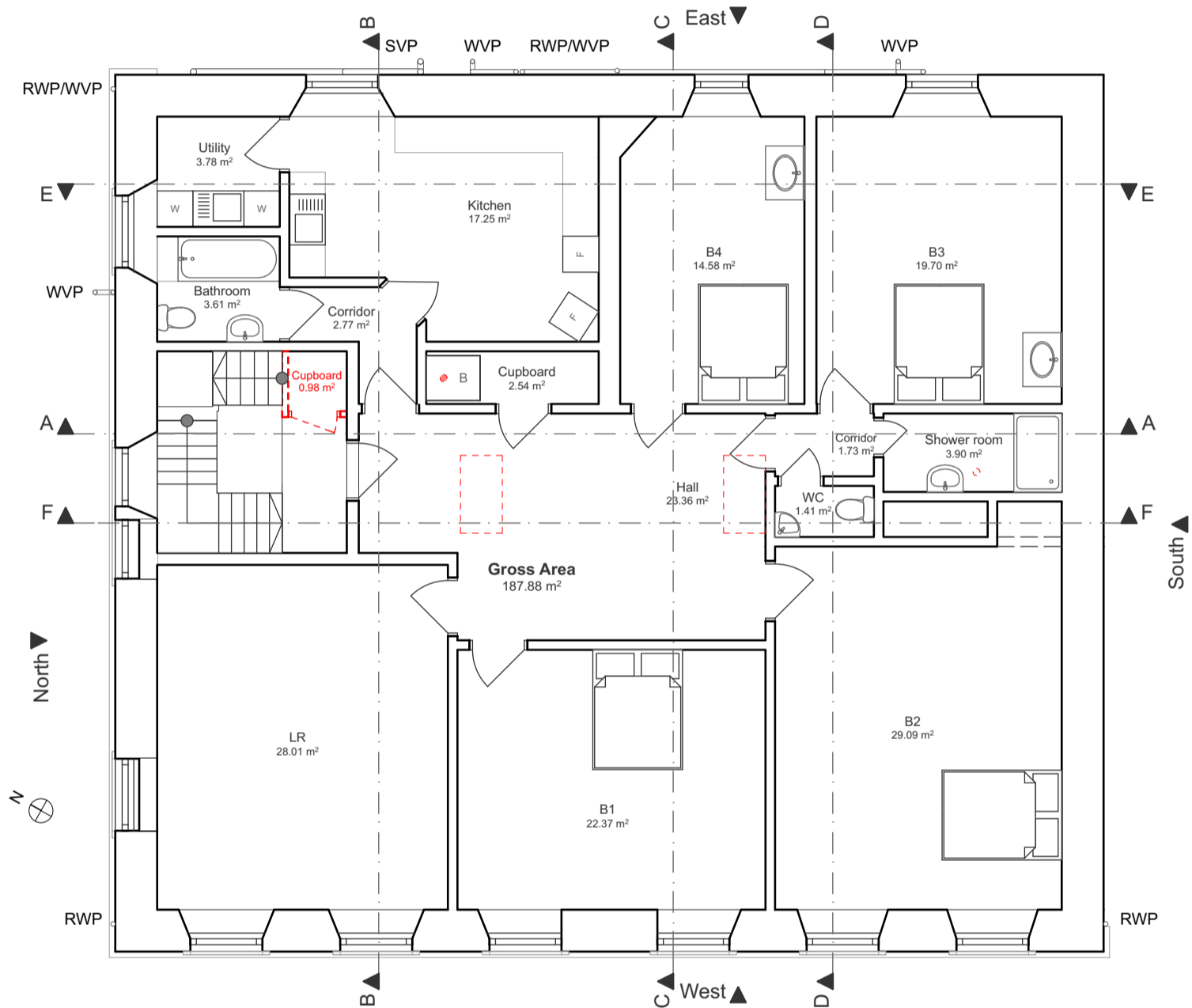
Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 12/11/2019**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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 Edinburgh  
 EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Downtaking second floor

