



CALEDONIAN TRUST

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Two Proposed Houses on Land Adjacent to Brunstane Steading, Brunstane Road South, Edinburgh for Caledonian Trust PLC																							
Design Statement in Support of Planning Application																							

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PLANNING SUPPORTING STATEMENT

PLANNING APPLICATION FOR TWO HOUSES ON LAND ADJACENT TO BRUNSTANE STEADING, BRUNSTANE ROAD SOUTH, EDINBURGH FOR CALEDONIAN TRUST PLC
June 2022

1.0 INTRODUCTION

This Supporting Statement accompanies the detailed planning application by Caledonian Trust PLC for the demolition of a dilapidated farm building and the erection of two houses and garages within the area of land to the east of Brunstane Steading, (previously known as Brunstane Steading Plot 10). This statement provides planning history and background information on the design of the two houses proposed.

2.0 SITE CONTEXT

The site is located on the east side of Edinburgh immediately to the east of Brunstane Home Farm Steading and is accessed from Brunstane Road South. The dilapidated farm building on this site together with the adjacent farm buildings, previously formed part of Brunstane Home Farm. The steading buildings to the west of this site have recently been extensively refurbished and converted into houses by the Applicant with construction work on a final phase nearing completion. Brunstane House, which is a Grade A listed building is located to the north of the steading. A public right of way passes east to west just to the north of the site.



Figure (i) Aerial View of the Site.

2.0 SITE CONTEXT (Continued)

To the south there is the established modern housing development known as Gilberstoun. To the east of the site is an area of open space occupied in part by old brick built piggery buildings on which planning permission for the demolition of these buildings and the erection of 10 new houses has recently been granted; (ref 10/01796/FUL).

Further to the east and to the north on the land beyond the right of way, former arable fields are located which are no longer in cultivation. This land has been allocated for housing and Planning Permission in Principle has been granted for this development, known as 'New Brunstane'.

3.0 PLANNING HISTORY

In 2006 consent was granted to the Applicant to convert the adjacent listed farm steading to the west of the application site into nine residential units along with the refurbishment of an existing cottage, (ref. 06/02742/FUL).



Figure (ii) View of the Brunstane Steading Conversion.

A further consent was granted in 2009 for amendments to this consent which also included the conversion of the dilapidated building located on this application site into one large detached house with an integral garage; (Planning Ref 09/02704/FUL). The design of this house was later refined and consent was granted for revisions in December 2009.

While the construction work on the steading has proceeded and is nearing completion, the work on this additional house has not commenced. The application site is currently being used as a site compound for Phase 3 of the steading conversion.

3.0 PLANNING HISTORY (Continued)

The Local Development Plan, adopted in November 2016 identified the surrounding land to the north and east of the application site as being suitable for residential development (see Figure (iii) below) with site HSG 29 allocated for between 950 and 1,330 houses on a site area of 48 hectares. A master plan for the proposed development (New Brunstane) was prepared and Planning Permission in Principle for 1,300 houses was granted in April 2017 (16/04122/PPP). As part of this consent, the area of land immediately to the north of the application site is to be retained as open space which is considered necessary to protect the setting of the listed Brunstane House. It is understood that a Reserved Matters Application for part of the site to the west of the East Coast Rail line is to be lodged shortly.

