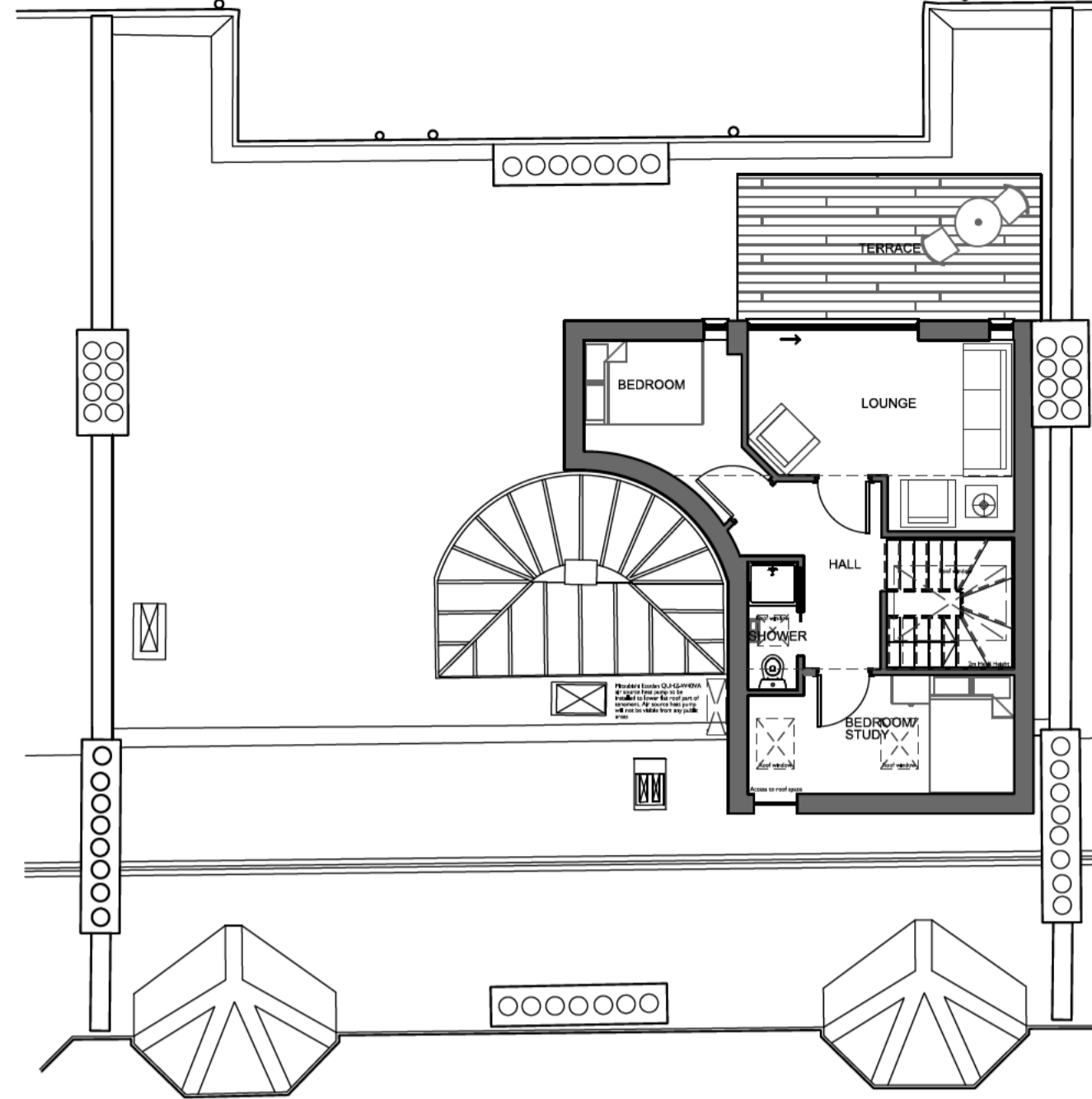
