

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: 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 100554363-004

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:	M A Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	
Last Name: *	Mclelland	Building Number:	3
Telephone Number: *		Address 1 (Street): *	Haig Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Windygates
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY8 5EE
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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr and Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="V"/>	Building Number:	<input type="text" value="14"/>
Last Name: *	<input type="text" value="Carmichael"/>	Address 1 (Street): *	<input type="text" value="Elliot Plae"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 1DR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="mclelland1@hotmail.co.uk"/>		

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="14 ELLIOT PLACE"/>
Address 2:	<input type="text" value="WESTER CRAIGLOCKHART"/>
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="EH14 1DR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669868"/>	Easting	<input type="text" value="322444"/>
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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)

Proposed two-storey extension

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.

Appeal form has been submitted in the additional documents section.

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)

Photos - Documents with more photographs of the surrounding area. 1 - Proposed Ground Floor 20.03974.FUL 2 - Proposed First Floor 20.03974.FUL 3 - Proposed Elevations 20.03974.FUL 4 - Proposed Elevations 20.03974.FUL 22_01971_FUL--5507800 - Report of Handling 22_01971_FUL--5507796 - Decision Notice 000_Location & Block Plans. 001_Existing Floor Plans. 002_Existing Elevations. 003_Proposed Floor Plans. 004_Proposed Elevations. 22_01971_FUL-APPLICATION_PDF-5375991 - Application Form

Application Details

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

22/01971/FUL

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

22/04/2022

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

27/07/2022

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 Mark Mclelland

Declaration Date: 01/09/2022

M A Design.
FAO: Mark Mclelland
3 Haig Place
Windygates
KY8 5EE

Mr & Mrs V Carmichael.
14 Elliot Place
Edinburgh
EH14 1DR

Decision date: 27 July 2022

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

Proposed two-storey extension.
At 14 Elliot Place Edinburgh EH14 1DR

Application No: 22/01971/FUL

DECISION NOTICE

With reference to your application for Planning Permission registered on 22 April 2022, 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 Des 12 in respect of Alterations and Extensions, as it is not of an acceptable scale, form or design and is detrimental to the character of the neighbourhood.
2. The proposed works to the dwelling are not in accordance with the Development Plan. The works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposal is not acceptable.

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

Drawings 01-05, 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:

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 Weronika Myslowiecka directly at weronika.myslowiecka@edinburgh.gov.uk.



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 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.

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 22/01971/FUL
At 14 Elliot Place, Edinburgh, EH14 1DR
Proposed two-storey extension.**

Item	Local Delegated Decision
Application number	22/01971/FUL
Wards	B09 - Fountainbridge/Craiglockhart

Summary

Links

[Policies and guidance for this application](#) ,

Report of handling

Recommendations

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

Background

2.1 Site description

2.2 Site History

Main report

3.1 Description Of The Proposal

Site Description

The application site is a two-storey detached property, located on the corner plot of Elliot Place and Craiglockhart.

Description Of The Proposal

The application proposes to construct a two-storey extension.

3.2 Determining Issues

3.3 Assessment

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

a) The proposals comply with the development plan?

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Design policies Des 12.

The non-statutory Householder Guidance is a material consideration that is relevant when considering policy Des 12.

Scale, form, design and neighbourhood character

The proposed two-storey extension comes forward of the property towards Craiglockhart Road and as a result would impact the existing building line.

It should be noted that many of these buildings are predominantly bungalow style properties, on a smaller scale. In comparison, the applicant's building is a two-storey corner plot property with a generous space between the development and the street due to their larger plot. The proposal would bring the property closer to the street and would interrupt the set-back character of the properties, and would introduce a visually incongruous and obtrusive addition to the immediate streetscape.

Whilst it is acknowledged that one property on Craiglockhart Road has a small garage fronting the property, it is considered that the existing garage is of a significantly smaller scale and mass than the proposed two-storey extension.

A revision was discussed with the architect to amend the design however this was not progressed by the applicant.

In conclusion, the proposed two storey side extension would result in an overly prominent incursion into and loss of part of this corner plot, with the resultant adverse impact upon the appearance and spatial character of this part of Craiglockhart Road streetscape.

Neighbouring Amenity

With respect to privacy, overshadowing and loss of daylight or sunlight, the proposals have been assessed against requirements set out in the non-statutory 'Guidance for Householders'. The proposals would not result in any unreasonable loss to neighbouring amenity.

Conclusion in relation to the Development Plan

The proposals are not compatible with both the existing building and neighbourhood character. Therefore, the proposals does not comply LDP policy Des 12 and the overall objectives of the Development Plan.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal complies with Paragraph 29 of SPP.

Emerging policy context

The Draft National Planning Framework 4 has been consulted on but has not yet been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Public representations

No comments have been received.

Conclusion in relation to identified material considerations

The proposals do not raise any issues in relation to other material considerations identified.

Overall conclusion

The proposed works to the dwelling are not in accordance with the Development Plan. The works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposal is not acceptable.

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 Des 12 in respect of Alterations and Extensions, as it is not of an acceptable scale, form or design and is detrimental to the character of the neighbourhood.
2. The proposed works to the dwelling are not in accordance with the Development Plan. The works are not compatible with the existing dwelling and surrounding neighbourhood character. There are no material considerations which indicate that the proposal should be granted. Therefore, the proposal is not acceptable.

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

There is no pre-application process history.

6.2 Publicity summary of representations and Community Council comments

Background reading / external references

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

**Statutory Development
Plan Provision**

This report will consider the proposed development under Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Do the proposals comply with the development plan?

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

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

In the assessment of material considerations this report will consider:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;
- equalities and human rights;
- public representations; and
- any other identified material considerations.