**929.02.01**

Scale:  
**1:100**

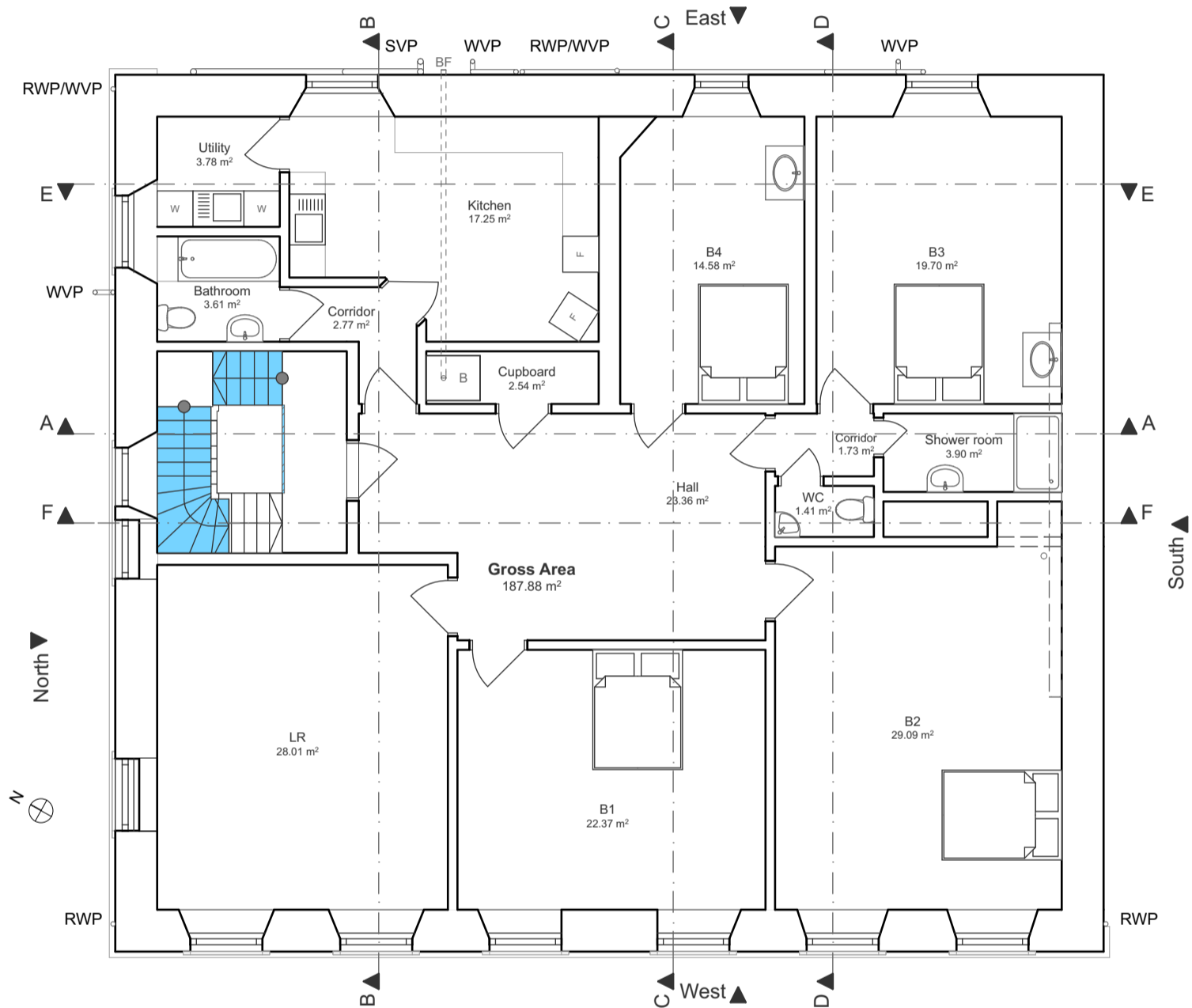
Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
 Checked by: Gordon Duffy

