

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 100181892-003

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:	APT PLANNING & DEVELOPMENT		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	TONY	Building Name:	
Last Name: *	THOMAS	Building Number:	6
Telephone Number: *		Address 1 (Street): *	HIGH STREET
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	EAST LINTON
Fax Number:		Country: *	UK
		Postcode: *	EH40 3AB
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"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="c/o APT Planning & Development"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="HIGH STREET"/>
Company/Organisation	<input type="text" value="QUARRY INVESTMENTS"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="EAST LINTON"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH40 3AB"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

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"/>
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"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672888"/>	Easting	<input type="text" value="316544"/>
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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 DEVELOPMENT OF FIVE NEW DETACHED HOMES

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.

PLEASE REFER TO REVIEW STATEMENT AS PART OF THIS SUBMISSION.

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)

LRB Review Statement All application documents associated with 19/04849/FUL including all layout, elevation and floorplan details for all proposed new houses as well as Planning Statement, Heritage Statement, Transportation Statement and Landscape and Visual Impact Assessment.

Application Details

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

19/04849/FUL

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

17/10/2019

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

20/12/2019

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 *

Holding one or more hearing sessions on specific matters

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)

We believe that the key determining factors should be discussed and explored in detail as part of an LRB hearing with the ability to present to and answer questions from the LRB panel.

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

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 TONY THOMAS

Declaration Date: 20/03/2020

Proposal Details

Proposal Name	100181892
Proposal Description	PROPOSED DEVELOPMENT OF 5 DETACHED HOMES
Address	
Local Authority	City of Edinburgh Council
Application Online Reference	100181892-003

Application Status

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

Attachment Details

Notice of Review	System	A4
19_04849_FUL _ CASTLE GOGAR RIGG _ 1 in 20 FLOOD MAP _ CASTLE GOGAR	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ AERIAL CGI _ SEPTEMBER 2019	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ EXISTING SITE PLAN _ PL L_90_02 _ A1 1 500	Attached	A1
19_04849_FUL _ CASTLE GOGAR RIGG _ HERITAGE STATEMENT - SEPTEMBER 2019	Attached	A4
19_04849_FUL _ CASTLE GOGAR RIGG _ House Type CGIs _ October 2019	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ LANDSCAPE AND VISUAL ANALYSIS _ SEPTEMBER 2019	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ Planning and Design Statement _ October 2019	Attached	A4
19_04849_FUL _ CASTLE GOGAR RIGG _ TRANSPORTATION	Attached	A4

STATEMENT _ SEPTEMBER 2019		
19_04849_FUL _ CASTLE GOGAR RIGG _ PROPOSED SITE PLAN _ PL L_90_03 Rev T _ Option A A1 1 500	Attached	A1
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_20_01 South Elev Rev B A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_20_02 North Elev Rev B A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_20_03 East Elev Rev B A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_20_04 West Elev Rev B A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_23_01 Rev B GF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_23_02 Rev A FF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 3 _ PL_27_01 Rev A Roof A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_20_01 Rev F South Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_20_02 Rev F North Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_20_03 Rev E East Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_20_04 Rev F West Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_23_01 Rev F GF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_23_02 Rev F FF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 _ PL_27_01 Rev F	Attached	A3

Roof A3 1 100		
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 4 and 8 _ PL_20_05 Rev F South and North Elevs A3 1 200	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_20_01 Rev E - Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_20_02 Rev D North Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_20_03 Rev D East Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_20_04 Rev D West Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_23_01 Rev C GF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_23_02 Rev C FF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 _ PL_27_01 Rev C Roof Plan A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 5 and 6 _ PL_20_05 Rev E S and N Elevs A3 1 200	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 6 _ PL_20_04 Rev D West Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 6 _ PL_20_01 Rev E South Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 6 _ PL_20_03 Rev D East Elev A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 6 _ PL_23_01 Rev C GF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR RIGG _ HOUSE 6 _ PL_23_02 Rev C FF A3 1 100	Attached	A3
19_04849_FUL _ CASTLE GOGAR	Attached	A3

RIGG _ HOUSE 6 _ PL_27_01 Rev C Roof Plan A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 6 _ PL_20_02 Rev D North Elev A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_20_01 Rev F South Elev A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_20_02 Rev F North Elev A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_20_03 Rev E East Elev A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_20_04 Rev F West Elev A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_23_01 Rev F GF A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_23_02 Rev F FF A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ HOUSE 8 _ PL_27_01 Rev F Roof A3 1 100		
19_04849_FUL _ CASTLE GOGAR	Attached	A3
RIGG _ Location Plan A3 1 1250		
19_04849_FUL _ CASTLE GOGAR	Attached	A4
RIGG _ LRB REVIEW STATEMENT _ March 2020		
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0



QUARRY INVESTMENTS LTD.



REVIEW STATEMENT

APPLICATION 19/04849/FUL

Proposed Residential Development

Castle Gogar Rig, Edinburgh

March 2020

apt planning &
development

6 High Street

East Linton

EH40 3 AB

T - [REDACTED]

[REDACTED]
[REDACTED]



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

Executive Summary

- a. This appeal to the Local Review Body is lodged following the refusal of application 19/04849/FUL on 20th December 2019.
- b. The Local Review Panel may consider that the design, layout and location of the proposed development are such that they **will not result in unacceptable impacts on the character and appearance on the Castle Gogar group of buildings**. Despite a long list of policies referred to in the reasons for refusal, **we believe that it is the setting of Castle Gogar itself that remains the key determining issue**.
- c. The Local Review Panel has **the advantage of looking at the application afresh** and not necessarily hamstrung by policies which may have led the case officer to the conclusion that there was no other possible outcome. However in this instance we believe that potential impacts have been exaggerated in their relation to planning policy.
- d. **The Panel is able to take a more holistic view**, and determine that in-the-round, the application represents an **excellent and innovative design solution** for the site; that it would represent an appropriate and high quality final phase of development at Castle Gogar Rigg and should be granted planning permission. This would not necessarily suggest that the case office and planning team made an incorrect determination, more that the LRB is in a position to adopt a slightly different approach.
- e. Disappointingly, there was **no engagement** from the case officer during the determination of this application (despite requests). There was no opportunity to discuss the key elements of the application, whether policy, design, access, layout or landscape related.
- f. The committee report acknowledges that the design of the proposed buildings is in keeping with the other modern additions to the Castle Gogar site, that the importance of the Castle in defining the character of the wider area has diminished over time and that there are no transportation impacts that would warrant the refusal of planning permission.
- g. It is worth noting that it is the same architect involved with this application as has been involved in the restoration of Castle Gogar and earlier enabling development as well as the applications in 2015 and 2017. This ensures a continuity of design and understanding of the site. This is critical when interpreting the relationship to Castle Gogar, and creating a high-quality, managed setting has always been central to the proposals at Castle Gogar Rigg.
- h. We also contend, that a number of reasons for refusal were mistakenly and misleadingly added to the decision notice.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

- i. There is no flood risk (as the submitted flood plan illustrates); the ecology of the site has been so disturbed by previous and ongoing development that a completed development will benefit the local biodiversity of Castle Gogar; the development is in keeping with the other residential properties at Castle Gogar Rigg and there will be no loss of formal, designated open space through the proposed development.
- j. Genuine concerns could have been discussed further and negotiated with planning officials had they engaged in any post submission discussions. The applicant was ready and willing to liaise with officials to ensure that the proposed development could be the best it could be. The layout and design was submitted as our best foot forward, but we were prepared to negotiate further as appropriate.
- k. There are nine reasons for refusal (each dealt with in turn as part of this submission) which cite concerns around the principle of development, impacts on listed buildings, flooding, ecology and tree protection. We have responded accordingly and feel that the key determining issue is the potential impacts, positive or negative on the setting and character of Castle Gogar and other listed structures.
 - a. The setting and character of Castle Gogar was compromised many years ago as it fell into a state of disrepair. It was also fundamentally compromised with the construction of the airport runway to the north.
 - b. The previous enabling development did ensure the Castle's future but also led to compromises of a different sort with development being permitted in close proximity to the north-west part of the Castle grounds and within the original walled garden. Subsequent development has been further away from the Castle and we wish to continue this pattern of development.
 - c. The committee report acknowledges that the Castle is no longer the dominant feature of the site. While it must be protected in its own right as a significant historic building, its influence beyond the policy walls is now far more limited. This is amplified by the earlier development in the walled garden.
- l. The proposals will not therefore have a detrimental impact on how the Castle and its grounds can be **understood, appreciated and experienced**. It is a private Castle, mainly unseen as part of a private development of substantial homes, not open to the public. Many aspects of its significance will remain unchanged. Its relevance is not in its current setting (either visually or through public access) but through an acknowledgement of its history both architecturally and culturally. The proposals do nothing to diminish this interpretation but seek to ensure the Castle sits in a high quality environment befitting a Category 'A' listed building.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

- m. We strongly contend that the final development of up to five well-designed well positioned new homes, designed to reflect the enabling and subsequent development that has gone before, will ensure that the Castle sits in its own environs whilst neighbouring development is of the highest quality, ensuring it sits in an environment befitting the quality of the Castle itself (and since refurbishment).

- n. The applicant has also undertaken a programme of bridge repairs at his own cost (the bridge is a Category 'B' listed structure). This improves the quality of the approach to both Castle Gogar Rigg and the Castle itself. This work amply illustrates the applicant's commitment to the site (where he lives). His intent is to create a high-quality environment at Castle Gogar through landscape management and maintenance alongside appropriate and high-quality development.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg
LRB Review Statement

INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Quarry Investments Ltd.** with regards to application **19/04849/FUL** seeking planning permission for the erection of five new two-storey homes on land at Castle Gogar Rigg, Edinburgh. The application was refused via delegated powers on 20th December 2019.
2. Application for planning permission **19/04849/FUL** was accompanied by a suite of supporting documents (and also submitted in support of this appeal), including a Heritage Statement, Landscape and Visual Analysis and Transportation Statement. This appeal statement tries not to repeat much of what has been written before, but will concentrate on the reasons for refusal given when the application was refused via delegated powers in December.
3. Despite this comprehensive approach, and pre-application engagement with the City of Edinburgh Council, we were not offered any feedback on the application at any time or the opportunity to enter into any post-submissions discussions and negotiations about the application's content. No further information was requested to better inform the determination process.