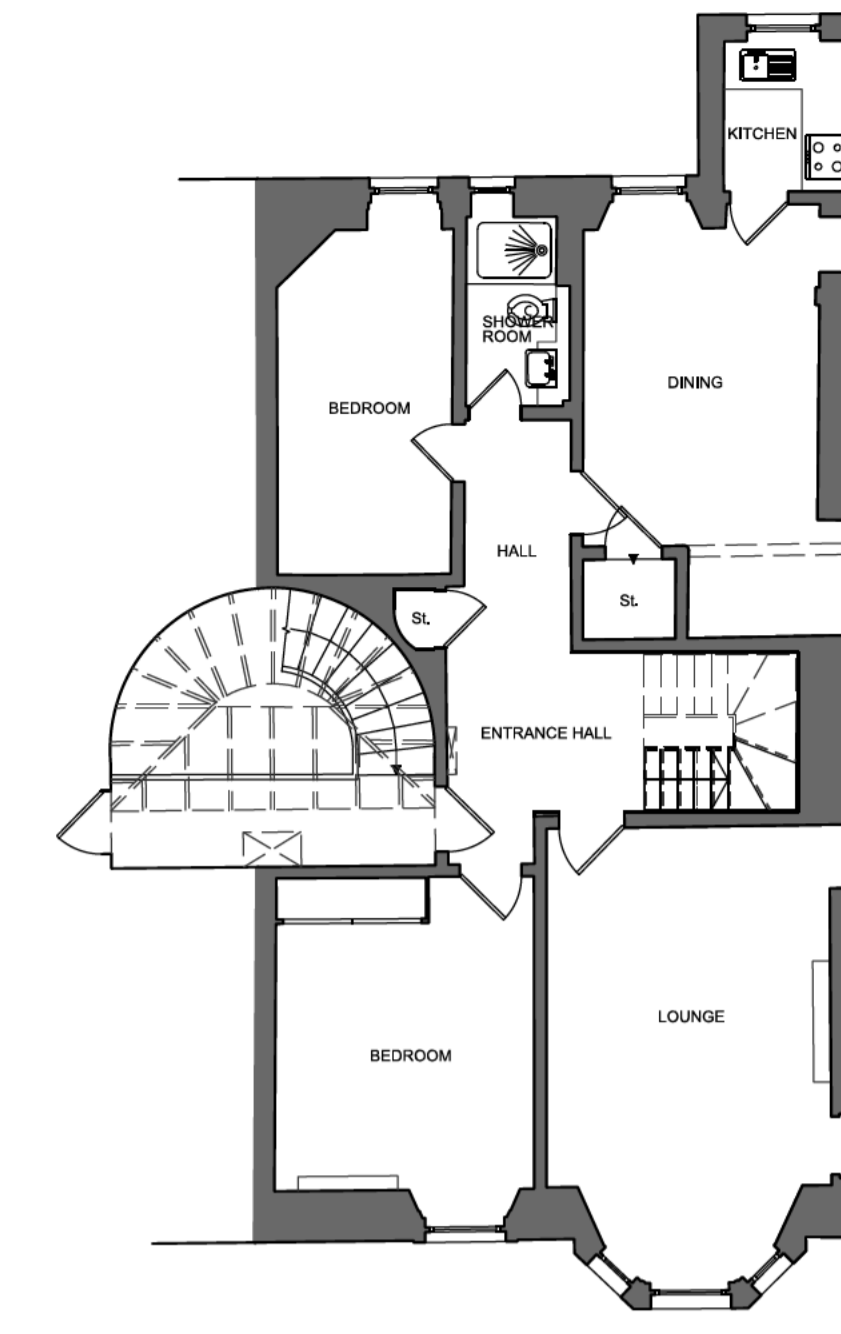