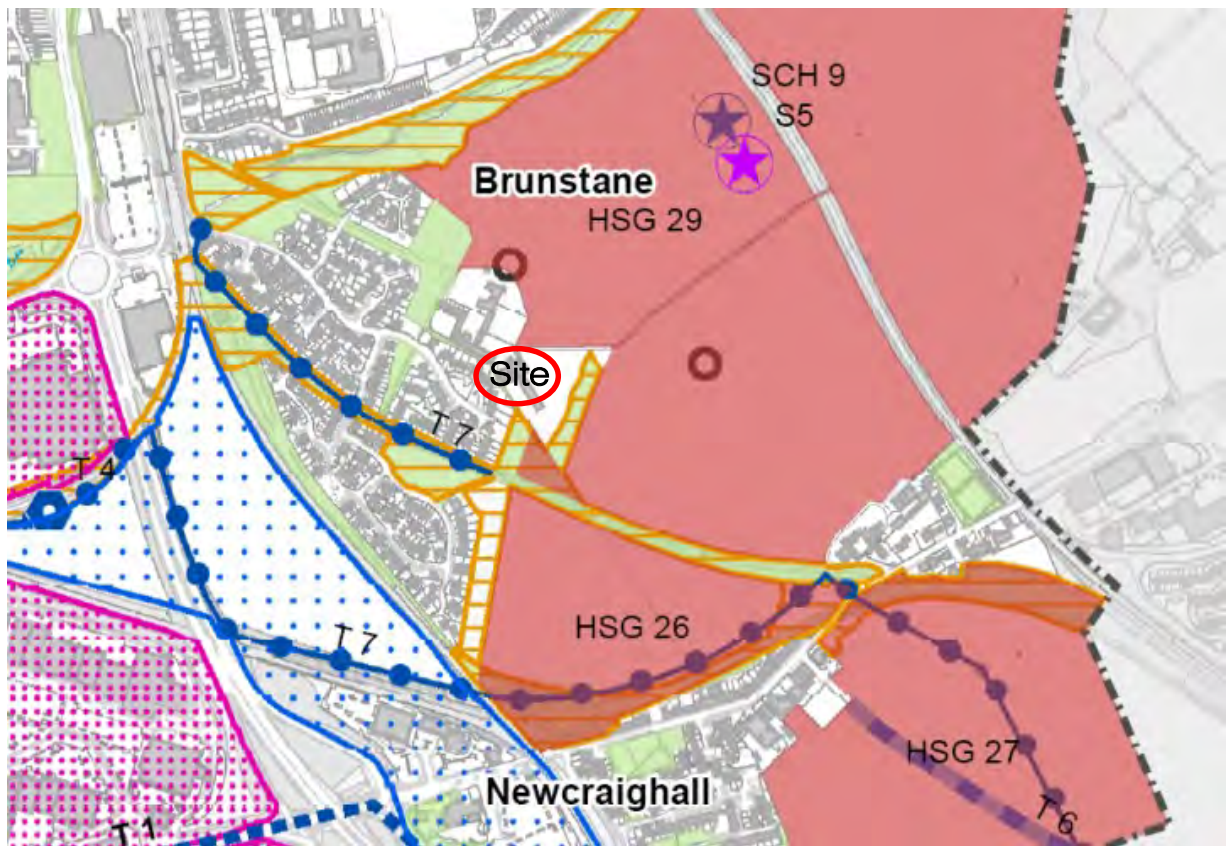


Figure (iii) Part Copy of the Local Development Plan Proposals Map.

3.0 PLANNING HISTORY (Continued)

On the land immediately to the east, a detailed planning consent has recently been granted for ten new houses together with consent for the access road and garages, (see site layout, Figure (iv) below; (Planning reference 19/01796/FUL)



Figure (iv) Approved Site Layout of development on the Adjacent Site

4.0 CONSTRUCTION WORK ON ADJACENT DEVELOPMENTS

Caledonian Trust PLC, (the Applicant) have recently carried out the upgrading and conversion of the adjacent B listed farm buildings which previously formed Brunstane Home Farm Steading into ten houses; (see photos Figures (v) and (vi)). In addition, four unoccupied farm cottages have been fully refurbished. Work on the cottages was completed in 2015 and work on the conversion of the first five houses within the existing steading was completed (Phase 2) in 2020. Construction work on the final courtyard (Phase 3, a further five houses) is scheduled for completion in August 2022.

4.0 ADJACENT DEVELOPMENTS (Continued)



Figure (v) View of Brunstane Steading Phase 2 Courtyard Looking South.



Figure (vi) View of Brunstane Steading Phase 3 Courtyard Looking South-west.
(Currently under construction)

Caledonian Trust PLC also propose to construct the recently consented ten houses on the land to the east of the application site and this development will form Phase 4, (the final phase) of this development.