**Date: 04/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Proposed 1 second floor

**929.03.01**

Scale:  
**1:100**

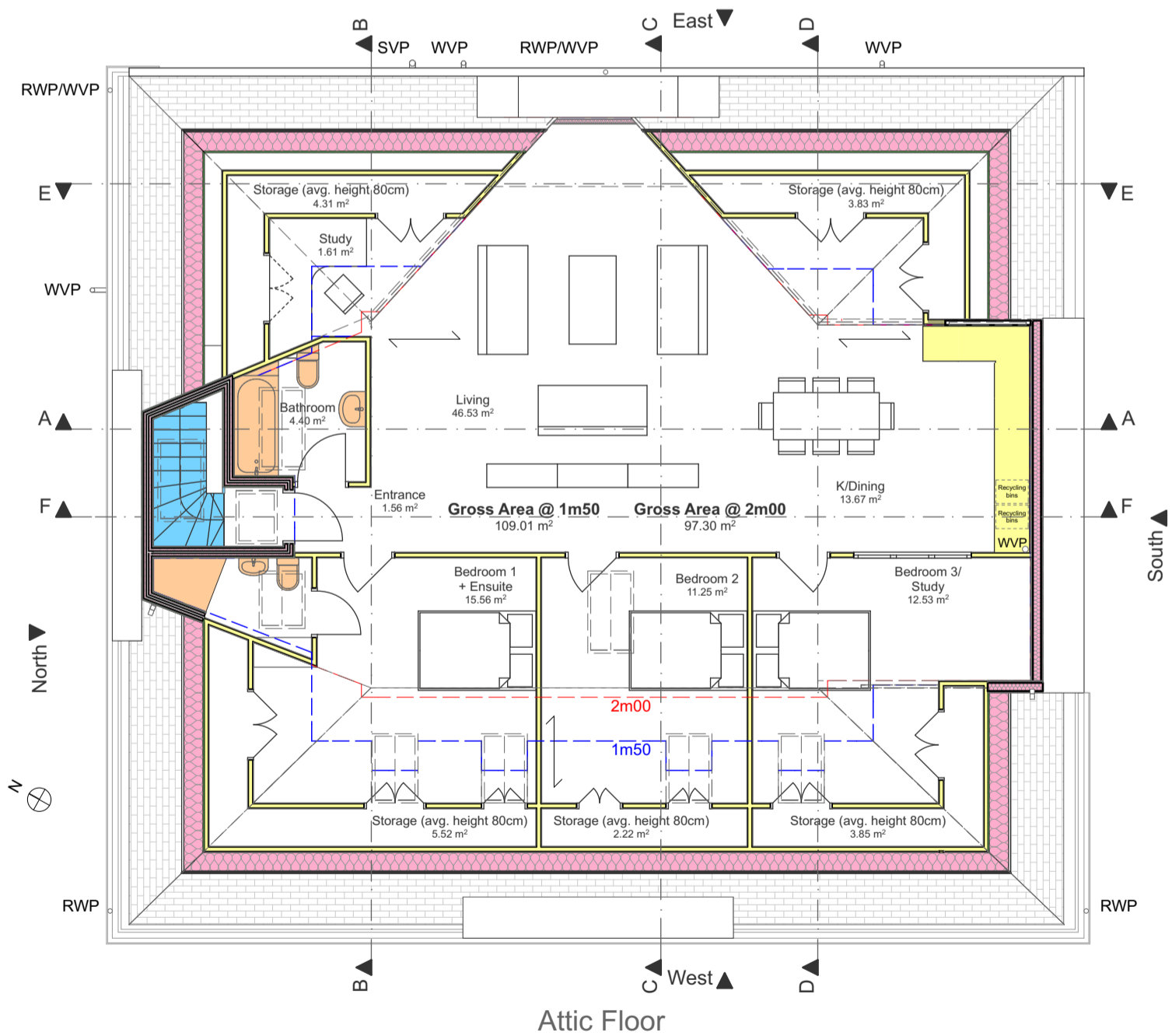