Proposed Roof Plan



Proposed Fourth Floor Plan



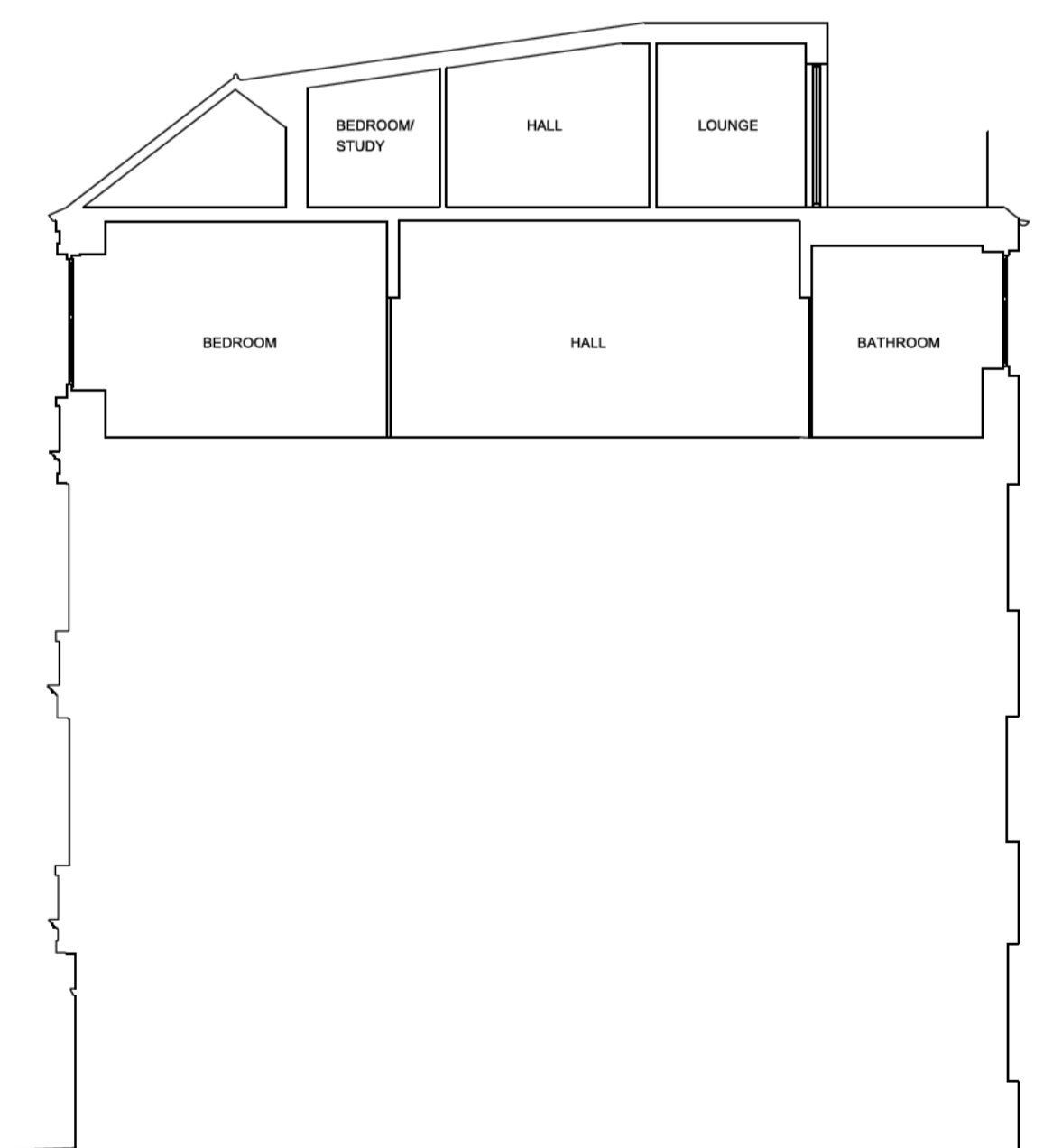
Proposed Third Floor Plan



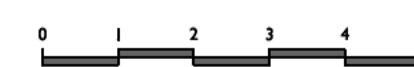
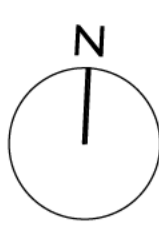
Proposed Front Elevation (South)



Proposed Rear Elevation (North)