SITE CHARACTERISTICS, BACKGROUND AND PLANNING HISTORY



4. The appeal site lies close to the Category 'A' listed Castle Gogar at the end of a 600m access driveway off the A8 Glasgow Road, close to Edinburgh Airport to the west and north, the new tram line and Gogar Tram Depot to the south and east, as well as the Gyle Shopping Centre and Royal Bank of Scotland Headquarters (immediately to the south) at Gogarburn.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

5. The wider Castle Gogar site was the subject of **planning permission 04/02302/FUL** which sought the refurbishment/redevelopment of Castle Gogar, enabled by the development of a number of residential properties within the environs of the Castle.
6. **Application 15/01051/FUL** was granted planning permission (via delegated powers) in September 2015 for the development of two apartment blocks and a single detached dwelling.
7. **Application 17/00202/FUL** was granted permission in March 2017 for the erection of a single detached dwelling house on land at Castle Gogar Rigg. This house has been completed.
8. This brings the total number of **new** dwellings at Castle Gogar to 17 (including the two new homes created from the conversion of the existing stable buildings) alongside Castle Gogar that remains on the north-east part of the site, though almost totally hidden from its neighbours, owing to a combination of the high stone walls and mature tree cover.
9. The last fifteen years has therefore seen an **evolution of Castle Gogar**, initially by way of enabling development to secure the restoration of the Castle, but more recently, by way of allowing further, appropriate and high quality development in the immediate vicinity of the previous developments. **This is very much the final stage of that evolution, creating a high quality and established residential neighbourhood in its own right but also in relation to Castle Gogar.**
10. Development in and around Castle Gogar and Castle Gogar Rigg is further underpinned by the allocation of the **International Business Gateway (IBG)** on land to the south and west, creating a significant new business, commercial, leisure and residential area between the Gogar Roundabout and Tram Depot and Edinburgh Airport. The entire Castle Gogar site is included within the IBG allocation and the additional large scale development around the wider Castle Gogar location will further diminish any sense of a rural setting.
11. In more general (SESPlan) terms, residential development is to be steered to '*sustainable locations where there is infrastructure capacity*'. Policy 1A of SESPlan identifies 13 Strategic Development Areas (SDA's), one of which is West Edinburgh and including the Castle Gogar site within its boundary.
12. The Edinburgh LDP was adopted in November 2016 and remains the extant Local Development Plan offering the Council's most up to date planning policies. Although the application site is too small to be considered in depth as a LDP proposal, we tested the proposal against relevant policies.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

13. The proposed development at Castle Gogar will complement the future plans for this area of Edinburgh whilst the limited scale of development will not prejudice any wider employment use proposals that may have an element of residential development.
14. This is a very site-specific proposal, both in terms of the land being available under a single ownership and in being able to respond to the common design character evident throughout the site and especially in the various iterations of new build homes over the past 15 years.
15. Great care has been taken, with all the phases of development at Castle Gogar to ensure that a **common design character has been adopted**, typically a clean, modern approach, picking up on some key design elements of the Castle, whilst also creating interesting and high quality homes, fit for modern living.
16. We have continued this ethos with this final proposal for development at Castle Gogar Rigg. **The new homes will be high quality, appropriate and will not have a detrimental impact on the surrounding area.**
17. Each of the phases have been delivered under a single ownership, ensuring control in the delivery of the development but perhaps more importantly, an assurance over the design detail, enabling the overall character of Castle Gogar Rigg to evolve sympathetically, sensitively and attractively.
18. **The applicant is a resident of Castle Gogar Rigg.** This ensures great care being taken in the design and maintenance of the wider site, and it is the applicant that has overseen and funded the significant refurbishment works to the listed bridge over the Gogar Burn just before you reach the application site.
19. The applicant has lived at Castle Gogar Rigg since it was developed in 2004/2005 and is **invested in its future not simply as a developer but as a local resident.** He is also responsible for ensuring that the wider landscape has been maintained, whether through grass cutting or more complex tree maintenance (ultimately in removal and replacement) and this dedication ensures that in the longer-term it is the wider setting of Castle Gogar itself that benefits (with no input or contribution from the owner of the Castle itself).

PRE-APPLICATION ENGAGEMENT

20. Throughout the process (enabling development and the two subsequent applications for planning permission) there has been an encouraging level of pre-application and post submission engagement with the City of Edinburgh Council. In keeping with this inclusive and proactive approach, we submitted pre-application details to the Council in February 2018.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

LRB Review Statement

21. We received a brief response in April 2018 stating that there were concerns over the setting of the listed building and access arrangements to the site off the A8. Needless to say we were disappointed with this response and in working with OPEN, Simpson & Brown and SWECO we have sought to address these concerns and lodge a comprehensive and credible application.
22. Throughout the process, we have always sought to work with the Council, and this was no different, but in this instance we fundamentally disagreed with the concerns raised, and this stance has been underpinned by the findings of the work undertaken by the other specialist members of the design team. As stated elsewhere the lack of engagement post-submission has been especially disappointing.

Application 19/04849/FUL

22. Application 19/04849/FUL was validated on 10th October 2019 (confirmation received on 24th October). Despite repeated and unsuccessful requests for further engagement with the planning team, the application was subsequently refused via delegated powers on 20th December 2019. Nine reasons for this refusal were given and we address each in turn below:

Reason 1

The proposal is contrary to adopted Edinburgh Local Development Plan policy Hou 1, as it does not meet the criteria for housing development within the International Business Gateway.

23. We have always promoted the development proposed as the final phase of development at Castle Gogar Rigg (CGR), that it would represent a well-planned high-quality setting paying due respect to its surroundings whilst providing attractive modern homes in keeping with the existing buildings at Castle Gogar Rigg.
24. Development here will complement the existing development at Castle Gogar Rigg but will also complement with wider aspirations of the International Business Gateway (IBG). It would be unlikely that Castle Gogar Rigg could be developed in conjunction with the IBG simply due to timescales and land ownership/control.
25. What this application does is seek to complete the Rigg development which in itself will become a peripheral but potentially positive element of the IBG. The fact that CGR has been completed first gives the setting of the IBG a reference point – modern airport related development to the west and the CGR development (alongside Castle Gogar) in the north-east corner. The overall IBG is a major business-led masterplan and long term development aspiration.



Quarry Investments Ltd.

Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

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26. The fact that the proposals at CGR are not part of a co-ordinated business-led masterplan should not preclude it from favourable consideration – it will form part of the wider allocation in due course as the IBG grows.

Reason 2

The proposal is contrary to adopted Edinburgh Local Development Plan policy Des 4, as the proposal will have a negative impact upon the setting of its surroundings.

27. The proposed new homes have been designed specifically to continue the design theme already introduced at CGR namely the introduction of further modern simply designed relatively substantial detached homes sitting alongside the ‘hidden’ Castle building beyond the high castle walls and mature tree cover yet complementing the converted stable block.
28. Looking specifically at Policy Des4, the buildings are of an appropriate scale and height, being subordinate to the taller apartment buildings to the west and the much larger Castle to the north/rear of the site whilst being similar in style and scale to the existing homes.
29. The proposed buildings are positioned to complement the existing homes and the Castle, presenting an entrance feature as you arrive over the listed bridge structure (over the Gogar Burn). The two homes on the southern edge of the area face the Castle walls whilst the Castle itself is almost completely hidden from view.
30. The homes frame the approach and focus attention but do not detract from the gates that form the main entrance into the Castle. The materials and detailing maintains the simple modern approach elsewhere on the site.
31. The principle of the development at Castle Gogar Rigg has always been to deliver an appropriate, high quality and sympathetic final phase of residential development.
32. We therefore strongly dispute that the proposals fail when tested against policy Des4 and that the key characteristics show a detailed and sensitive understanding of the context of the site with an appropriate design solution proposed.



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Reason 3

The proposal is contrary to adopted Edinburgh Local Development Plan policy Env 3, as the proposal will be detrimental to the setting of the listed building.

33. The applicant commissioned Simpson & Brown to advise with regards to the proposed development and the setting and character of Castle Gogar.
34. This is a long established development site, and an already compromised setting of the listed building. When the initial enabling development was granted permission, the castle was in a state of disrepair (and very much compromised as a heritage asset) and the permission secured its future restoration (including the stable block).
35. The three existing homes immediately to the west of the Castle complex (and the converted stable block) are far closer and intrusive to the setting of the Castle (as they are set in the original walled garden).
36. As the CGI image below illustrates, this northern part of the site is much busier in terms of built form and the proposed new homes have been deliberately set back to ensure the Castle retains some sense of isolation in the north east corner. The proposed homes will not compromise this.





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37. The applicant has taken on ownership of the access road including the bridge over the Gogar Burn and invested considerable sums in its upkeep and that of the main access road and vegetation/tree cover. This work continues to benefit all residents of Castle Gogar Rigg as well as the setting of the Castle.
38. The applicant is committed to maintaining and improving the quality of the access road which is the historic drive to the castle from the public road. This includes works to manage trees and other planting, including replanting trees, and works to historic boundary walls.
39. Consultation responses noted that the open area to the south of the south Castle wall should be retained. This was identified as a former paddock but has long since become a building site works area with no grass. Nonetheless, in the proposed development, to retain the sense of the former paddock, two houses have been set close as possible to the south boundary as possible (avoiding mature tree root protection areas etc). This means that there an open and green area would be created between the built form of the houses and the Castle wall, restoring the sense of the paddock.
40. In addition these two houses have been designed to refer to the wider historic setting of the Castle. There is evidence from historic maps that there was a tree belt which formed a view, drawing the eye perhaps to an historic fort marked on early maps. This feature may have been intended to suggest a connection between the owners of the Castle and the ancient fort, to reinforce social or political legitimacy or for antiquarian interest.
41. The remaining trees from this tree belt still appear on the 1852 Ordnance Survey map. The proposed development deliberately sets a pair of mirrored houses, with a large gap between them, to allude to this aspect of the setting of the Castle.
42. The proposals seek to complement the setting of Castle Gogar within its modern high-quality setting (though offset to the north-east and mainly hidden from view). Despite its obvious architectural merit, the key feature remains the intrigue as to what lies beyond the high walls and tree cover. It is a private hidden property.
43. We have contended from the outset that the development will complement the setting of the Listed Building and not compromise that setting. The direct impact will be negligible as the Castle remains a hidden gem.