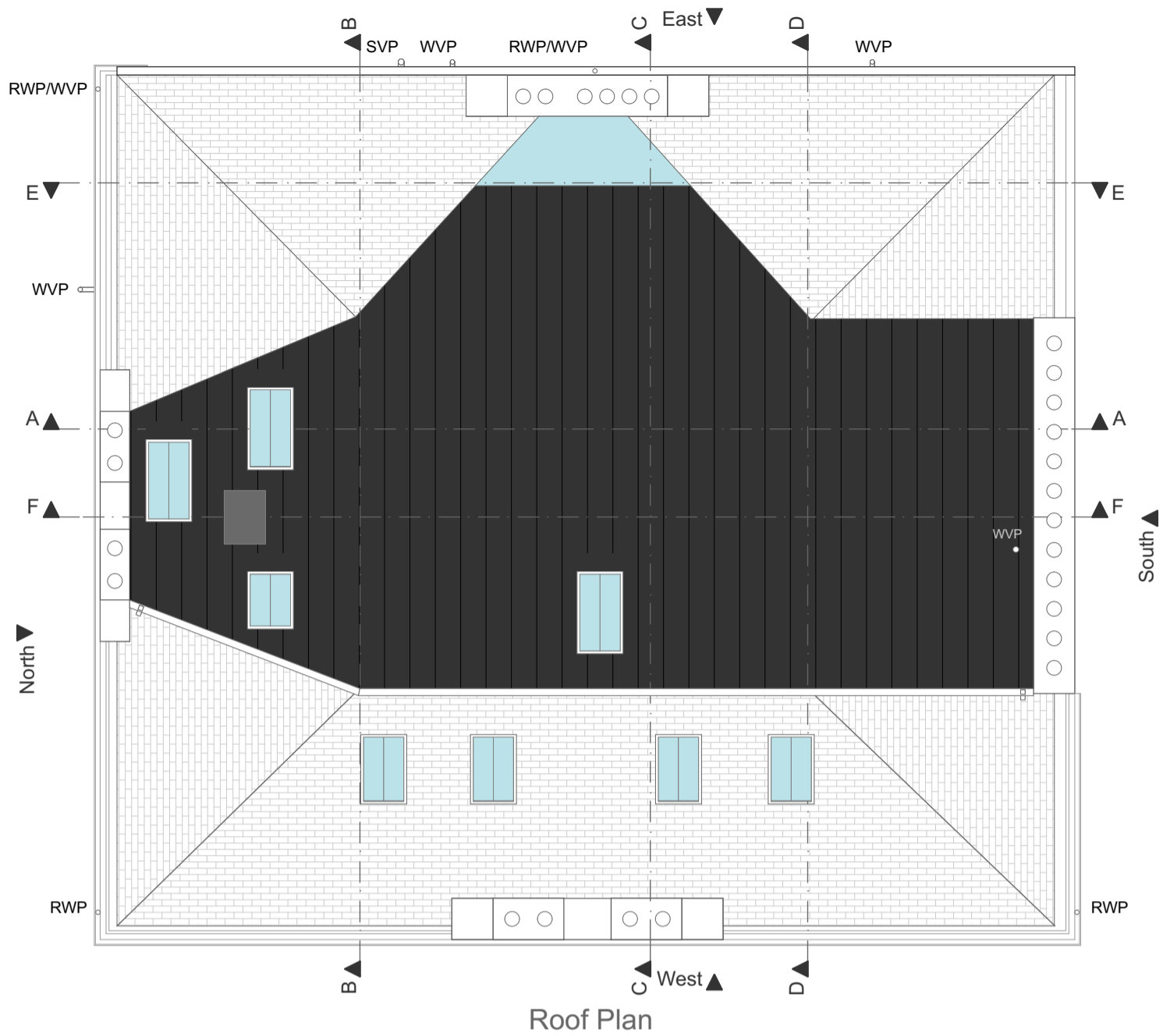
Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 04/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Proposed 1 attic floor and roof plan