Proposed Section Thru

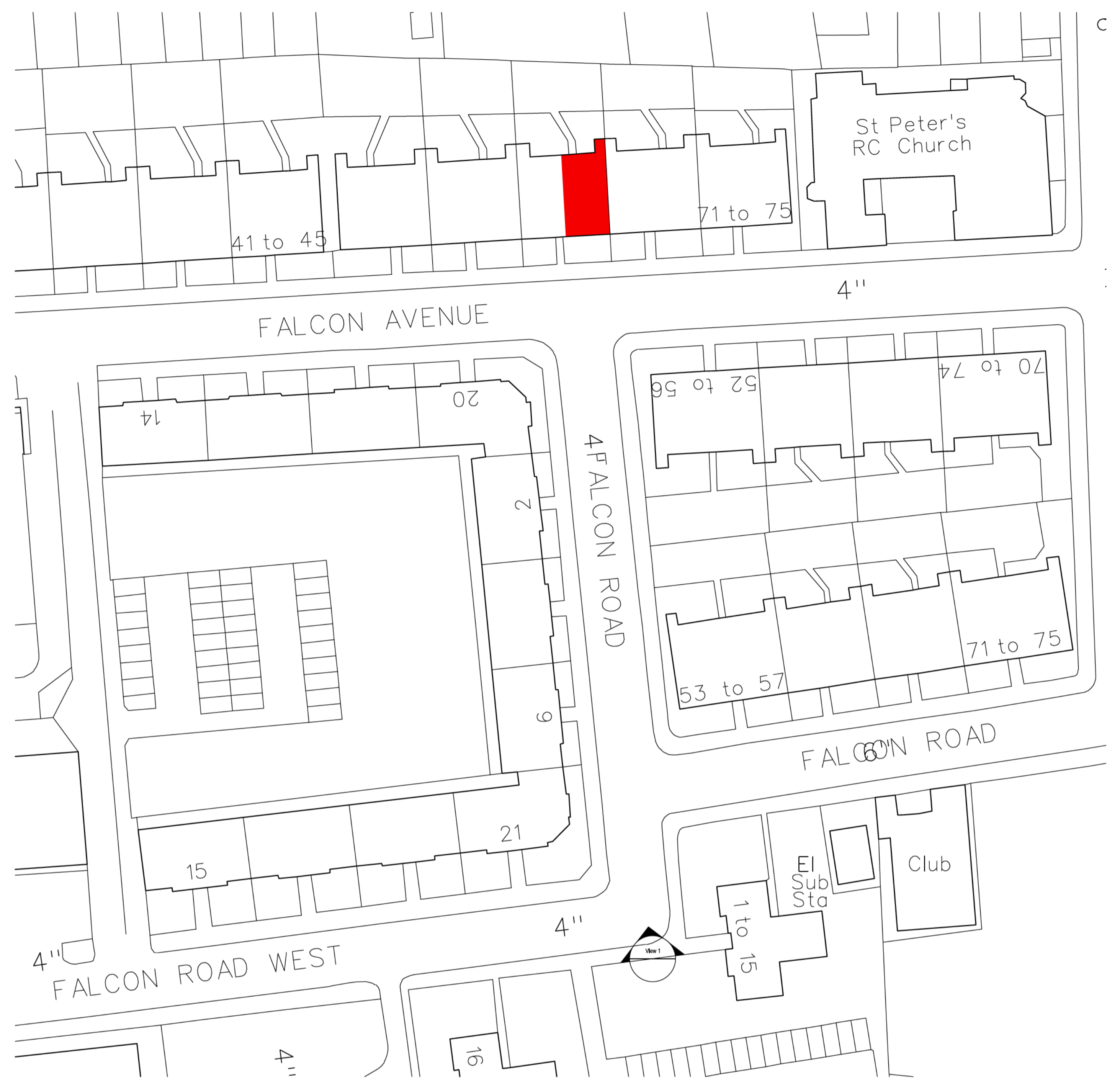
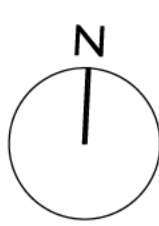


Rev	Drawn Date	Revisions
Rev F AM	12/8/22	Proposals amended as a result of previous application refusal
Rev E AM	23/9/22	Proposals amended following dialogue from CEC
Rev D AM	10/2/22	Proposals amended following dialogue from CEC
Rev C AM	13/12/20	Proposals amended following client/AMA discussions
Rev B AM	13/12/20	Proposals amended following client/AMA discussions
Rev A AM	21/2/20	Proposals amended following client/AMA discussions

CLIENT	Mr Lo Rizzo
PROJECT	Proposed Alterations to 61/ 5 Falcon Avenue, Edinburgh
DRAWING	Proposal Plans
STATUS	PLANNING
DRAWN	AM
DATE	NOV 21
DRG	1387-PL-01
JOB	1387
REV	F
SCALE	1:100 @ A1