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Reason 4

The proposal is contrary to adopted Edinburgh Local Development Plan policy Env 12, as the proposal is likely to have a damaging impact upon trees worthy of retention.

44. The applicant has maintained the trees on the site for many years, taking great care to ensure maximum and appropriate protection. There have been some losses due to weather damage and disease over the years but there has been no malicious removal of trees and this approach will continue.
45. It would be counterproductive to promote a high quality, executive style development that would undermine the presence and quality of the existing and remaining trees. They provide an attractive backdrop to development and will be supplemented by significant additional landscape planting as development is completed (avenue planting along the main access road being a case in point).
46. With many of the trees on site being of a similar maturity, the inclusion of replacement planting with young specimens will help to diversify the age profile and avoid the site becoming devoid of trees when the mature trees come to the end of their lives at a similar time.
47. This will also deliver a more varied range of habitats to the area with managed grounds and gardens presenting their own biodiversity benefits.

Reason 5

The proposal is contrary to adopted Edinburgh Local Development Plan policy Env16, as the proposal may have an adverse impact upon species protected under European or UK law.

48. There is no evidence that development will have any adverse impact on any protected species. There was some evidence of the presence of badgers (not setts) in 2015 but given the level of disturbance caused by the ongoing development, it is unlikely that any further disturbance will occur or be relevant.
49. There has been a significant level of development in the immediate area and the finished development would seek to implement a high quality environment with a suitably diverse habitat however it is unlikely that any protected species will be impacted as a result of this development.



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50. Had there been any engagement with the Case Officer, a further ecological study could have been completed (though, in our opinion, unnecessarily) but as the ecological value would have deteriorated significantly since the 2015 report due to the level of construction work, it was not felt necessary at the outset to instruct further work.
51. Should this appeal to the local review body be successful, we would be happy to accept a condition requiring further ecological investigations to be completed prior to development starting but it is our position that no protected species would be impacted by this development. The proposals are not therefore contrary to Policy Env16.

Reason 6

The proposal is contrary to adopted Edinburgh Local Development Plan policy Env 18, as the proposal will result in the loss of valuable open space which will have a significant impact upon the quality and character of the local environment.

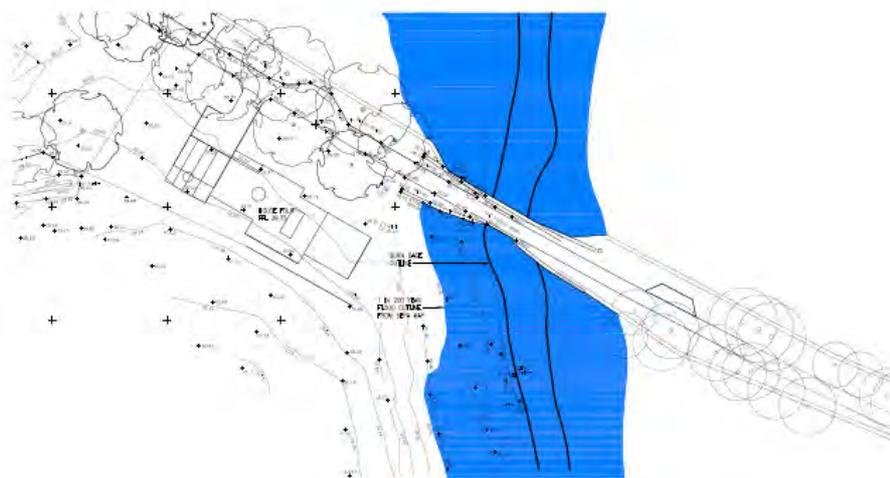
52. **No part of the proposed development provides an element of useable or valuable open space** at Castle Gogar Rigg.
53. The area referred to as the paddock has always been an **unused private space**, fenced off and in the main, overgrown with infrequent maintenance. The driveway beyond the bridge is simply a route into Castle Gogar Rigg that has changed significantly over the years.
54. Despite comments to the contrary, the **so called village green is identified for development**. It retains an extant permission for the development of an office building. Discussions did take place in 2015 about the implementation or otherwise of that permission but nothing was ever formalised. It remains extant and was taken into consideration by the transportation team when considering the likely transport impacts of development.
55. It is misleading to describe the village green as open space, it is a vacant and well maintained development plot with an extant planning permission.
56. Again, if the planning team had engaged in post-submission discussions, it may well have been the case that the applicant was asked to remove the proposed house on the site of the consented office building. This discussion never took place, but we can confirm that if it was requested as part of a wider permission, we would be willing to remove this house from the application – planning permission could be granted that excludes this particular house if this was identified as a key stumbling block to development being permitted.

57. The proposals are not contrary to Policy Env18 and there will be no loss of formal or informal open space. Furthermore the issue of open space was not raised during the pre-application process. Had it been (and this is after all what the process is designed to achieve) we would have provided further evidence that there would not be any loss of valuable useable open space.

Reason 7

The proposal is contrary to adopted Edinburgh Local Development Plan policy Env 21, as the proposal may increase a flood risk or be at risk of flooding itself.

58. The applicant instructed McGregor & McMahon Associates to look at the likelihood of the site flooding using the 1:200 flood event as its guide and given the proximity of the Gogar Burn to House Eight.



 McGregor & McMahon & ASSOCIATES CONSULTING ENGINEERS <small>Gogar Loch, Carnegie Campus, Edinburgh, EH11 8PB Tel: 0131 333 7349 Fax: 0131 333 73191 email: mma@mcgregor-mcmahon.com website: www.mcgregor-mcmahon.com</small>		THE PROPOSED DEVELOPMENT AT CASTLE GOGAR RIGG, EDINBURGH THE FLOOD OUTLINE		
DATE	DRAWN	APPROVED	SCALE	PROJECT NO.
01.11.18	EB		1:500	A3 14570-FL

59. As the flood map lodged alongside this appeal illustrates, none of the proposed buildings lie within the flood plain of the Gogar Burn. On this basis, the buildings would not be at risk of flooding nor would they increase the risk of flooding elsewhere downstream (specifically Castle Gogar that lies at a lower ground level).
60. In terms of ground levels and finished floor levels, the grounds of Castle Gogar are lower than that of the nearest house to the Gogar Burn. There is no evidence or knowledge of Castle Gogar ever flooding. We do not believe that any of the house plots lie within an active 1:200 flood plain and therefore the application cannot be contrary to Policy Env21.



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Reason 8

The proposal is contrary to Historic Environment Scotland Managing Change in the Historic Environment Guidance Note on setting as the proposed new houses would detrimentally impact on the approach and wider setting of Category A listed Castle Gogar.

61. We refer back to our response to Policy Env3 in terms of the impact on the setting and character of Castle Gogar and other listed structures.
62. *The 'Managing Change'* document asks to identify the likely listed structures that are likely to be impacted. We have done this with the key building being Castle Gogar itself.
63. Before assessing impact we must understand the setting in terms of how the building is ***understood, appreciated and experienced***. In this instance, the privately owned Castle Gogar has been hidden from the public for many years by a combination of policy walls and mature planting.
64. The best, and probably only view is on certain approaches as you take off or land at Edinburgh Airport. It is true that the tram route has potentially opened up additional viewpoints (mainly in winter when there is less leaf cover), but this fleeting viewpoint offering limited glimpses is seen in the context of existing modern development enabled as part of the 2005 permission and more recent additional development.
65. In terms of the existing landscape setting, key vistas into and out from the historic asset, its prominence and aesthetic qualities, the relative seclusion of the building mitigates against these potential impacts from the very outset.
66. There are no key vistas into or out from Castle Gogar, it is not a prominent feature in the landscape, especially from ground level and **it now sits in a rapidly changing landscape** including the development of modern homes at Castle Gogar Rigg and the every changing environs of the Airport which is soon to take on a whole new character when the International Business Gateway commences development.
67. We mention that the Castle setting has been compromised throughout our submissions and this is very much the case. **What this development is intended to do is ensure that the Castle at least sits in the midst of a very high quality residential setting, with interesting, modern but sensitively styled homes.**



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68. If further mitigation was possible and deemed necessary, we would have been very happy to discuss these in more detail but no contact or further discussion was forthcoming from the planning team. The applicant would be happy to consider further measures, design, layout, and/or landscape planting that could potentially mitigate the impacts of the proposed development and/or improve the setting of Castle Gogar and other historic assets and as set out in the Heritage Statement.

Reason 9

The proposal is contrary to adopted Edinburgh Local Development Plan policy Emp 6, as it does not meet the criteria for housing development within the International Business Gateway.

69. We have already addressed the compliance of the proposed development at Castle Gogar Rigg with the Emp6 allocation with regards to the International Business Gateway and we would refer you back to our response with regards to Policy Hou1 (reason for refusal 1).
70. Suffice to say that we believe that the site is located within the Emp6 allocation, that is represents the immediate delivery of homes within the IBG (which will take far longer to come to fruition) and will have no impact on the viability of any future IBG proposals.
71. It would have been impractical for the applicant to wait or become a part of the far bigger development immediately to the west, nor does the development at Castle Gogar Rigg depend on the progress of the IBG. They will coexist very comfortably whilst the development at Castle Gogar Rigg justifies itself given the high quality of the proposals and the context within an area that has experienced change involving the development of a number of properties since 2005.