**929.03.02**

Scale:  
**1:100**

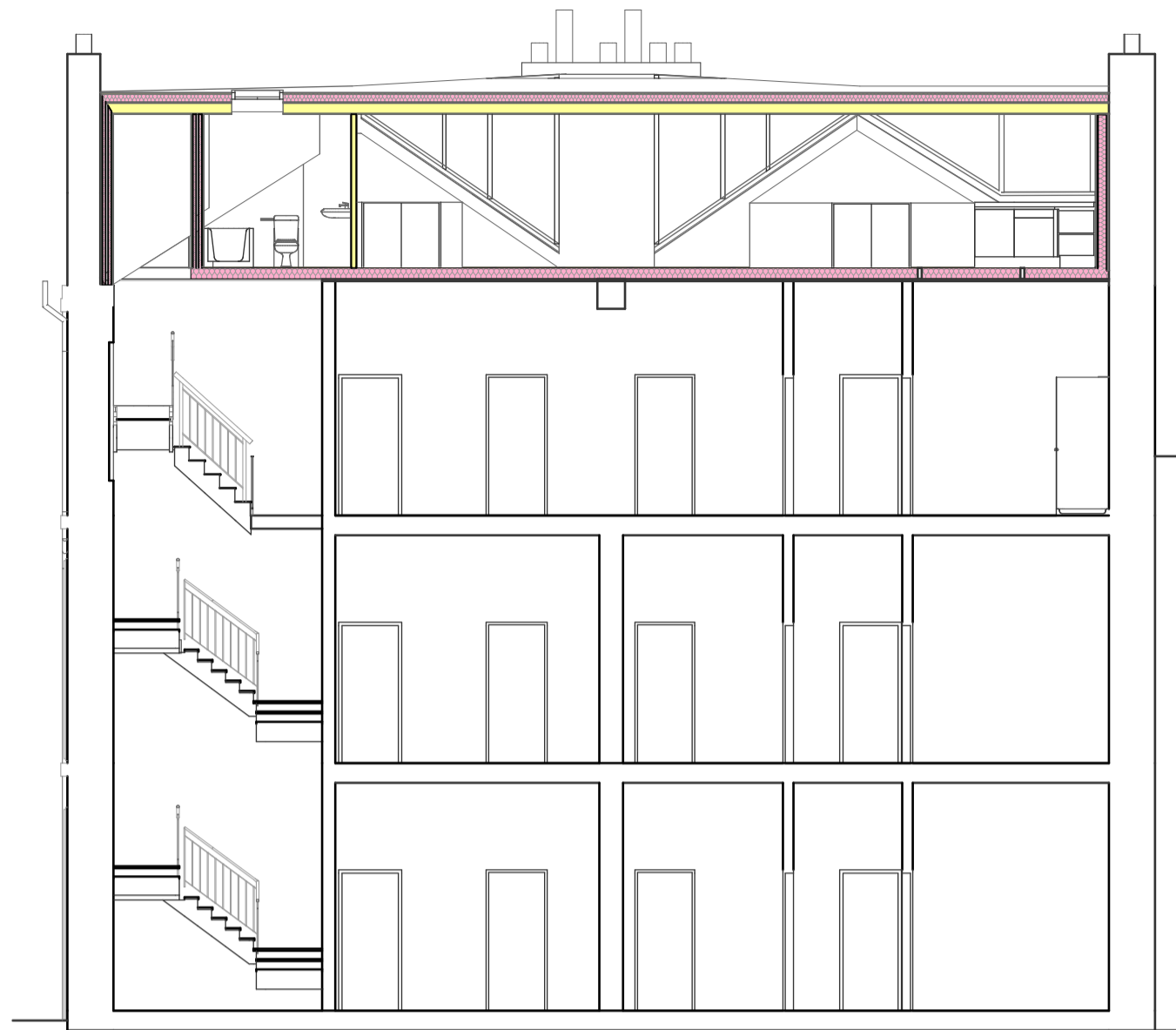
Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