Date registered

22 April 2022

**Drawing
numbers/Scheme**

01-05,

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Weronika Myslowiecka, Planning Officer
E-mail: veronika.myslowiecka@edinburgh.gov.uk

Links - Policies

Appendix 1

Consultations

END



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: 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 100554363-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed two-storey extension

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

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:	M A Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	
Last Name: *	McLelland	Building Number:	3
Telephone Number: *	07920770177	Address 1 (Street): *	Haig Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Windygates
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY8 5EE
Email Address: *	mcllland1@hotmail.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	V	Building Number:	14
Last Name: *	Carmichael	Address 1 (Street): *	Elliot Place
Company/Organisation:		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	EH14 1DR
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

14 ELLIOT PLACE

Address 2:

WESTER CRAIGLOCKHART

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH14 1DR

Please identify/describe the location of the site or sites

Northing

669868

Easting

322444

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Mark Mclelland

On behalf of: Mr & Mrs V Carmichael

Date: 12/04/2022

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

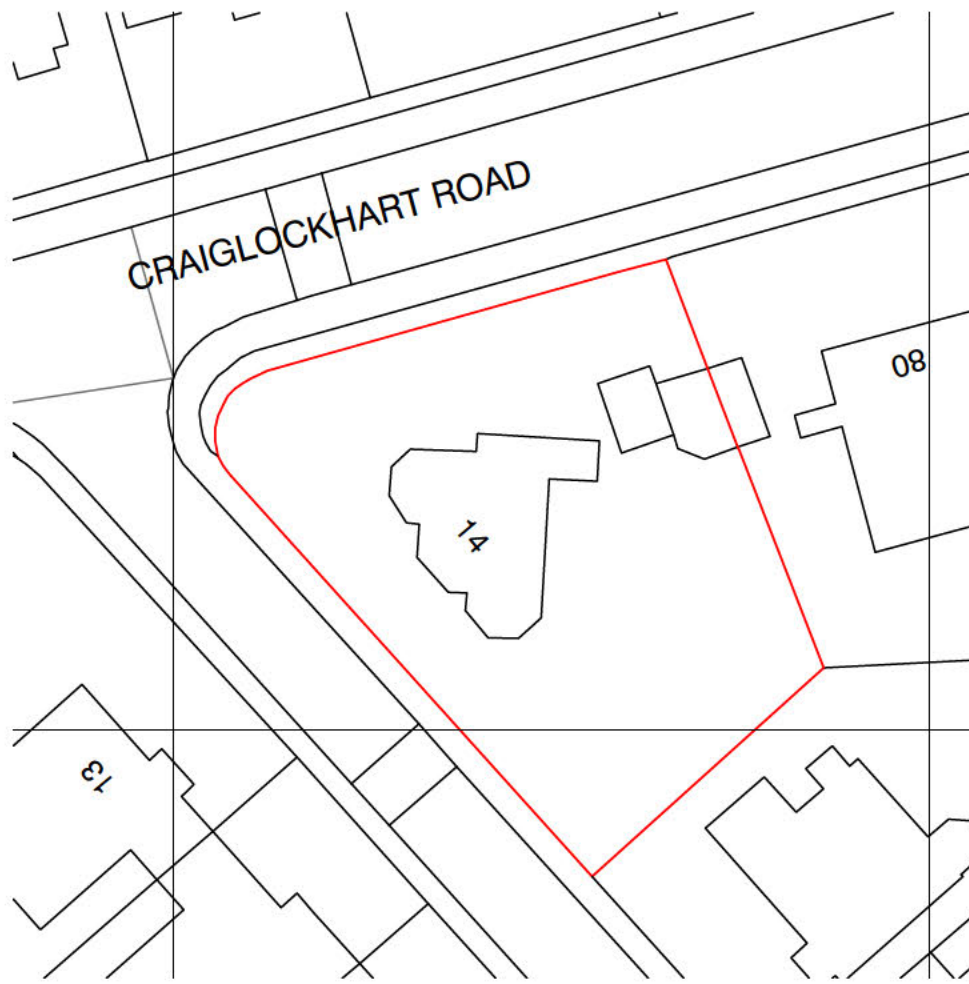
Declaration Name: Mr Mark McClelland

Declaration Date: 12/04/2022

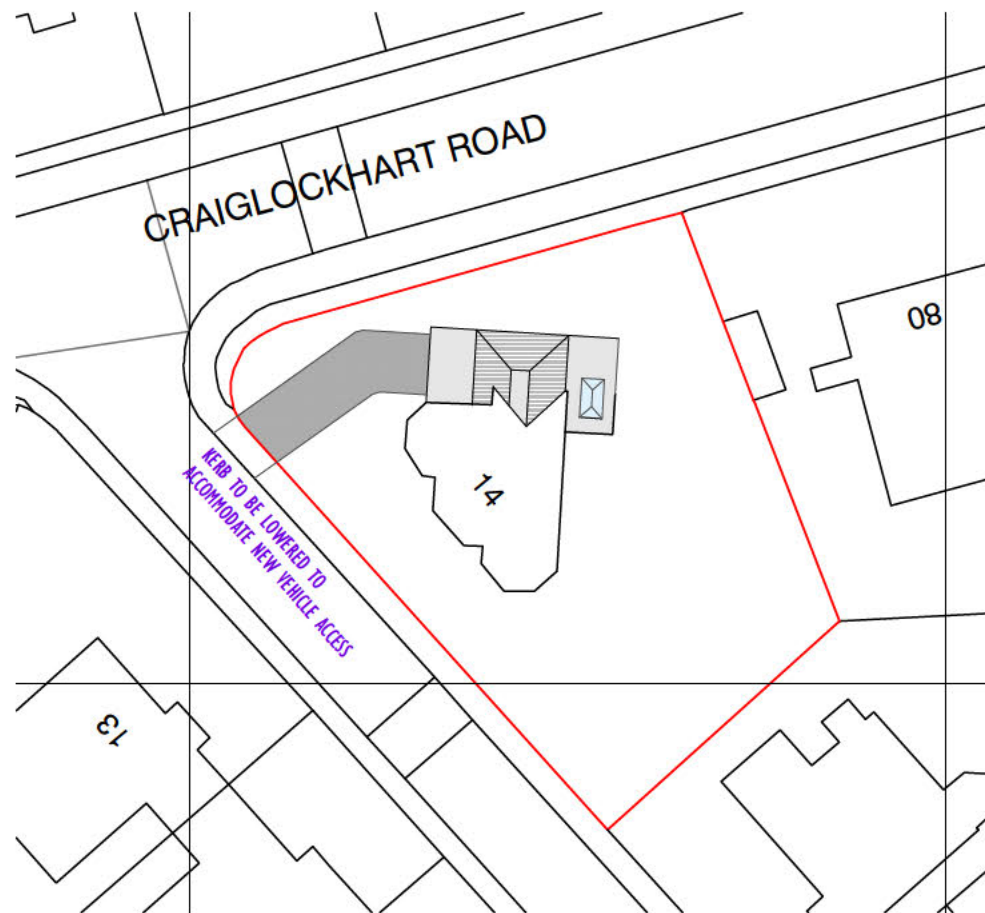


Produced on 11 April 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
 This map shows the area bounded by 322372 669803, 322514 669803, 322514 669945, 322372 669945, 322372 669803
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.
 Crown copyright 2022. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (100054135).
 Data licence expires 11 April 2023. Unique plan reference: v2a/781854/1057515

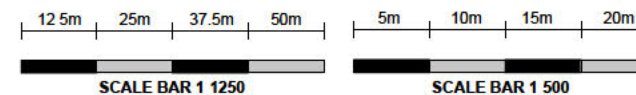
Location Plan
 (Scale 1:1250)



Existing Block Plan
 (Scale 1:500)



Proposed Block Plan
 (Scale 1:500)



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PROJECT / CLIENT:
 Mr & Mrs Carmichael
 14 Elliot Place
 Edinburgh
 EH14 1DR