SUMMARY

57. This LRB Appeal relates to the refusal of application 19/04849/FUL for the development of five new homes on land at Castle Gogar Rigg and following the development of 17 new homes over the past 15 years.
58. We were naturally very disappointed to receive the refusal (20th December 2019) especially as there has been no feedback or engagement from the planning officials despite repeated requests. We also feel that the nine reasons for refusal significantly overstate concerns over the development of the site, many of which could have been addressed during the determination of the application had we known.



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59. This appeal statement addresses each of the reasons for refusal in turn and we believe that there are no insurmountable obstacles to prevent further development at Castle Gogar Rigg. We are willing to explore any compromises that might be necessary to achieve this, but in the first instance we put our best foot forward with this application. With no engagement from Council officials, it was impossible to consider or promote any mitigation or changes to the proposals.
60. **It is our opinion that the key consideration regards the impact of the proposals on the character and setting of Castle Gogar and specifically with reference to policy Env3 and Historic Environment Scotland publications.**
61. **The wider setting of Castle Gogar has been compromised over time**, by the airport to the north and east, the tram embankment to the south and the depot at Gogar and the development of the Royal Bank of Scotland Headquarters to the south. The International Business Gateway represents the latest and alongside the Airport, most impactful, development and will further change the wider landscape context of Castle Gogar.
62. An important consideration, according to Historic Environment Scotland is how an historic asset is understood, appreciated and experienced. **It is our opinion that the setting of Castle Gogar has already been so compromised that the proposed development will make little material change.**
63. **The proposals even offers opportunities to consolidate what remains of the setting, recovering the sense of the paddock to the south of the Castle policy walls, improving the approach road and by mirrored houses, suggesting the historic setting in relation to the land to the south.**
64. These carefully considered aspects of the proposals are intended to improve the way that the Castle and its setting are **understood, appreciated and experienced.**
65. **This final piece in the jigsaw at Castle Gogar Rigg will ensure that development within the immediate environs of Castle Gogar is of the highest quality and although the Castle does not respond to, nor interact with 'The Rigg', the completion of the modern development will ensure that the Castle sits as the hidden gem amongst a very high-quality setting.**
66. The application site and access road are under single ownership, not only ensuring the delivery of the new homes, but also (and has been the case over recent years) ensuring the maintenance and upkeep of the development.
67. The applicant is also a resident of Castle Gogar Rigg and has already spent a great deal of time and money restoring the bridge over the Gogar Burn, itself, a listed structure. **This sense of responsibility and stewardship will continue into the future.**



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Application 19/04849/FUL - Proposed Residential Development - Castle Gogar Rigg

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68. **Additional professional support was sought with regards to heritage, landscape and transportation** to ensure that we have assessed the pertinent issues in the determination of this application. **Unfortunately we are unsure of the response to these documents from planning officials as they have offered no assessment of our own submissions.**
69. The site has an unfinished feel to it and this application seeks to secure permission for the final phase of development which we believe represents the logical and appropriate conclusion of development along the southern boundary of the site.
70. This application represents an opportunity to introduce further limited high quality residential development to the site, complementing existing homes, sitting comfortably and appropriately in its setting and providing five executive style homes at an attractive and marketable location.
71. The proposals seek to introduce a modern, simple yet high quality design, taking appropriate reference from the existing built form and acting as an appropriate conclusion to development at Castle Gogar Rigg.
72. We strongly contend that these proposals offer an appropriate and high quality development opportunity to complete this discreet neighbourhood in an attractive and high quality way and maintaining and enhancing the character of Castle Gogar Rigg.



Quarry Investments Ltd.



Planning & Design Statement
Proposed Residential Development
Castle Gogar Rig, Edinburgh

October 2019

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*Quarry Investments Ltd.
Proposed Residential Development - Castle Gogar Rigg*

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- 2. Planning Policy**
- 3. Contextual Analysis**
- 4. Design Response**
- 5. Summary & Conclusions**



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Proposed Residential Development - Castle Gogar Rigg

1. INTRODUCTION

- 1.1. This Planning & Design Statement, prepared by **apt planning & development ltd.** is lodged in support of an application for planning permission to erect five two-storey homes at the Castle Gogar Rig site on the south-western outskirts of Edinburgh. This is very much seen as the final piece in the jigsaw of creating an appropriate, high quality and coordinated neighbourhood at Castle Gogar.
- 1.2. The site lies close to the Grade A listed Castle Gogar at the end of a 600m access driveway off the A8 Glasgow Road, close to Edinburgh Airport to the west and north, the new tram line and Gogar Tram Depot to the south and east, as well as the Gyl Shopping Centre and Royal Bank of Scotland Headquarters (immediately to the south) at Gogarburn.

Site History

- 1.3. The wider Castle Gogar site was the subject of **planning permission 04/02302/FUL** which sought the refurbishment/redevelopment of Castle Gogar, enabled by the development of a number of residential properties within the wider grounds of the Castle.
- 1.4. With the exception of the consented office block this permission has been implemented with the development of 5 substantial and distinctive modern detached homes and two further residential properties created from the conversion of the original stable block. At the time, the enabling aspect of the development, namely to restore a derelict Grade A listed building, was seen to override the presumption against development in the Edinburgh Green Belt (and with regards to impacts on the setting and character of a listed building).
- 1.5. **Application 15/01051/FUL** was granted planning permission (via delegated powers) in September 2015 for the development of two apartment blocks and a single detached dwelling.
- 1.6. **Application 17/00202/FUL** was granted permission in March 2017 for the erection of a single detached dwelling house on land at Castle Gogar Rigg. This house has been completed.
- 1.7. This brings the total number of **new** dwellings at Castle Gogar to 17 (including the two new homes created from the conversion of the existing stable buildings) alongside Castle Gogar that remains on the north-east part of the site, though almost totally hidden from its neighbours.
- 1.8. The last fifteen years has therefore seen an evolution of Castle Gogar, initially by way of enabling development to secure the refurbishment and modernisation of the Castle, but more recently, by way of allowing further, appropriate and high quality development in the immediate vicinity of the previous developments. This is very much the next and final stage of that evolution, creating a high quality setting for Castle Gogar.

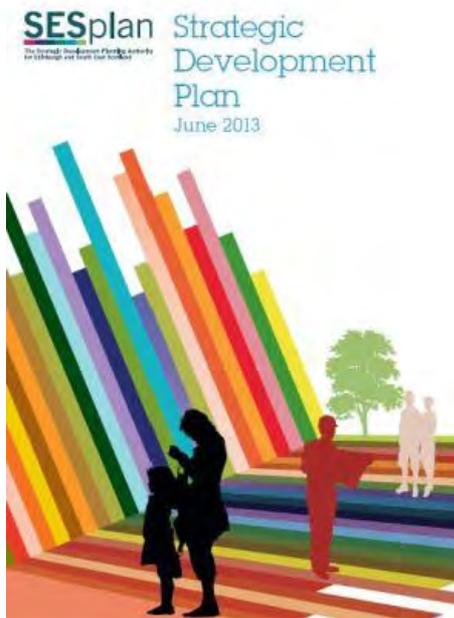


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Proposed Residential Development - Castle Gogar Rigg

2. PLANNING POLICY

2.1. The relevant Development Plan consists of the South East Scotland Strategic Development Plan (SESPlan), approved in June 2013 and the 2016 Edinburgh Local Development Plan (LDP).

SESPlan



2.2. The SESPlan Spatial Strategy outlines the overarching 'locational priorities for development' also giving broad assumptions on the scale of growth and longer-term strategies. This is underpinned by a central purpose to increase sustainable economic growth. To this end, specific areas of the SESPlan area are identified for significant business related development whilst the SESPlan also identifies key areas to accommodate future residential development.

2.3. In general terms, residential development is to be steered to 'sustainable locations where there is infrastructure capacity'. It is up the individual Local Development Plans to identify specific sites but the SESPlan recognises the requirement for a longer-term growth strategy directing development to more sustainable locations.

2.4. With this in mind Policy 1A identifies 13 Strategic Development Areas (SDA's) across the SESPlan area, one of which is West Edinburgh and includes the Castle Gogar site within its boundary.

Policy 1A

THE SPATIAL STRATEGY: DEVELOPMENT LOCATIONS

The Spatial Strategy of this Strategic Development Plan builds on existing residential development and, as shown in Figures 1 and 2 identifies the following ten Strategic Areas:

- Regional City
- East Coast
- Hill South
- Midlothian / Borders
- West Lothian

Local Development Plans will direct further strategic development to the following Strategic Development Areas:

- West Edinburgh
- South West Edinburgh
- Edinburgh City Centre
- Edinburgh Westside
- East Lothian
- Borders Region
- North Dumfriesshire
- East / West Lothian Valley
- A7 / A66 / Scottish Inland Corridor (Midlothian)
- A70 Corridor (Midlothian)
- Central Borders
- Western Borders and West Lothian

Local Development Plans will evaluate the planning need with a view to opportunities to secure the provision and delivery of infrastructure to demonstrate development. Any needs of national significance or of environmental and infrastructure corridors will be identified and justified in Local Development Plans.

Policy 1B

THE SPATIAL STRATEGY: DEVELOPMENT PRINCIPLES

Local Development Plans will:

- Ensure that there are no significant adverse impacts on the integrity of international, national and local designations and classifications, in particular Protected Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other (where it exists) or European Protected Species.
- Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage, other than protected World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed on the Inventory of Gardens and Designed Landscapes.
- Have regard to the need to improve the quality of life in local communities by maintaining and enhancing the national and local environment to create more healthy and attractive places to live.
- Contribute to the response to climate change, through mitigation and adaptation and.
- Have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.

2.5. Under Policy 1B, SESPlan then directs Local Authorities to ensure that their LDP's contain policies that protect natural and built heritage including Listed Buildings whilst promoting high quality design and sustainability.