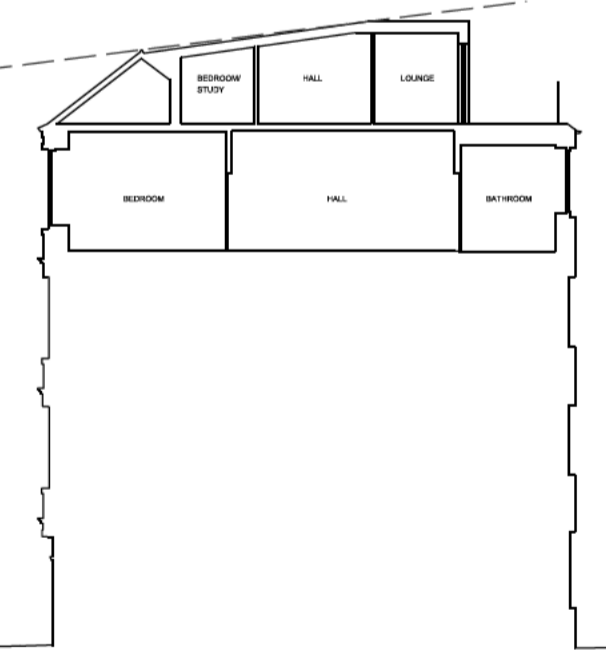
**Proposed Materiality**  
 Balustrade - Set back glass balustrading  
 Roof - Dark grey zinc cladding  
 Walls - Dark grey zinc cladding and timber cladding  
 Windows/ Doors - Dark grey aluminium  
 Terrace - Dark grey composite decking

Andrew Megginson Architecture  
 128 Dundas Street  
 New Town  
 Edinburgh  
 EH3 5DQ  
 Tel: 0131 557 9129  
 Email: info@andrewmegginsonarchitecture.com



Key Plan

View I



Rev.	A.M.	Date	Proposals amended as a result of previous application refusal
Rev	Drawn	Date	
Revisions			

CLIENT	Mr Lo Rizzo
PROJECT	Proposed Alterations to 61/ 5 Falcon Avenue, Edinburgh
DRAWING	Proposal Plans (Contextual Section)
STATUS	PLANNING
DRAWN	AM
DATE	FEB 22
DRG NO	1387-PL-02
JOB	1387
REV	A
SCALE	1:200 @ A1

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To: Mr and Mrs Lo Rizzo  
61/5 Falcon Avenue  
Edinburgh  
EH10 4AN

By email only to: [lorizzo.vilfrido@gmail.com](mailto:lorizzo.vilfrido@gmail.com)

Our ref: 115522-100/BTM/JoS  
Date: 24 August 2022

Dear Mr and Mrs Lo Rizzo

61/5 Falcon Avenue, Edinburgh EH10 4AN

Further to your recent instructions we have undertaken a daylight assessment in relation to the impact the proposed roof level extension at the above-mentioned site will have on a neighbouring rooflight.

#### Planning policy

The following guidance is outlined at page 83 of The City of Edinburgh Council's Design Guidance:

*"Applicants should provide assessment information showing the amount of daylight in an existing building before and after the proposed development is in place in order to demonstrate that there would not be an unacceptable impact on daylight to existing buildings.*

The amount of daylight reaching an external wall is measured by the Vertical Sky Component (VSC). The Council requires this to be more than 27% or 0.8 of its former value."

HCL31154-1526504978-501\1.0

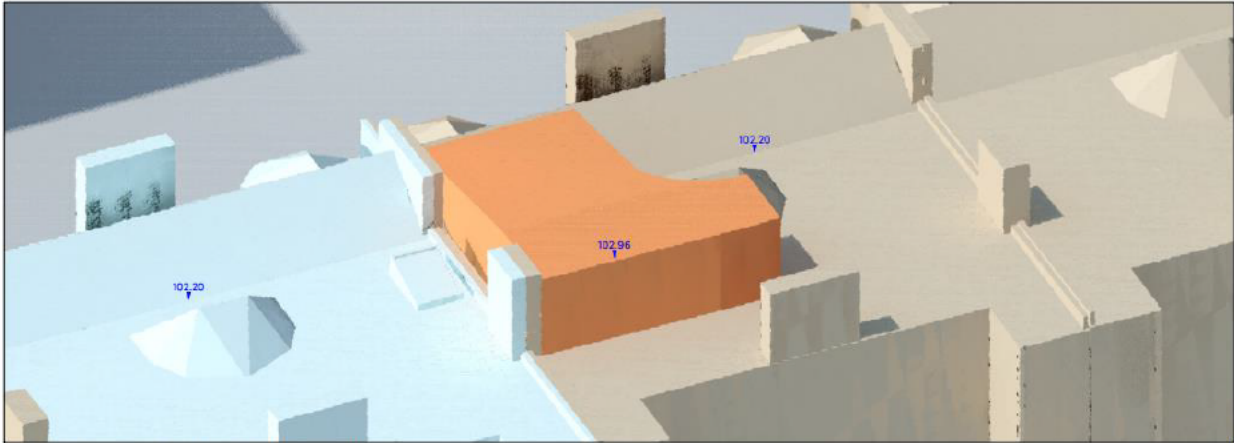
Hollis, 63a George Street, Edinburgh, EH2 2JG  
T +44 131 240 2800 [hollisglobal.com](http://hollisglobal.com)