DRAWING:
 Location & Block Plans

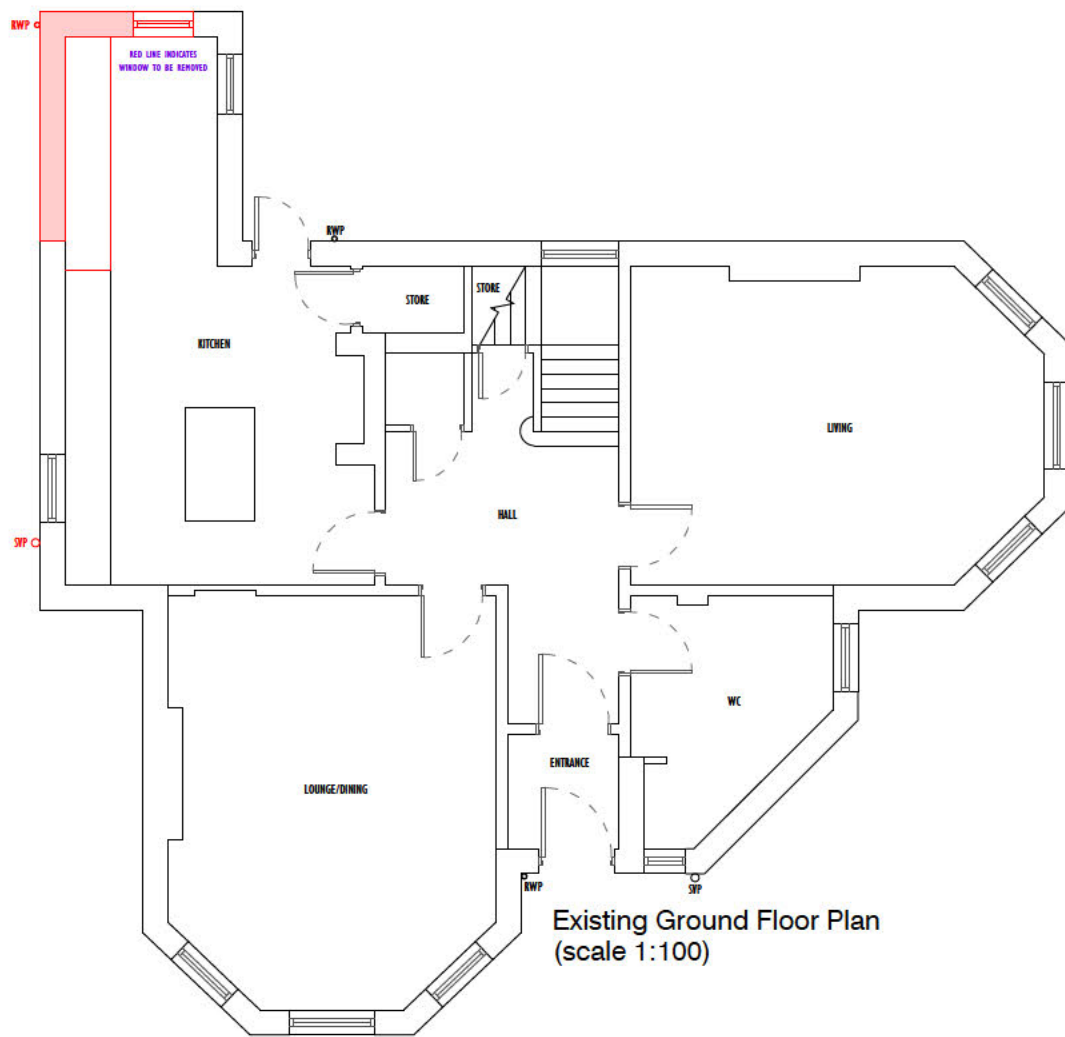
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Site Code: -	Job Code: -	Drawing No.: 000	Revision: -
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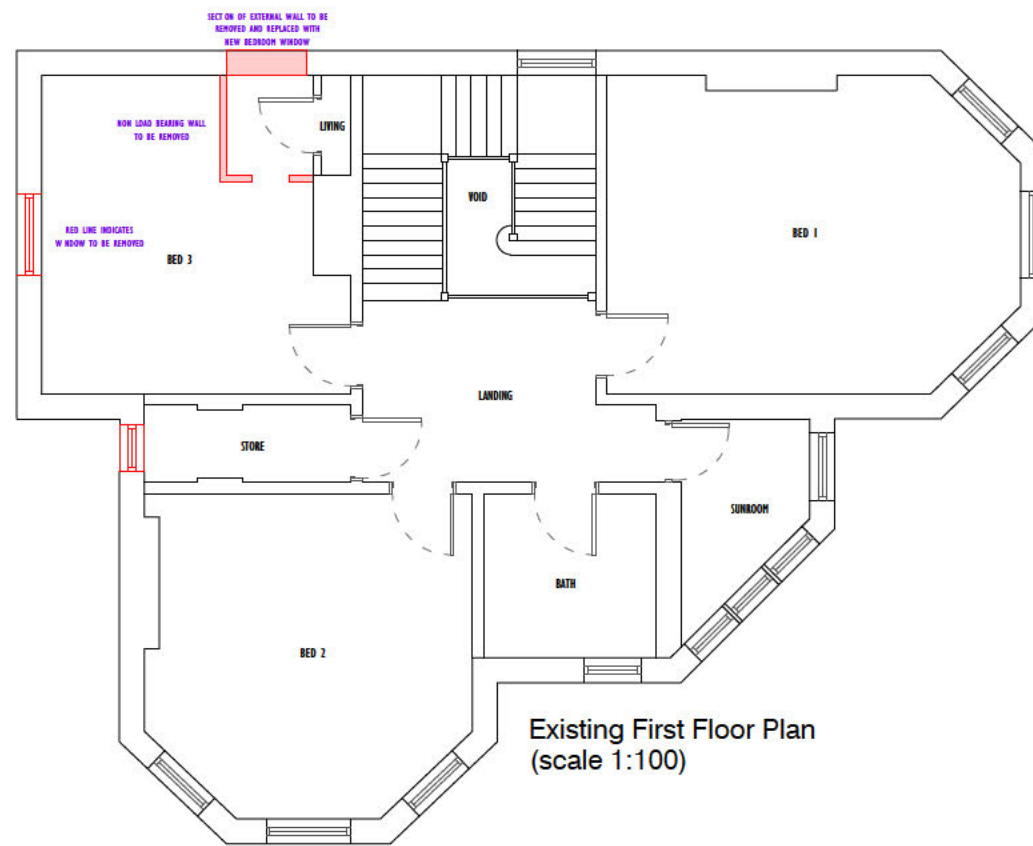


3 Haig Place
 Windygates
 KY8 5EE

OFFICE: 01333 302585
 MOB: 07920 770177



Existing Ground Floor Plan
(scale 1:100)



Existing First Floor Plan
(scale 1:100)

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PROJECT / CLIENT:
Mr & Mrs Carmichael
14 Elliot Place
Edinburgh
EH14 1DR