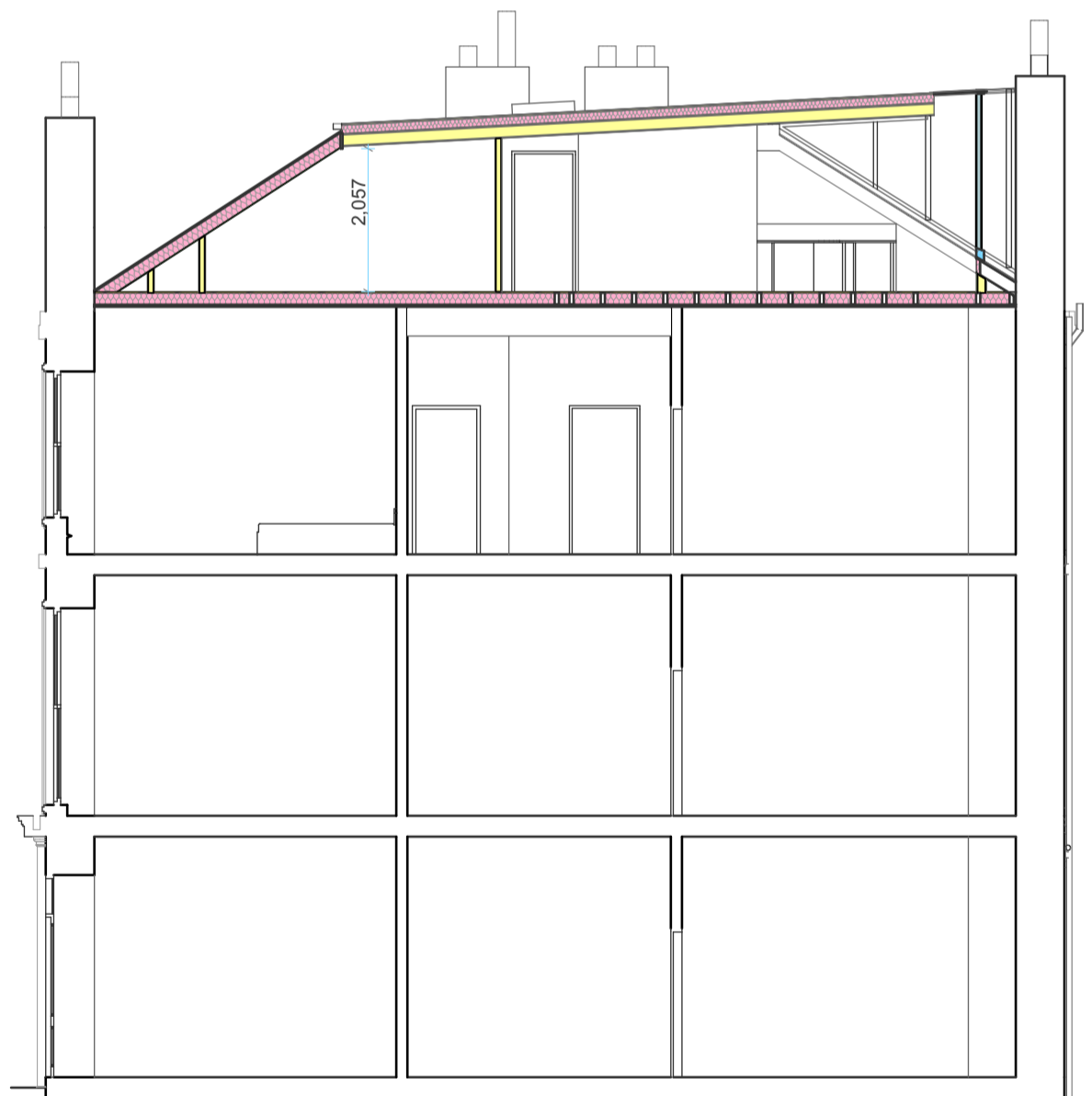
**Date: 27/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Section A



Section C



Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Proposed Section A and C

**929.03.03**

Scale:  
**1:100**

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 04/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



1. Standing seam zinc colour matching existing slate.
2. Recessed 140x780 conservation rooflight.
3. Ultra flat 140x780 rooflight with conservation bar.
4. Composite timber aluminium windows
5. New 120x80 alutec box and 75x75 rainwater pipes
6. Existing SVP/WVP extended with new terminals
7. Opaque access hatch colour to match standing seam zinc



West Elevation



North Elevation



Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Proposed West and North Elevations