Ben Mack  
DD +44 131 240 2802 M +44 7717 342093 E [ben.mack@hollisglobal.com](mailto:ben.mack@hollisglobal.com)

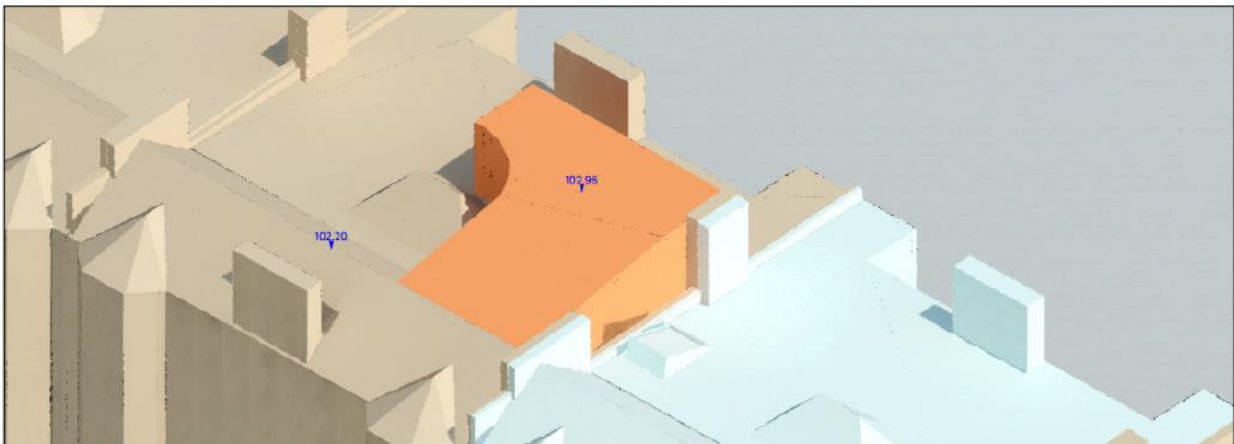
Regulated by RICS

## Technical analysis

The diagram below shows the 3D contextual views of the proposed development massing in orange, taken from our detailed analysis model.



3D Context View - View from North East (Proposed)



3D Context View - View from South East (Proposed)

## Daylight

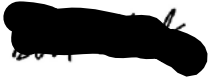
In accordance with the Design Guidance, we have undertaken a Vertical Sky Component (VSC) assessment for the existing, neighbouring property at 67 Falcon Avenue. The numerical result is shown in the table below.

Floor ref.	Window ref.	Existing VSC	Proposed VSC	Times former value	Attains CEC target?
67 Falcon Avenue					
Third	W1	95.53	82.83	0.87	Yes

The rooflight assessed for VSC will meet and exceed the target values set out in the Edinburgh Design Guidance for protecting daylight amenity to surrounding buildings. As such, the proposed roof level extension will have no effect on the rooflight to the adjoining top floor flat at 67 Falcon Avenue.

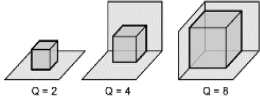
Should you have any questions, please do not hesitate to contact me.

Yours sincerely

A black rectangular redaction box covering the signature of Ben Mack.