DRAWING:
Existing Floor Plans

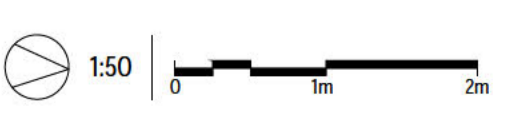
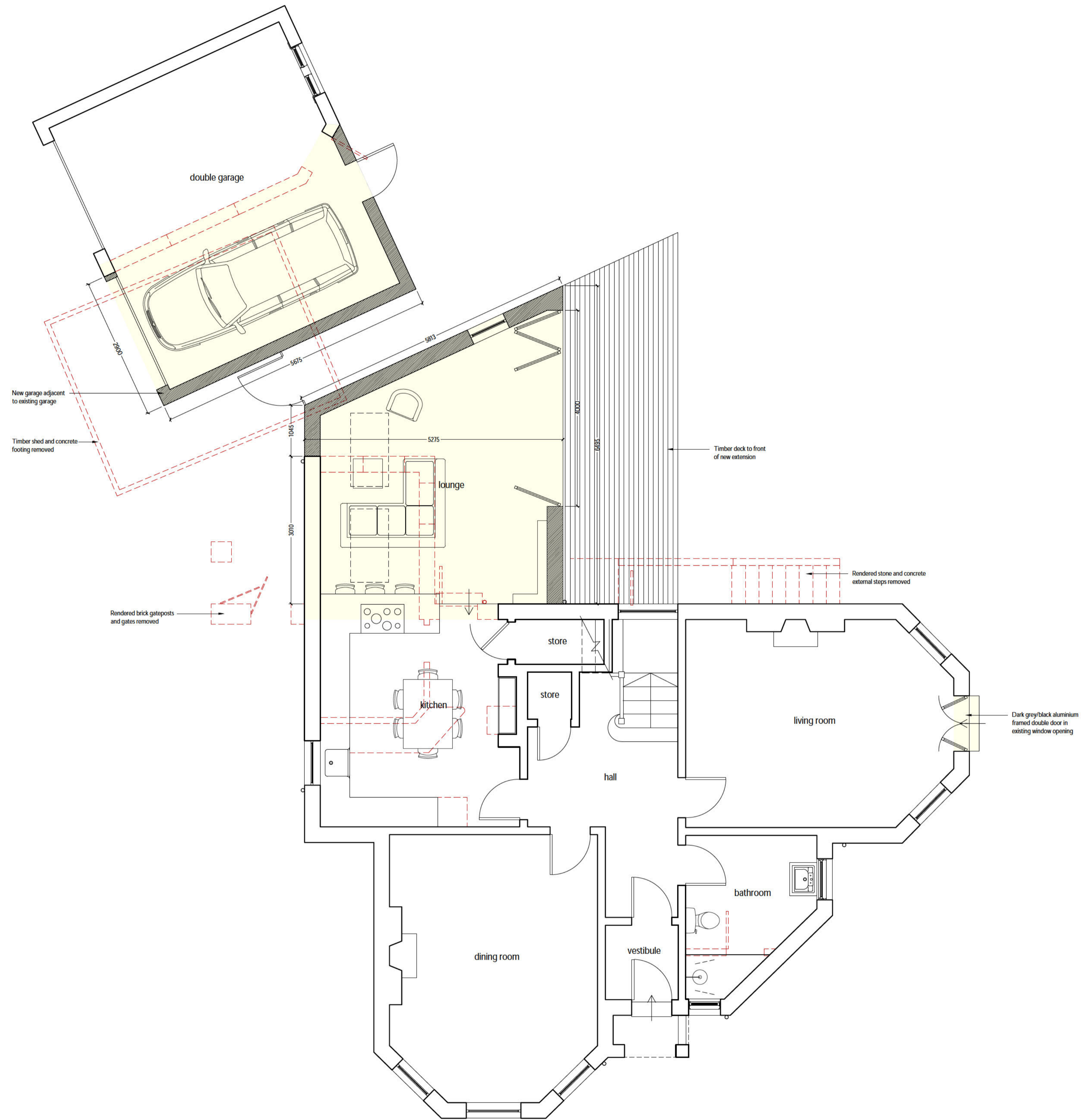
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Site Code: -	Job Code: -	Drawing No.: 001	Revision: -
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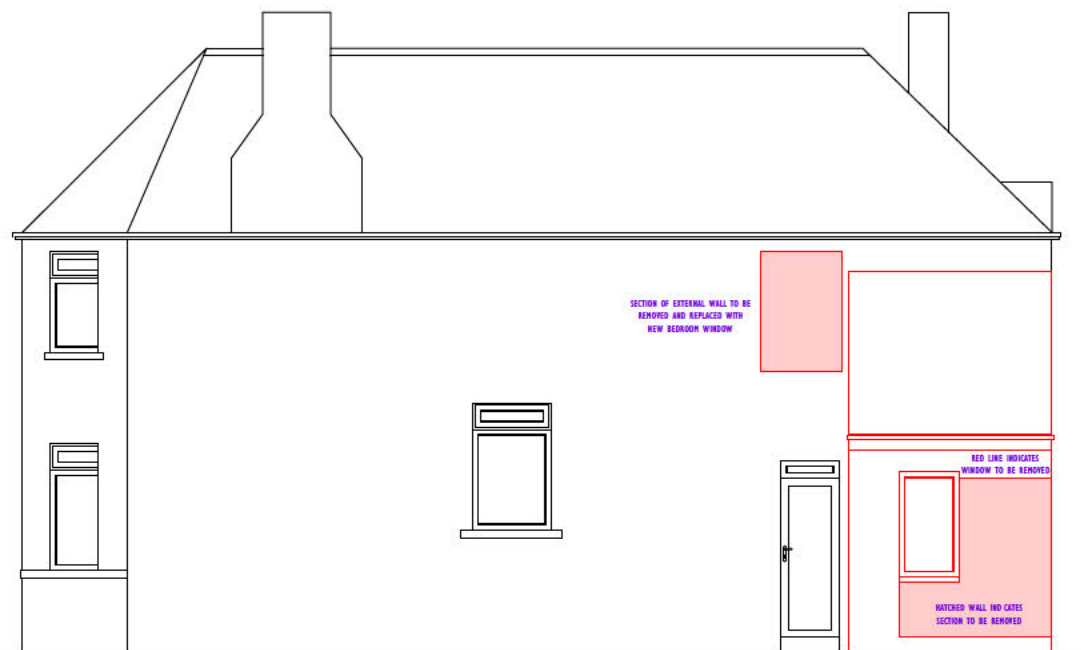
3 Haig Place
Windygates
KY8 5EE