5.0 CONDITION OF EXISTING BUILDING

Over the past few years, the condition of the existing building on this application site has significantly deteriorated and it is now in very a poor state of repair; (see photos Figures (vii) to (ix)). An investigation into its condition has recently been carried out and the conclusion reached was that the best solution is to demolish what remains of the building and replace it with a new building or buildings.



Figure (vii) Existing Building Looking South-west.



Figure (viii) Looking North Towards the Existing Building.

5.0 CONDITION OF EXISTING BUILDING (Continued)



Figure (ix) Looking East Towards the Existing Building.

6.0 PROPOSED DESIGN

The previously proposal for this site was to convert the existing building into one large house as at the time, the site benefited from its semi-rural location with views over the adjacent farmland; see Figure (x) below which illustrates the view from site to the north across fields to the sea in the distance. This is no longer the case as the planning status of the surrounding land to the north and east has changed with the result that housing will at some time in the near future, surround the site. The floor area of the house previously consented totals over 3,300 sq ft (plus garage) and it is now considered that as a result of the recent changes, two smaller houses would be a more appropriate solution. The area of the footprint of the two houses now proposed is similar to the footprint of the one consented house.



Figure (x) View from Site Looking North.

6.0 PROPOSED DESIGN (Continued)

The adjacent steading conversion consists of a group of buildings which form three semi enclosed courtyards, two of which are visible when approaching this site. To the east, ten detached houses area proposed, (see Figure (iv) on page 4 and Figure (xi) below, Brunstane Phase 4) and this group of houses will combine to provide a more suburban appearance, similar in form to the housing within the adjacent Gilbertson development. The position of the two new houses proposed for this application site, together with houses on plots 9 and 10 of the Phase 4 site and east building within the steading development will combine to form a transition 'courtyard grouping' between the traditional courtyards found within the adjacent steading and the detached houses to the east. This is illustrated in the site layout below (Figure (xi)).



Figure (xi) View from Site Looking North.

6.0 PROPOSED DESIGN (Continued)

The footprint of the two houses proposed are narrow in depth and long in width in order to provide a building form which replicates the long and narrow farm buildings found within the adjacent steading. A car-port is to be positioned between the two houses which will visually link the two houses. The roofs of both houses are to be traditional with steep pitches but fairly simple in form; (see Front Elevations, Figure (xii) and Floor Plans, Figure (xiii)).



Figure (xii) Front Elevations of Proposed Houses.

It is proposed that the elevations incorporate traditional detailing such as stone quoins and built utilizing traditional materials. Windows have been designed with a vertical emphasis and materials proposed are natural slates to the roof, timber framed windows and a mixture of natural and reconstituted stone walling. To the rear, large glazed openings are incorporated to maximise the benefit of the views towards the south facing rear gardens and also to benefit from the solar gain.

Within both houses, the ground floor accommodation consists of large open plan areas which provides space for the three functions of living, eating and cooking (the kitchen area) and this space benefits from the large south facing glazed openings and views to the rear gardens. A separate reception room is also provided and on the first floor and four bedrooms are provided within each house. A single detached garage is to be provided within each plot and this garage has been designed to be wider than a car to allow space for storing bikes, garden tools, etc. Generous rear gardens are to be provided and will be enclosed by a timber screen fence.



Figure (xiii) Ground Floor Plans

7.0 CONCLUSION

Planning consent was previously granted for the conversion of the existing building into one large house. This is no longer considered appropriate for two reasons:

- the existing building is in a very poor state of repair and its demolition now consider to be the most appropriate solution.
- with a large housing development now proposed on the adjacent land, one large house is no longer considered appropriate.

The design of the two houses proposed has been carefully considered to provide a transition 'courtyard' grouping, (combining with Plots 9 and 10 within the adjacent proposed development and the east building within the steading development). The form and detailing of the proposed houses will combine with the buildings within the steading conversion to the west and the proposed ten house development to the east to providing a visually cohesive development, built utilizing high quality traditional materials and detailing.