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Proposed Residential Development - Castle Gogar Rigg

- 2.6. In promoting the West Edinburgh SDA, the SESPlan authorities recognise its important strategic location close to major road networks, adjacent to Edinburgh Airport and served by the Edinburgh Tram Line. SESPlan also highlights that housing development in West Edinburgh will be promoted where it complements major business proposals.
- 2.7. The major allocation impacting on the future of land at Castle Gogar is the proposed International Business Gateway (IBG) which runs roughly west-east from land adjacent to the airport and includes the whole of the Castle Gogar lands (covering the previously developed modern homes in the grounds of Castle Gogar and the field that is the subject to this application).
- 2.8. Even though the Castle Gogar 'estate' is within the IBG allocation, it is outwith the area subject to the ongoing masterplanning exercise. This is merely recognition of the existing built form at Castle Gogar.
- 2.9. Whilst the SESPlan Housing section mainly deals with how each authority will allocate land for housing development through each of their LDP processes, it does highlight the importance of maintaining a five-year housing land supply and that whenever possible these allocations should be made in the SDA's.
- 2.10. There are a large number of very significant and/or constrained potential development sites across the SESPlan region. It is entirely reasonable to assume (as the SESPlan does) that many of these units will be developed in the period post-2019 (and potentially post 2024). Important as these allocations are, they are not going to contribute to the five-year or even ten-year land supply (in their entirety).
- 2.11. It is also worth noting that a five-year supply should relate to housing completions, 'roofs over heads' so to speak. It is easy to allocate land for housing that theoretically delivers sufficient housing numbers to meet short, medium and long-term demand, but it is something quite different to see homes completed that then contribute towards alleviating the housing shortage.
- 2.12. Against this backdrop Local Authorities are encouraged to employ an element of flexibility in allocating sufficient land to meet demand, but also in securing windfall development on previously unallocated and unidentified residential development sites.
- 2.13. This is reflected in Policies 5 and 6 of the SESPlan, the latter of which goes further in allowing the flexibility to support new housing development outwith the local plan timetable.



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2.14. Paragraph 116 and Policy 7 then go a step further stating that greenfield sites can be granted planning permission for residential development outwith the LDP timetable in order to maintain a 5 year housing land supply providing the site's meet the following criteria:

- ***“The development will be in keeping with the character of settlement and local area;***
- ***The development will not undermine green belt objectives; and***
- ***Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.”***

2.15. In SESPlan terms, the application site at Castle Gogar is of limited significance. Five additional units will have little impact on the overall housing supply issues facing the SESPlan area in the coming years. However:

- ***it will constitute development on an effective site that would contribute to the immediate five year land supply;***
- ***the development proposed would be in-keeping with its immediate context (as highlighted in the planning history section above), reflecting the continued appropriate development of land at Castle Gogar within the additional context of the setting of the Castle;***
- ***The proposed development is of a high design quality, catering for a specific market sector not well serviced in Edinburgh and on an eminently sustainable location close to Edinburgh Airport and with a choice of means of transport within easy reach.***

2016 Edinburgh Local Development Plan



2.16. The Edinburgh LDP was adopted in November 2016 and remains the extant Local Development Plan offering the Council's most up to date planning policies. Although the application site is too small to be considered in depth as a LDP proposal, we have tested the proposal against relevant policies.



2.17. At Part 1, Section 3, the IBG is identified as a Special Economic Area (cross referenced to Policy EMP6). It highlights the commitment to create a major economic development opportunity to attract inward investment and additional jobs to Scotland.



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Proposed Residential Development - Castle Gogar Rigg

- 2.18. Policy EMP6 sets out the criteria for the IBG and housing is identified as a potential land use **'as a component of a business-led mixed uses proposal'**. This application is proposing the development of additional high quality new homes which will complement the existing residential uses at this location, as well as being ideally located for employees working at the IBG/Airport/RBS and beyond.
- 2.19. The proposed development at Castle Gogar will complement the future plans for this area of Edinburgh whilst the limited scale of development will not prejudice any wider employment use proposals that may have an element of residential development. This is a very site-specific proposal, both in terms of the land being available under a single ownership and in being able to respond to the common design character evident throughout the site and especially in the various iterations of new build homes over the past 15 years.
- 2.20. Section 2 of the LDP looks at **Design Principles for New Development** seeking to ensure that new development is of the highest quality, encouraging integrated and sustainable development in creating distinctive places that will enhance the special character of Edinburgh.

Policy Des 1 Design Quality and Context

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.

- 2.21. Great care has been taken, with all the phases of development at Castle Gogar to ensure that a common design character has been adopted, typically a clean, modern approach, picking up on some key design elements of the Castle, whilst also creating interesting and high quality homes, fit for modern living.
- 2.22. We have continued this ethos with this final proposal for development at Castle Gogar Rigg. The new homes will be high quality, appropriate and will not have a detrimental impact on the surrounding area.
- 2.23. Each of the phases have been delivered under a single ownership (before individual homes have subsequently been sold), ensuring control in the delivery of the development but perhaps more importantly, an assurance over the design detail, enabling the overall character of Castle Gogar Rigg to evolve appropriately and attractively.



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Proposed Residential Development - Castle Gogar Rigg

- 2.24. The applicant is also a resident of Castle Gogar Rigg. This continues to result in great care being taken in the design and maintenance of the wider site, and it is the applicant that has overseen and funded the significant refurbishment works to the listed bridge over the Gogar Burn just before you reach the application site.
- 2.25. The applicant has lived at Castle Gogar Rigg since it was developed in 2004/2005 and is invested in its future not simply as a developer but as a local resident. He is also responsible for ensuring that the wider landscape has been maintained, whether through grass cutting or more complex tree maintenance (ultimately in removal and replacement) and this dedication ensures that in the longer-term it is the wider setting of Castle Gogar itself that benefits (with no input from its owner).
- 2.26. Furthermore the proposals accord with design policies Des2, Des3 and Des4 as below.

Policy Des 2 Co-ordinated Development

Planning permission will be granted for development which will not compromise:

- a) the effective development of adjacent land; or
- b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.

152. This policy applies to all development involving one or more new buildings. The Council encourages a comprehensive approach to redevelopment and regeneration wherever possible, and the preparation of development frameworks or master plans, to identify the full design potential for creating successful places. Piecemeal development is less likely to lead to the creation of well-defined and cohesive networks of streets and spaces. In exceptional cases, it may be necessary for the Council to use its powers of compulsory purchase to assemble a site for development and enable a satisfactory outcome to be achieved.

**Policy Des 3 Development Design -
Incorporating and Enhancing Existing and Potential Features**

Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.

153. This policy is relevant for all new development involving one new building or more. Its aim is to ensure that development proposals are informed by a detailed analysis and understanding of the site. The incorporation of existing features including built structures, archaeology, trees and woodland, landscape character, views and biodiversity can enhance a development's sense of place and contribution to the wider habitat and green network. Where practicable, proposals should provide new habitat to further the conservation of biodiversity.

Policy Des 4 Development Design - Impact on Setting

Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:

- a) height and form
- b) scale and proportions, including the spaces between buildings
- c) position of buildings and other features on the site
- d) materials and detailing

154. This policy applies to all new development of one or more buildings. Where the built environment is of high quality and has a settled townscape character, new development proposals will be expected to have similar characteristics to the surrounding buildings and urban grain. Where the surrounding development is fragmented or of poor quality, development proposals should help repair the urban fabric, establish model forms of development and generate coherence and distinctiveness – a sense of place. The siting and design of development should also be guided by views within the wider landscape and an understanding of local landscape character, including important topographical features, e.g. prominent ridges, valleys and patterns of vegetation.

- 2.27. **Des2 - Co-ordinated Development** - These proposals will not have any impact on the development of the much wider International Business Gateway of which Castle Gogar is a part (in terms of the LDP allocation boundary) and indeed the provision of high-end homes at this location further complement important nearby business destinations (Edinburgh Airport, Edinburgh Park, RBS Headquarters and the IBG).



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- 2.28. **Des3 – Incorporating and Enhancing Existing and Potential Features** – as has already been highlighted, we see this proposal as the completion of the considered, high quality development of the Castle Gogar Rigg site. Taking its lead from the Castle itself and the subsequent enabling development, the site has clearly got the potential to be completed as an attractive, desirable and sustainable place to live and ultimately creating a well-maintained, high-quality setting for the Castle, despite the limited relationship it has with its immediate surroundings.
- 2.29. **Des4 – Impact on Setting** – the common design characteristics running through the existing and proposed development will ensure that the proposed new homes will have a positive impact on the character and setting of the existing development at Castle Gogar Rigg. We address the specific setting of Castle Gogar later in this document (alongside the Heritage Statement as prepared by Simpson & Brown). By use of materials, and key design criteria, height, colour, orientation etc. this final phase of Castle Gogar will complement what has gone before in completing the appropriate and high quality neighbourhood.

Policy Des 5 Development Design – Amenity

Planning permission will be granted for development where it is demonstrated that:

- a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook
- b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses
- c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas
- d) a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms
- e) refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design

- 2.30. **Policy Des5 – Amenity** – the proposals will not have any detrimental impacts on neighbouring properties and will complement them in terms of design and continued residential use. The proposals will also meet other criteria of Policy Des5.

Policy Env 3 Listed Buildings – Setting

Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.