OFFICE: 01333 302585
MOB: 07920 770177

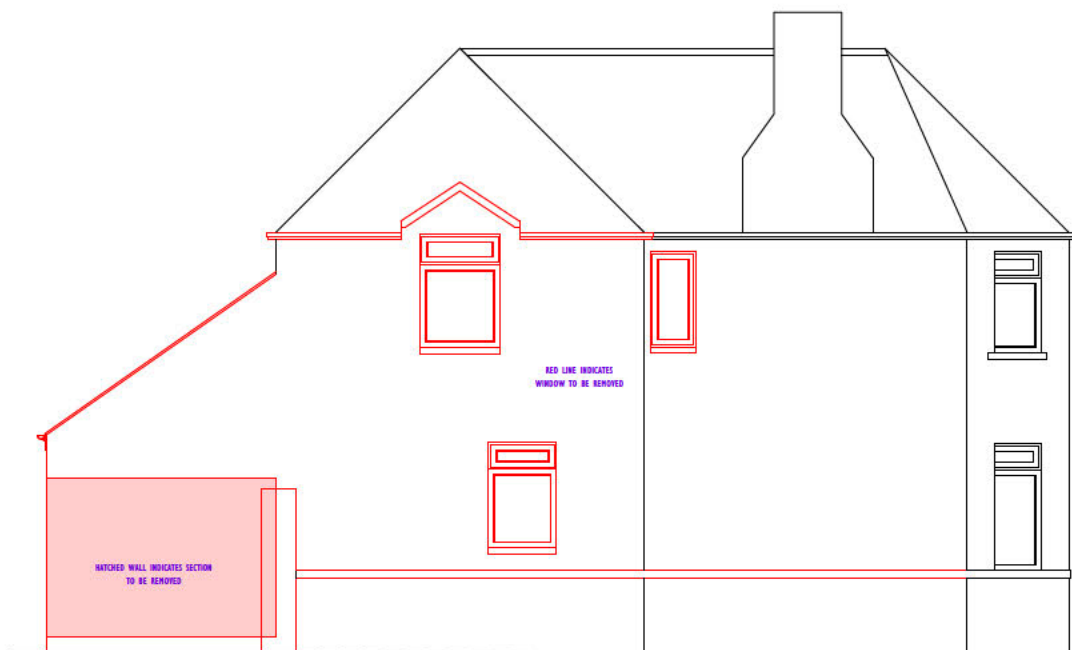




Existing Front Elevation
(scale 1:100)



Existing Rear Elevation
(scale 1:100)



Existing Side Elevation
(scale 1:100)

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PROJECT / CLIENT:
 Mr & Mrs Carmichael
 14 Elliot Place
 Edinburgh
 EH14 1DR

DRAWING:
 Existing Elevations

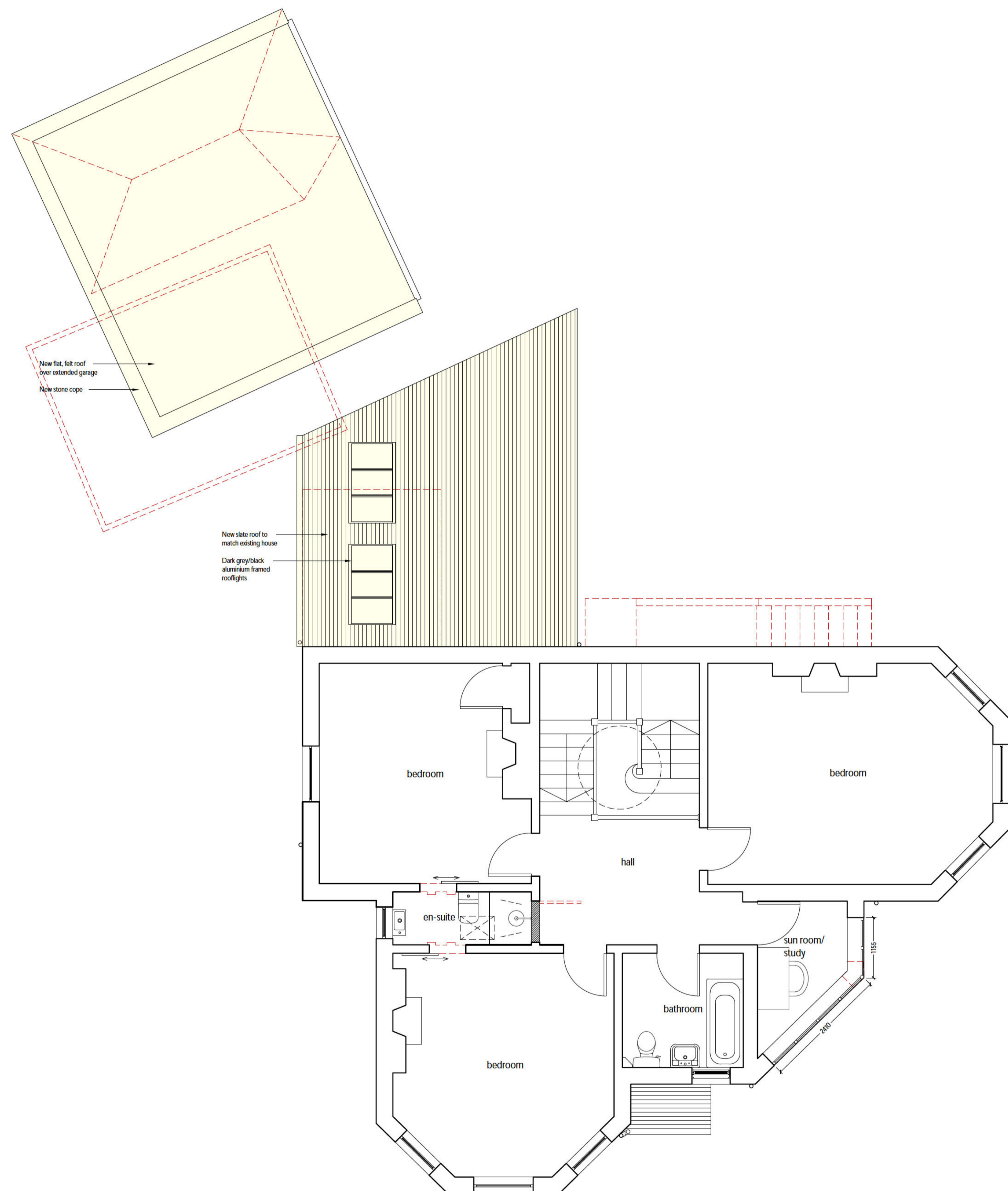
Drawn by: JG	Checked by: MM	Date: 24/03/2022	Scales: 1:100
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Site Code: -	Job Code: -	Drawing No.: 002	Revision: -
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3 Haig Place
 Windygates
 KY8 5EE