Ben Mack  
Director

**MCS 020 Planning Standard - Air Source Heat Pump calculation procedure**

Instruction	Result
<p>1. From manufacturer's data, obtain the A-weighted sound power level of the heat pump. See 'Note 1: Sound power level'. The highest sound power level specified should be used (the power in "low noise mode" should not be used).</p>	53
<p>2. Use 'Note 2: Sound pressure level' and 'Note 3: Determination of directivity' below to establish the directivity 'Q' of the heat pump noise.</p> <div style="text-align: right;">  </div>	4
<p>3. Measure the distance from the heat pump to the assessment position in metres (rounded down, maximum 30 metres)</p> <ul style="list-style-type: none"> <li>• Assessment position means a position one metre external to the centre point of any door or window to a habitable room of a neighbouring property as measured perpendicular to the plane of the door or window.</li> <li>• Habitable room means a room other than a bathroom, shower room, water closet or kitchen.</li> <li>• Neighbouring property. Means any building used for any of the purposes of Class C of the Town and Country Planning (Use Classes) Order 1987 (as amended) (includes dwellinghouses, hotels, residential institutions and houses in multiple occupation). In instances where the air source heat pump would be installed on block of flats, neighbouring property includes flats within the same block of flats (excluding the flat of the "owner(s)" of the air source heat pump.</li> </ul>	8
<p>4. Use table in 'Note 4: dB distance reduction' below to obtain a dB reduction.</p>	-23
<p>5. Establish whether there is a solid barrier between the heat pump and the assessment position using 'Note 5: Barriers between the heat pump and the assessment position' and note any dB reduction.</p> <ul style="list-style-type: none"> <li>• For a solid barrier (e.g. a brick wall or a fence) that completely obscures an installer's vision of an assessment position from the top edge of the air source heat pump attenuation of -10 dB may be assumed.</li> <li>• Where a solid barrier completely obscures an installer's vision of an assessment position from the top or side edges of the air source heat pump, but moving a maximum distance of 25 cm in any direction to the air source heat pump allows an assessment position to be seen, attenuation of -5 dB may be assumed.</li> <li>• If it is possible for an installer to see any part of an assessment position from the top or side edges of the air source heat pump no attenuation may be assumed.</li> </ul>	0
<p>6. Calculate the sound pressure level (see 'Note 2: Sound pressure level') from the heat pump at the assessment position using the following calculation: (STEP 1) + (STEP 4) + (STEP 5)</p>	30
<p>7. Background noise level. For the purposes of the MCS Planning Standard for air source heat pumps the background noise level is assumed to be 40 dB(A) Lp. For information see 'Note 6: MCS Planning Standard for air source heat pumps background noise level'.</p>	40
<p>8. Determine the difference between STEP 7 background noise level and the heat pump noise level using the following calculation: (STEP 7) – (STEP 6)</p>	10
<p>9. Using the table in 'Note 7: Decibel correction' obtain an adjustment figure and then add this to whichever is the higher dB figure from STEP 6 and STEP 7. Round this number up to the nearest whole number.</p>	41
<p>10. Is the FINAL RESULT in STEP 9 lower than the permitted development noise limit of 42 dB(A)? If YES - the air source heat pump will comply with the permitted development noise limit for this assessment position and may be permitted development (subject to compliance with other permitted development limitations/conditions and parts of this standard). NOTE - Other assessment positions may also need to be tested. If NO – the air source heat pump will not be permitted development. This installation may still go ahead if planning permission is granted by the local planning authority.</p>	YES

**Annex 1  
Context Key Plan**

This annex shows that the principle of roof level extensions exist, in several different designs, forms and scales, in the area local to the application site