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- 2.31. With regards to the specific development of the site, **Policy ENV3** deals with the setting of Listed Buildings. Development that has been completed within the extended curtilage of Castle Gogar (walled garden etc.) has already impacted significantly on the setting of the building. This was a calculated approach to ensure the building's refurbishment, even though it clearly no longer dominates its immediate surrounds as it once did.
- 2.32. This proposed development to the south of the main Castle entrance is of an appropriate scale and design to complement the homes already permitted and built, and importantly with regards to Policy ENV3, will have no detrimental impact on the setting of the listed building. In fact, and as consistently stated, we strongly contend that in creating a high-quality small-scale neighbourhood in and around the grounds of Castle Gogar, we are seeking to create a setting of the highest quality, which whilst not exposing what is essentially a large private house, seemingly impenetrable to views from outwith its immediate boundary, creates an attractive, well-maintained setting.
- 2.33. Castle Gogar is essentially hidden from view by high walls, an impenetrable gate and existing tall boundary vegetation. It does not interact with its immediate surroundings but perhaps more importantly when assessing setting and impact, there are few clues to its very existence. The application site (in its existing state) does not offer any clues as to what lies beyond the gate and walls/trees, the Castle is an invisible element of the site.
- 2.34. Regardless, and given the quality of the existing development at Castle Gogar Rigg, it is integral that the design and layout of the new homes did not jar either with the existing homes, or damaged what setting there is for the main Castle. In creating a well laid out modern and attractive development, we believe that we are proposing the final piece in the overall picture for Castle Gogar which will complete a setting for Castle Gogar of the highest design quality.
- 2.35. Furthermore and at significant cost, the applicant has painstakingly restored the bridge over the Gogar Burn, enhancing its setting and seeking to ensure that it's future condition and maintenance is secured. This benefits the whole of the Gogar Rigg development (both practically and in terms of its attractive restoration) whilst also providing a historic link and clue to what lies beyond, even though the Castle is completely hidden from view.
- 2.36. **Policy Hou1 - New Housing Development** - the proposals at Castle Gogar Rig arguably comply with criteria 'b' and/or 'e'. There is no issue with housing mix or housing density as the development is entirely appropriate for the site in presenting a high quality, low density solution in-keeping with what has gone before. Given the presence of the existing development, the proposals will further add to the housing mix of the site with the development of 5 executive homes of a similar scale and design to those existing.



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Policy Hou 1 Housing Development

Housing development will be supported:

- a) on sites allocated in this Plan to meet strategic housing requirements (HSG 19 – HSG 37)
- b) as part of business led mixed use proposals at the International Business Gateway and Edinburgh Park/South Gyle
- c) as part of mixed use regeneration proposals at Edinburgh Waterfront (Proposals EW 1a – EW 1c and EW 2a – 2d) and in the City Centre (Proposals CC 2 – CC 4)
- d) on other sites listed in Tables 3 and 4 and shown on the [Proposals Map](#)
- e) on other suitable sites within the urban area, provided proposals are compatible with other policies in the Plan.

Where applicable, proposals must accord with the relevant site briefs and development principles in Part 1 Section 5 of the plan.

Pre-application Engagement

- 2.37. Throughout the process (enabling development and the two subsequent applications for planning permission) there has always been an encouraging level of pre-application and post submission engagement with the City of Edinburgh Council. In keeping with this inclusive and proactive approach, we submitted pre-application details to the Council in February 2018.
- 2.38. We received a short response in April 2018 stating that there were concerns over the setting of the listed building and access arrangements to the site off the A8. Needless to say we were disappointed with this response and in working with OPEN, Simpson & Brown and SWECO we have sought to address these concerns and lodge a comprehensive and credible application.
- 2.39. Throughout the process, we have always sought to work with the Council, and this was no different, but in this instance we fundamentally disagree with the concerns raised, and this stance has been underpinned by the findings of the work undertaken by the other specialist members of the design team.
- 2.40. No attempt was made by Council officials to engage further with the project team, to meet and better understand the concerns, and the proposed solutions or detailed responses to the concerns. We believe that the application represents an entirely appropriate response to the evolving characteristics of the application site and its surroundings.

3. CONTEXTUAL ANALYSIS

The Site

- 3.1. The application site comprises part of the former garden grounds of Castle Gogar. The site is situated approximately six miles from Edinburgh city centre and 0.25 miles from the Gogar Roundabout on the north side of Glasgow Road (A8).
- 3.2. Castle Gogar is an L-plan baronial style tower house dating from 1625 with circa 1700 and later 19th century extensions. It is constructed in white harled rubble sandstone with sandstone dressings, painted window margins, sash and case windows and a slate roof.



- 3.3. To the south-west of the castle lies a former stable block, now restored and with a rebuilt cottage forms a terrace of three houses in a single storey rectangular plan. This block is separated from the house by a rubble sandstone garden wall with rock faced banded ashlar gatepiers and cast iron gates.
- 3.4. The walled garden is a rectangular structure measuring 0.67 hectares enclosed by rubble sandstone walls measuring between approximately 3.5 – 5m in height. The east wall is red brick faced on the garden elevation. Prior to the initial enabling development of the site, the garden was substantially overgrown with some trees and hedgerows.
- 3.5. The original castle grounds occupy approximately 5.8 hectares, excluding the approach road. The latter is a mature, tree-lined, single track drive approximately 600m in length running north then west from Glasgow Road.



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Proposed Residential Development - Castle Gogar Rigg

- 3.6. Gogar Bridge forms part of the drive where it crosses the Gogar Burn. The bridge is a category B listed single-span rubble sandstone structure with a hog's back profile, dating from 1672.
- 3.7. The drive terminates (at the A8) with banded ashlar sandstone gatepiers with cast/wrought iron gates. The gatehouse on the west side of the main entrance is a rectangular-plan single storey rendered rubble sandstone building with a slate pitched roof.
- 3.8. There are groups and bands of mature deciduous trees within the grounds and an overgrown track leading to the terraced houses dissects the southern section of the site.
- 3.9. The house, stables, walled garden, gatehouse and garden walls are category A listed.



- 3.10. Gogar Mains, a scheduled ancient monument, is located in an arable field adjacent to the A8, approximately 400m south of the castle. A secondary runway of Edinburgh Airport adjoins the north and east boundaries of the site with the terminal building located approximately one mile to the north west of Castle Gogar. The Royal Bank of Scotland headquarters lies directly south of the castle on the opposite side of the A8. The surrounding undeveloped land is primarily agricultural.
- 3.11. The application sites within the wiser setting of the Castle Gogar site to the south of the Castle itself. It also includes the site that was originally granted planning permission for a single office building on what is currently a piece of open space. The proposals extend along the main access drive towards but short of the bridge over the Gogar Burn.
- 3.12. The application site is generally level – there are major changes in levels.



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Proposed Residential Development - Castle Gogar Rigg

Neighbourhood Context

- 3.13. The site is within the Castle Gogar Rigg development. As noted above, planning permission reference 04/02302/FUL and Listed Building Consent 04/02302/LBC approved the restoration of Castle Gogar for use as a family residence, enabled by development of the existing stable block into two houses, with subsequent rebuilding of an adjoining cottage, the erection of five large detached houses and an office building.
- 3.14. The restored stable block has rubble sandstone walls, timber framed astragalled windows and semi-glazed timber lined doors. The roof has a natural slate finish and single and double dormers with timber framed astragalled windows on both pitches. The cottage at the south end of the stable block has been rebuilt with new and reclaimed sandstone with similar detailing to the stable block. Parking spaces for the dwellings are located to the north east and south of this block.
- 3.15. Two of the new houses are located within the south west and south east corners of the walled garden. A third house straddles the southern boundary of the walled garden in place of the former greenhouses and required removal of sections of this wall. The fourth house is situated opposite, to the south on the site of the former piggery. The fifth house is 30 metres west of the fourth.
- 3.16. These houses are modern style two storey geometric structures, finished in white render with areas of cedar panelling. The windows and sliding screens are aluminium faced timber framed and the doors are constructed in cedar faced timber. The mono pitch and pyramid roofs are finished in tern coated stainless steel with standing seam joints and the flat roofs are covered in lead appearance Sarnafil. The two houses within the walled garden are accessed by 3.5m openings in the stone wall. Parking is provided in detached garages and spaces.
- 3.17. The above consents included an L-shaped plan single storey and attic office block measuring approximately 680m² in area (after variations) to be erected to the south of house 4 and west of the stable block. The proposed building is traditional in overall form with a pitched slate roof including arched and flat roofed dormers. The detailing is contemporary and the external finishes match those of the new houses. Eight open parking spaces will serve this part of the development. This building has not been erected.
- 3.18. As outlined at the beginning of this statement, **Application 15/01051/FUL** was granted planning permission in September 2015 for the development of two apartment blocks and a single detached dwelling. **Application 17/00202/FUL** was subsequently granted permission in March 2017 for the erection of a further single detached dwelling house on land at Castle Gogar Rigg.



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- 3.19. The design of the apartment blocks and two additional homes has closely followed the character of the homes built under the previous 2004 permissions with a modern appearance, a predominance of glazing and white render. All the properties are of high design quality and internal/external specification meeting the demands of the executive housing market.
- 3.20. It is clear that the Castle Gogar site has evolved significantly over the past 15 years and it is intended that the five new proposed would follow the lead of the already completed new homes and apartments, ensuring a coordinated and attractive approach, creating a high quality, well-maintained and attractive wider setting for Castle Gogar.

Views

- 3.21. The Castle Gogar site is largely hidden from public view due to the distance from the Glasgow Road, the Airport to the north-east and at the time of the original development, the fields to the south and west. The relatively recent introduction of the Tram link to the Airport has created new viewpoints from the south and west.
- 3.22. The proposed new homes will appear as part of the continued and coordinated development of Castle Gogar Rigg, mirroring the prevailing design characteristics of the existing modern homes and providing an interesting backdrop to passing tram passengers.
- 3.23. The new homes will in no way obscure views of Gogar Castle as the building is not visible from any existing roads or tram routes. In a site that has evolved over the past 15 years to create a number of high-end, attractive, modern homes, the proposed five new homes will be an entirely appropriate final stage of this wider development.

Character and identity

- 3.24. The original setting of Castle Gogar has a compromised character and identity. No longer a historic house set within generous grounds surrounded by farmland, it is now a grouping of houses, sitting at the edge of the former Green Belt within what will eventually become the International Business Gateway development.
- 3.25. The approach from the Glasgow Road through the original gates and past the gatehouse is disconnected from the tree lined drive by the tram line and with the tram depot visible to the east there is no feeling of a grand entrance to a site of any historic or architectural significance.
- 3.26. The A8 and tram line (and to a lesser extent the proximity of Edinburgh Airport and the RBS Headquarter building) have eroded the wider setting of Castle Gogar over many years. The creation of the International Business Gateway will further alter the setting and significance of the site. We are trying to recreate that sense of arrival, that there is something worthwhile behind the gates.