OFFICE: 01333 302585
 MOB: 07920 770177



New flat, felt roof
over extended garage

New stone cope

New slate roof to
match existing house

Dark grey/black
aluminum framed
rooflights

bedroom

hall

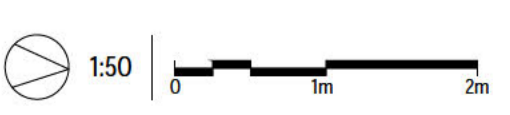
bedroom

en-suite

bathroom

sun room/
study

bedroom



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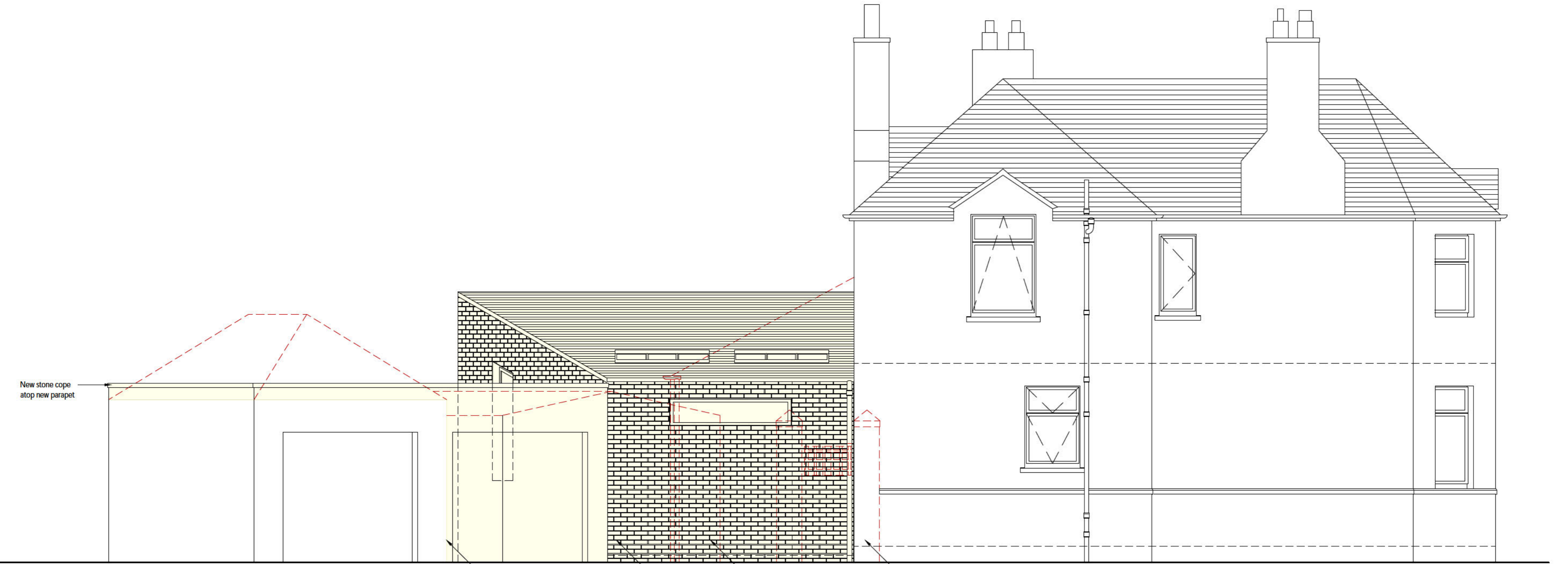
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Project Title
14 Elbow Place
Edinburgh
EH4 1DR
Client
Vicky and Rob Carmichael
Status
Planning
Drawing Title
First Floor Plan
as proposed

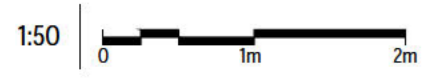
Date	Aug 2020	Revision	-
Site	A1	Scale	1:50
Project No.	2004	Drawing No.	P_103
Drawn By	MM	Checked By	MM



south elevation



north elevation



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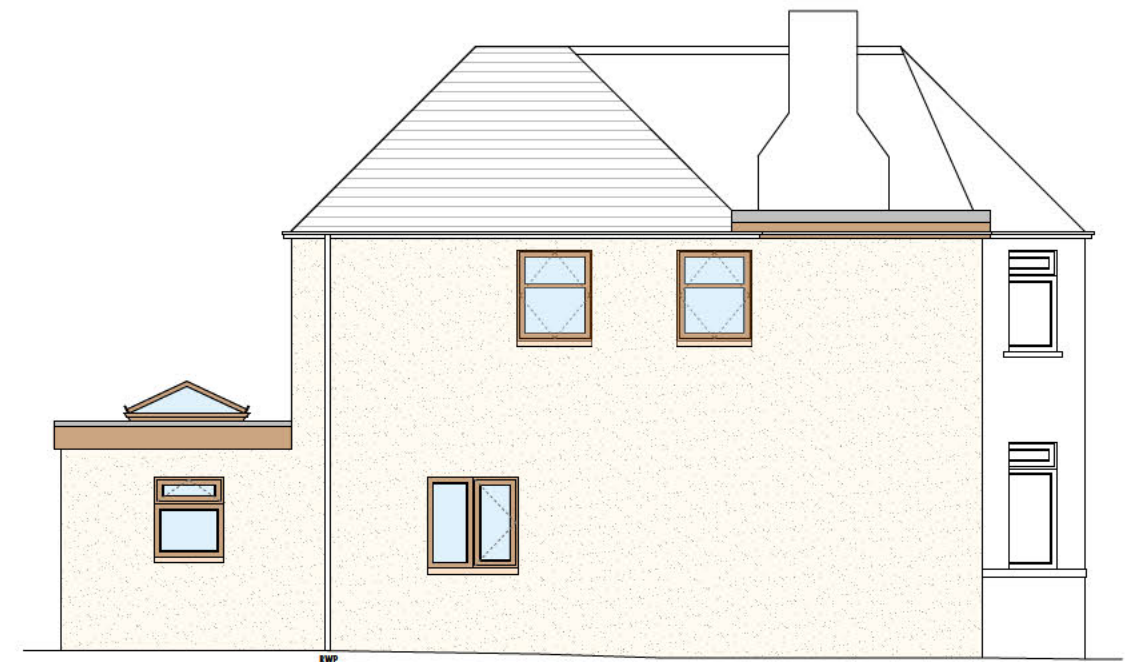
Project Title
14 Elliot Place
Edinburgh
EH14 1DR
Client
Vicky and Rob Carmichael
Status
Planning
Drawing Title
Elevations as proposed