**929.03.04**

Scale:  
**1:100**

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

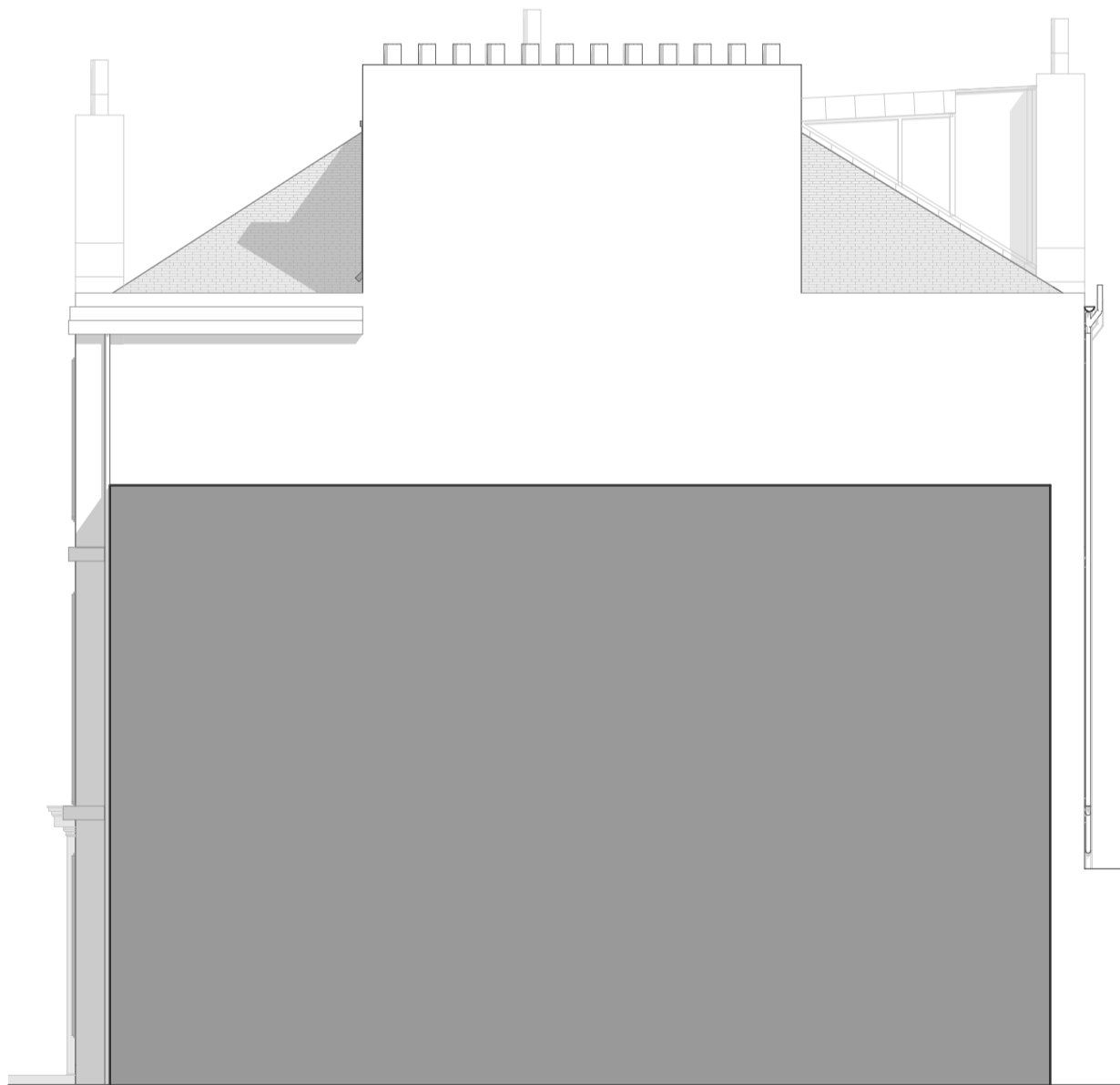
**Date: 04/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



East Elevation



South Elevation



Studio DUB  
17a/2 West Crosscauseway  
Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

Proposed East and South Elevations

**929.03.05**

Scale:  
**1:100**

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 04/03/2020**



IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.





Studio DUB  
 17a/2 West Crosscauseway  
 Edinburgh  


**1 East Mayfield Road**  
**EH9 1SD**  
 Jonathan Hicks

3D Perspective View 2  
**929.03.08**

Scale:  
 Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
 Checked by: Gordon Duffy  
**Date: 26.03.2020**

 3 cm ACTUAL   
 IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



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Edinburgh  
EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

3D Perspective View 3

**929.03.09**

Scale:

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
Checked by: Gordon Duffy

**Date: 21.04.2020**

3 cm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.



Studio DUB  
 17a/2 West Crosscauseway  
 Edinburgh  
 EH8 9JW

**1 East Mayfield Road**  
**EH9 1SD**

Jonathan Hicks

3D Perspective View 4

**929.03.10**

Scale:

Drawing Status:  
**Planning**

Drawn by: Remi Lecomte  
 Checked by: Gordon Duffy

**Date: 21.04.2020**

3 cm ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE THREE CENTIMETERS (3 cm) EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.