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- 3.27. As you approach the application site from the south, the drive is largely hidden with limited views until the Castle gates are reached and it becomes apparent the Castle is private, hidden from view with no interaction with the new houses. You do however get a sense of arrival into 'The Rigg' and the proposed new homes alongside the continued restorative works to the Listed bridge over the Gogar Burn and the extensive landscape and replacement replanting of dead or dying older trees, will enhance both the setting of Gogar Rigg and what is left of the sense of arrival at Castle Gogar.
- 3.28. The application site, to the south and west of the access road (with the exception of the proposed house on the site of the permitted office building) is currently open ground with some trees though no discernible planting scheme (though in truth, the application site forms the construction compound for the earlier phases of development).
- 3.29. The applicant owns the access road and surrounding verges and open space hence his commitment to the long-term landscape setting, restoration of the bridge and general high quality setting of Castle Gogar Rigg.
- 3.30. The main feature of the Rigg site is that the new houses have created a new neighbourhood within existing physical and visual boundaries. Further development within these boundaries would not change this character or the identity of the community as a discrete, high-end housing development and in our view presents an entirely appropriate bookend to the development of the site creating an active final phase of development.

Public Transport/Local

- 3.31. There are good transport links within a short distance of the application site. The A90 (Glasgow Road) is accessible at the end of the drive leading to Edinburgh Airport and the motorway network radiating from Newbridge to the west and to the east towards the Gyle and the City By-pass and on towards the City Centre.
- 3.32. Regular buses on the A90 and the tram line with a stop opposite the RBS Gogar building offers alternative transport to the City, the Airport and beyond. There is also a dedicated cycle path alongside the A90 road.
- 3.33. All of the above options are accessed via the private drive, which as mentioned earlier is approximately 600m long. Preliminary images of the IBG Masterplan suggest there may be opportunities for alternative connections between the Rigg site and the IBG site, though that development may be quite some time in the future.



Constraints and Opportunities

- 3.34. The main constraint to development within this site is how proposals might affect the setting of the listed building, landscape and grounds. These considerations have been central to the original development permissions and all subsequent applications and enquiries.
- 3.35. The enabling development was considered to be best located in relatively close proximity to the Castle, stables and cottage whilst utilising the walled garden. This strategy left areas of informal, unused and not particularly attractive or noteworthy land to the south of the new development. The south-west portion of this 'surplus' land has now been developed, again for high quality and attractive new homes leaving the application site as the remaining area of undeveloped land.
- 3.36. The role of Castle Gogar has changed considerably and is now the 'hidden gem' existing behind the high walls and trees surrounding its immediate garden ground. There are few if any views of the Castle from outwith the site and what the applicant is attempting to do is ensure that the remainder of the land is developed in line with the character and perhaps most importantly, the quality of what has gone before. The direct but beneficial and appropriate consequence of this is that the Castle will remain as the somewhat reluctant centrepiece of a very high quality development.
- 3.37. The Council has consistently expressed concerns about the capacity of the road and junction onto the A8 and this was repeated in the Council's response to our latest pre-application submission. Our understanding is that the Transportation department is unwilling to support additional housing development beyond that already approved.
- 3.38. There have been previous discussions with regards to the impact of the planning permission for office development in terms of the perceived/permitted level of traffic generated by an office building. Once this use is removed from the site, it 'frees' up a significant level of road capacity and potential daily traffic movements, and far more than residential properties require.
- 3.39. For a relatively remote office building it would seem more likely that user vehicle movement will be frequent resulting in a high demand for on-site parking creating and exacerbating pressure on the existing access road and site capacity.
- 3.40. This therefore represents a final opportunity to remove what must now be seen as an incompatible use from the site by granting permission for this final phase of residential development in place of an office building.
- 3.41. Previous applications looked at removing the office permission as part of the overall control of the future development of the site, but this was never required or formalised but we do recognise it was part of earlier conversations.



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- 3.42. In truth and as the supporting Transportation Assessment confirms, the likely traffic generated by the residential properties is far less than the still permitted office building and of such limited impact that there are no concerns around road capacity or road safety. In essence, traffic impacts (either capacity or safety) should be of no concern in the determination of this application.
- 3.43. To emphasise this point, the Council implemented the tram line at the edge of the application site access road, immediately limiting the capacity for traffic turning into the site to back-up before it enters the A8 carriageway.
- 3.44. This was done with full knowledge of the permission for an office use at Castle Gogar Rigg. What is being proposed and that development already permitted, still does not equal the anticipated impacts of that permission and in real terms reduces future potential conflict at the southern edge of the access road to Castle Gogar Rigg (which regardless SWECO has stated is within acceptable limits).

4. DESIGN RESPONSE

Concept



4.1. The architectural design concept for the proposals follows the lead given by the new houses of the Rigg development. Buildings are mainly detached with contemporary design features of geometric forms and with flat and mono-pitch roofs.

4.2. The location of development on the southern boundary of the site has already been accepted with the development of the two apartment buildings and the additional new home (as per permission 15/01051/FUL). The proposed detached houses take a clear reference from the existing modern housing and reacts to the alignment of the apartment blocks, existing trees, boundaries and access road.



4.3. As you approach Castle Gogar over the refurbished listed bridge the two proposed houses take their lead as new gate lodges, longer and narrower than the more established homes already built, and presenting a modern and attractive first view of the design ethos at 'The Rigg'.



4.4. The two new houses along the southern boundary of the site almost act as symbolic gate posts funnelling views and attention towards the invisible Castle beyond, essentially identical homes handed so they present the lower elements to each other revealing the gatepost imagery.

4.5. Finally, the fifth house is positioned where the office block was intended. Set back from the road and respecting the larger homes to the west and the converted stables to the east the house will reflect the transition from the old buildings in the east and north east of the site, to the modern elements further south and south-west



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Setting

- 4.6. The design of these proposals has kept the quality and setting of the existing landscape and boundary treatments to the forefront of layout considerations.
- 4.7. The application site has been carefully considered and proposals developed to respect the essential quality of landscape and trees whilst paying due respect to the rhythm and character of the existing development.
- 4.8. The application site is currently open ground (in actual fact the site is a building compound for the development already permitted and nearing completion) with very limited role in the setting of Castle Gogar. This area was part of the Castle grounds but there is no established planting scheme or evidence of a historic or planned garden.
- 4.9. There will be a programme of replacement tree planting to create a high-quality attractive environment for existing and future residents. There has been a programme of landscape management by the applicant over the years dealing appropriately with existing trees as they have shown signs of deterioration. The proposals will ensure that this programme continues enhancing the setting for Castle Gogar and its neighbouring properties.
- 4.10. The quality of the proposals will provide the final phase of development at Castle Gogar Rigg and create an appropriate wider setting for Castle Gogar which will remain the hidden gem behind the modern interpretation of estate buildings. Despite its lack of interaction with its immediate surroundings, the finished neighbourhood at Castle Gogar Rigg will give the Castle a much grander, high quality and appropriate setting than if the site had been left untouched.
- 4.11. Existing views from the west and south will essentially remain unchanged. The two houses as you approach Castle Gogar will be out-of-sight due to existing buildings, level changes (beyond the site) and their positioning. The house on the site of the permitted office building cannot be seen from outside the site, whilst the two gate-post houses (as described above) will be an indistinguishable extension of the existing development, having a negligible, neutral impact on the setting of Castle Gogar as a whole yet permitting glimpses through the trees and buildings to what might lie beyond.
- 4.12. Further context with regards to views to and from both the application site and Castle Gogar needs to be considered given the future International Business Gateway development (of which Castle Gogar is part of the allocation) which will dramatically change the setting and landscape of the whole of the area to the south and west of the site (a wider setting that has already been hugely compromised by Edinburgh Airport and the Gogar Tram Depot).



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Sustainability

4.13. The main objectives of sustainable design are to reduce, or avoid, depletion of critical resources like energy, water, and raw materials; prevent environmental degradation caused by facilities and infrastructure throughout their life cycle; and create built environments that are liveable, comfortable, safe, and productive. While the definition of sustainable building design is constantly changing, certain principles persist and will be incorporated in the detail design of the proposals:

- **Optimise Site Potential** – Consideration is given to the location, orientation, and landscaping of the buildings and how they affect local ecosystems, transportation methods, and energy use. The existing site has ample capacity for additional buildings using existing roads and services. Surface water drainage can be managed on site and the landscape design can support and encourage the flora and wildlife of the area.
- **Optimise Energy Use** – Building design is focused on reducing energy load, increase efficiency, and maximising the use of renewable energy sources. High levels of insulation, energy recovery and smart controls for environmental systems will be utilised to move towards low energy useage and reduce dependence on fossil fuel-derived energy.
- **Protect and Conserve Water** - Sustainable buildings should use water efficiently, and reuse or recycle water for on-site use, when feasible.
- **Optimise Building Space and Material Use** – The use of materials must maximize their value, prevent production pollution and conserve resources. A sustainable building is designed and operated to use and reuse materials in the most productive and sustainable way across its life cycle. The materials used in sustainable building should minimize life-cycle environmental impacts. Environmentally preferable materials will be selected where possible.
- **Enhance Internal Environmental Quality** - The internal environmental quality of a building has a significant impact on occupant health, comfort, and productivity. Among other attributes, a sustainable building maximizes daylighting, has appropriate ventilation and moisture control, optimizes acoustic performance, and avoids the use of materials with toxic emissions. Interior design will emphasize occupant control over systems such as lighting and temperature.
- **Optimise Operational and Maintenance Practices** – Consideration will be given to operating and maintenance issues during the design phase contributing to improved environments, reduced energy and resource costs. Specification of materials and systems will aim to simplify and reduce maintenance requirements; require less water, energy, and toxic chemicals and cleaners to maintain; and be cost-effective



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and reduce life-cycle costs. Additionally, detailed design will include meters in order to track the progress of sustainability initiatives.