Date
Aug 2020
Size
A2
Project No.
2004
Drawn By
MM

Revision
-
Scale
1:50
Drawing No.
P_301
Checked By



Proposed Front Elevation
(scale 1:100)



Proposed Side Elevation
(scale 1:100)



Proposed Rear Elevation
(scale 1:100)

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PROJECT / CLIENT:
 Mr & Mrs Carmichael
 14 Elliot Place
 Edinburgh
 EH14 1DR

DRAWING:
 Proposed Elevations

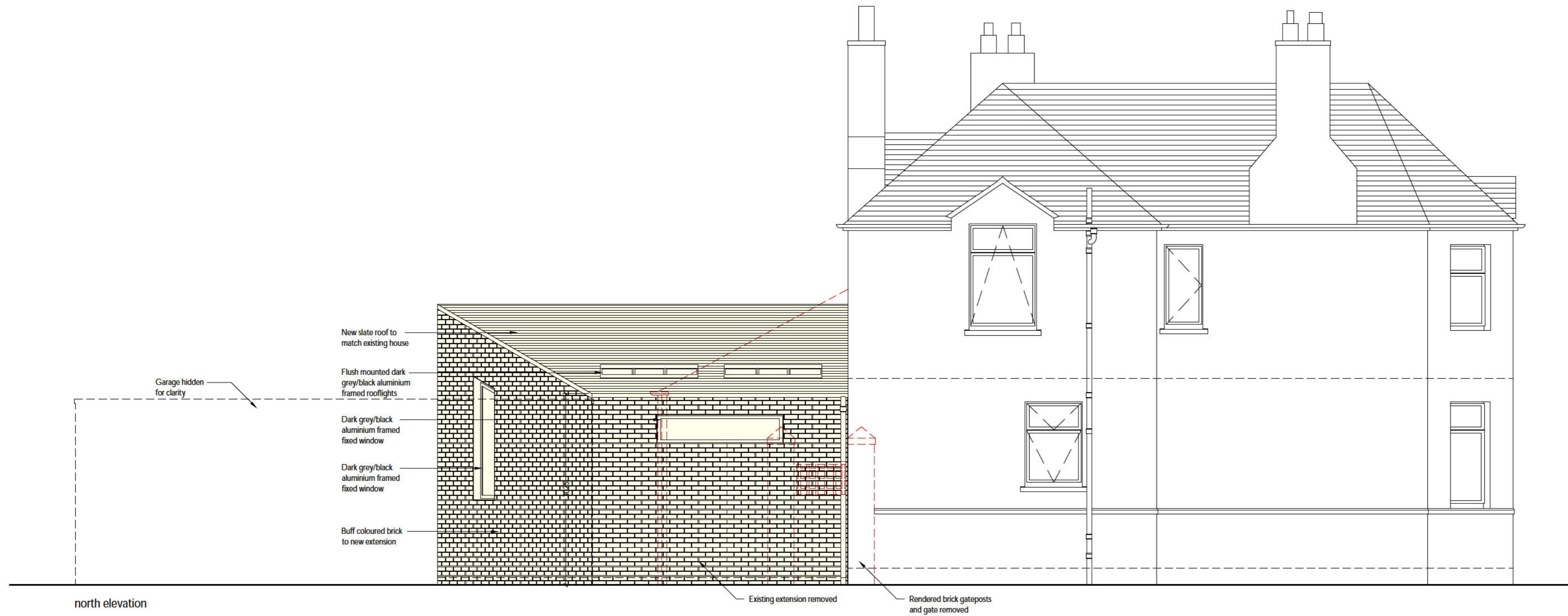
Drawn by: JG	Checked by: MM	Date: 24/03/2022	Scales: 1:100
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Site Code: -	Job Code: -	Drawing No.: 004	Revision: -
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3 Haig Place
 Windygates
 KY8 5EE

OFFICE: 01333 302585
 MOB: 07920 770177



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Project Title
14 Elliot Place
Edinburgh
EH14 1DR

Client
Vicky and Rob Carmichael

Status
Planning

Drawing Title
Elevations as proposed
Garage hidden for clarity

Date
Aug 2020

Size
A2

Project No.
2004

Drawn By
MM

Revision

-

Scale

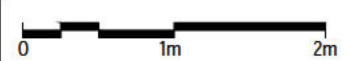
1:50

Drawing No.

P_302

Checked By

1:50



Location Plan showing position's of photos



1.



2.



3.



4.



5.



6.



7.