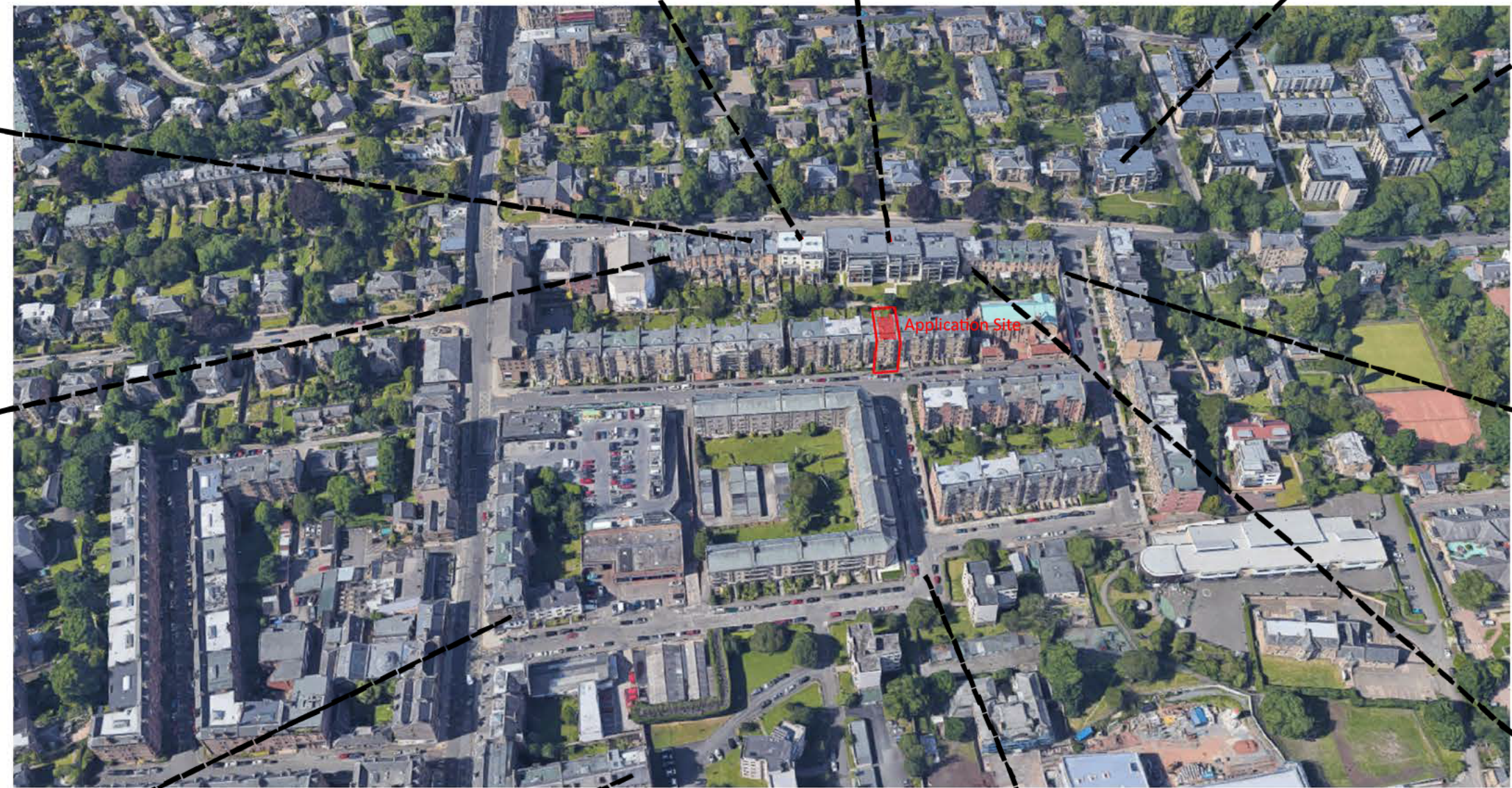
View from rear window of application property looking north-west towards modern development (Figure 10 within design statement)



View from roof of application property looking north towards modern development (Figures 6, 9, 10 & 11 within design statement)



Modern developments existing within the area (Figures 12 & 13 within design statement)



View towards application site which is obscured by vegetation, chimney stacks and rear elevation of tenement (Figures 14 & 15 within design statement)



View of roof conversion/extension to tenement at Morningside Road (Figure 8 within design statement)



View of roof conversion/extension to tenement at Steel's Place (Figures 16, 20, 21, 22 & 23 within design statement)



View towards application site from Falcon Road (Figure 4 within design statement)



View from Falcon Gardens towards the modern development on Newbattle Terrace. It can be seen that one of the tenement buildings which will have formerly had a flat roof at the rear has had a pitched slate roof with dormer added to it. (Figures 14 & 15 within design statement)

# MCGREGOR MCMAHON CONSULTING ENGINEERS

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15 March 2022

Andy Megginson  
Andrew Megginson Architecture  
128 Dundas Street  
Edinburgh  
EH3 5DQ

Dear Mr Megginson

Project: **Proposed Development of Roof at 61/5 Falcon Avenue, Edinburgh**

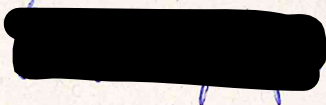
I refer to your enquiry in connection with carrying out a development on the flat roofed area above the existing top floor property and I acknowledge receipt of your drawings illustrating this.

I would confirm from my experience on similar properties in Edinburgh that the proposals certainly look feasible, and the existing structure appears to be substantial and as such should be well able to support such a development.

We would of course have to carry out a detailed structural survey and make some intrusive investigations to enable us to develop a structural design to accompany a Building Warrant application.

Please let me know if we can assist further at this stage.

Yours sincerely



Tom McGregor

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trading name of McGregor McMahon (Scotland) Ltd.  
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Kenneth D Simpson  
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