Transport/Access

- 4.14. As described in Section 3 of the statement the site enjoys excellent transport connections nearby. It is also likely that most transport links to the site will be by private vehicle using the existing single track with passing places access road.
- 4.15. The key transportation issues are dealt with in the accompanying transportation statement prepared by SWECO, clearly concluding that the site can accommodate the existing and proposed traffic generation without any detrimental impacts on junction capacity, road capacity or road safety. SWECO also looked at the scenario where we are not seeking to offset the impact of the proposed development against the permitted office development. The development is acceptable regardless.



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5. SUMMARY & CONCLUSIONS

- 5.1. Over the past 15 years, previous planning permissions have seen the development of seven new homes, eight apartments and two converted stable buildings within the extended curtilage of Castle Gogar.
- 5.2. As a result of these existing developments, the site now has an unfinished feel to it and this application seeks to secure permission for the final phase of development which we believe represents the logical conclusion of development along the southern boundary of the site.
- 5.3. This application represents an opportunity to introduce further limited high quality residential development to the site, complementing existing homes, sitting comfortably and appropriately in its setting and providing five executive style homes at an attractive and marketable location.
- 5.4. The planning context of the site has changed in the relatively recent past. The site had previously been part of the Edinburgh Green Belt, but now falls within the major International Business Gateway (IBG) allocation (running eastwards from Edinburgh Airport). The proposals would be complementary to the long-term aspiration for this area of Edinburgh.
- 5.5. Planning Policy encourages appropriate residential development as part of the Strategic Development Areas (SESPlan) of which the IBG is one and as this statement concludes, the proposals comply with other policies relating to residential development and design. The houses will also be built to meet and exceed modern standard in terms of sustainability, being attractive and environmentally friendly. All other things being considered equal, the principle of residential development at Castle Gogar Rigg is established.
- 5.6. The proposals seek to introduce a modern, simple yet high quality design, taking appropriate reference from the existing built form and acting as an appropriate conclusion to development at Castle Gogar Rigg.
- 5.7. The wider setting of Castle Gogar has been compromised over time, whether by the airport to the north and east, the tram depot at Gogar and the development of the Royal Bank of Scotland Headquarters to the south. The International Business Gateway represents the latest and alongside the Airport, most impactful, development and will further, irreparably change the wider context of Castle Gogar.
- 5.8. This final piece in the jigsaw at Castle Gogar Rigg will ensure that development within the immediate environs of Castle Gogar is of the highest quality and although the Castle does not respond to, nor interact with 'The Rigg', the completion of the modern development will ensure that the Castle sits as the hidden gem amongst a very high-quality setting.



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- 5.9. We have sought to add further interest to the site, with the new homes acting as an attractive introduction to the site, whilst Houses 5 and 6 provide imaginary gate-posts to what lies beyond the high wall and mature landscaping. Whilst creating modern, attractive and marketable homes at this accessible and appropriate location, we are also ensuring the high quality setting of the wider Castle site.
- 5.10. The application site and access road are under single ownership, not only ensuring the delivery of the new homes, but also (and has been the case over recent years) ensuring the maintenance and upkeep of the development. The applicant is also a resident of Castle Gogar Rigg and has already spent a great deal of time and money restoring the bridge over the Gogar Burn, itself, a listed structure. This sense of responsibility and stewardship will continue into the future.
- 5.11. We have instructed further professional input with regards to Heritage (Simpson & Brown), landscape (OPEN) and transportation (SWECO) to ensure that we have assessed the pertinent issues in the determination of this application. Further limited development will have little or no impact on road capacity or safety, whilst both the Landscape and Visual Analysis and Heritage Statement informed and guided the design process.
- 5.12. The evolution of this site over the past 15 years, and following decades of decay and deterioration, has brought Castle Gogar back to its former glory as a building, the compromise being the development within the wider site.
- 5.13. We strongly contend that these proposals offer an appropriate and high quality development opportunity to complete this discreet neighbourhood in an attractive and high quality way and maintaining and enhancing the character of Castle Gogar Rigg.

Transport Statement

Castle Gogar Rigg

Residential Development

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1 Introduction

1.1 Background

Sweco was commissioned to undertake a Transport Statement (TS) in support of a planning application for further residential development at Castle Gogar Rigg, located in the west of Edinburgh (Ref: 15/01051/FUL and 17/00202/FUL).

This report assesses the development proposals in terms of accessibility and operational impact of the access road from its junction with the A8 to the point at which it crosses the tram line. The assessment includes a review of geometries, visibilities, and storage capacity.

The scope of the transport input to be provided was agreed with the City of Edinburgh Council, including an agreement that a TS would be sufficient to support the planning application.

1.2 Report Structure

The report comprises the following chapters:

- Review of development proposals and summary of the site accessibility;
- Travel Demands;
- Traffic Impact Study; and
- Summary and Conclusions.

2 Development Proposals and Site Accessibility

2.1 Site Location

The site is located in the west of Edinburgh and to the north of the A8. It is bound to the north by Edinburgh Airport with agricultural land/vacant land on the other sides. There are a number of properties occupied or under construction within the overall site. **Figure 2.1** provides a site location plan.

Figure 2.1 – Site Location Plan



2.2 Development Content

It is understood that the following development is consented/proposed at Castle Gogar Rigg:

- apartment blocks, containing a total of 8 apartments (planning permission granted);
- 1 detached dwelling house (planning permission granted); and
- 5 detached residential dwellings.

An extant planning permission also exists for the conversion of a ruined stable block into 2 residential properties and the erection of a further 5 residential properties and an 8,000 sq.ft GFA office block. It is considered that, at this time, there are no plans to reapply for the extant permission pertaining to the development of an office building on the site. This Transport Statement also considers a scenario where the office block is constructed with the introduction of a further five houses.

For clarity, the following scenarios are considered:

- **Scenario 1** – 5 residential dwellings and the removal of the consented office development; and
- **Scenario 2** – Consented office development + 5 residential dwellings.

2.3 Access Strategy

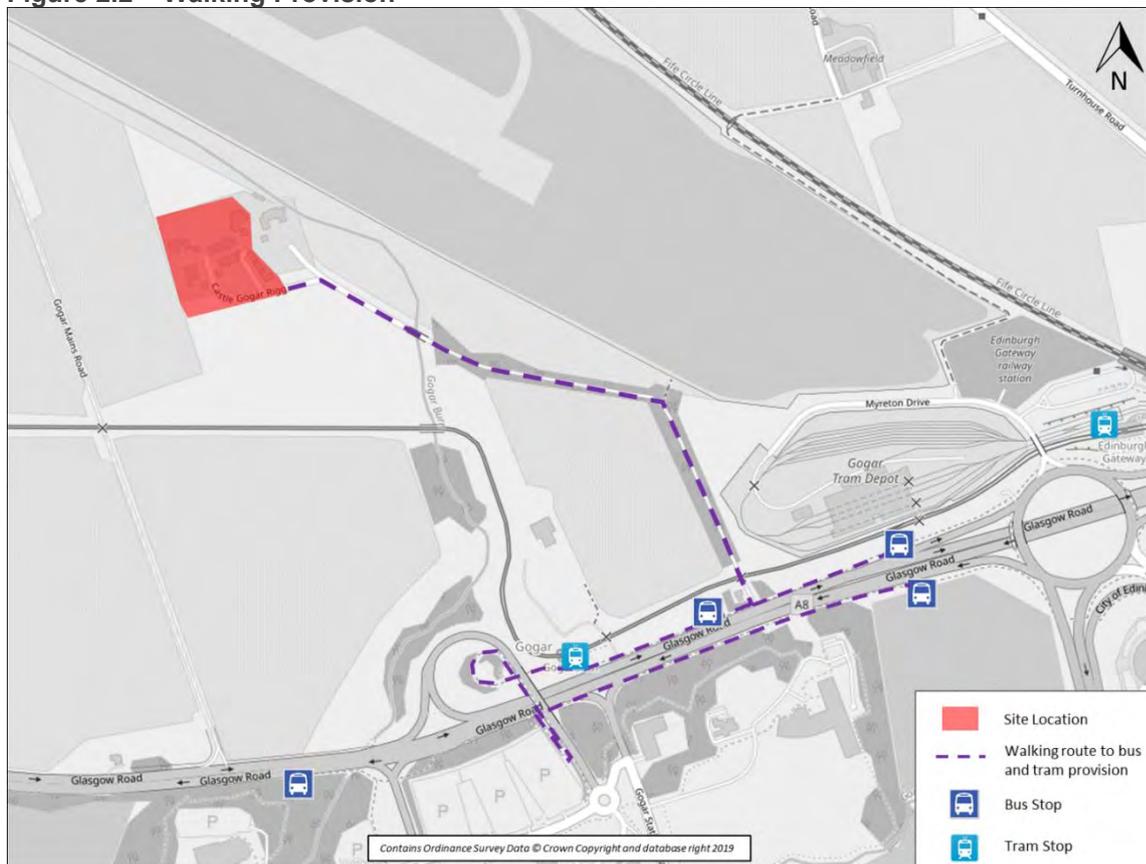
Access to the site by all modes of transport is via a quiet rural/residential road, which is connected to the A8 by a three-arm priority junction, this operates as a left in/left out only junction. Foot/cycleway provision exists along the north side of the A8 as it passes the junction, offering access to the surrounding public transport provision and off-road cycle network.

The access road is a single lane carriageway throughout, with passing points evenly spaced along its length. A tram crossing is also present on the access road, at which point the road widens to two lanes. It should be noted that there are two listed gate piers on either side of the access road at the junction with the A8 which results in one-way traffic on a short section of the road, with priority given to those approaching from the A8. Given the low numbers of vehicles using this access, it does not result in capacity or road safety issues (a review of www.crashmap.co.uk indicates that no accidents have been recorded at this junction in the last 5 years).

2.4 Accessibility

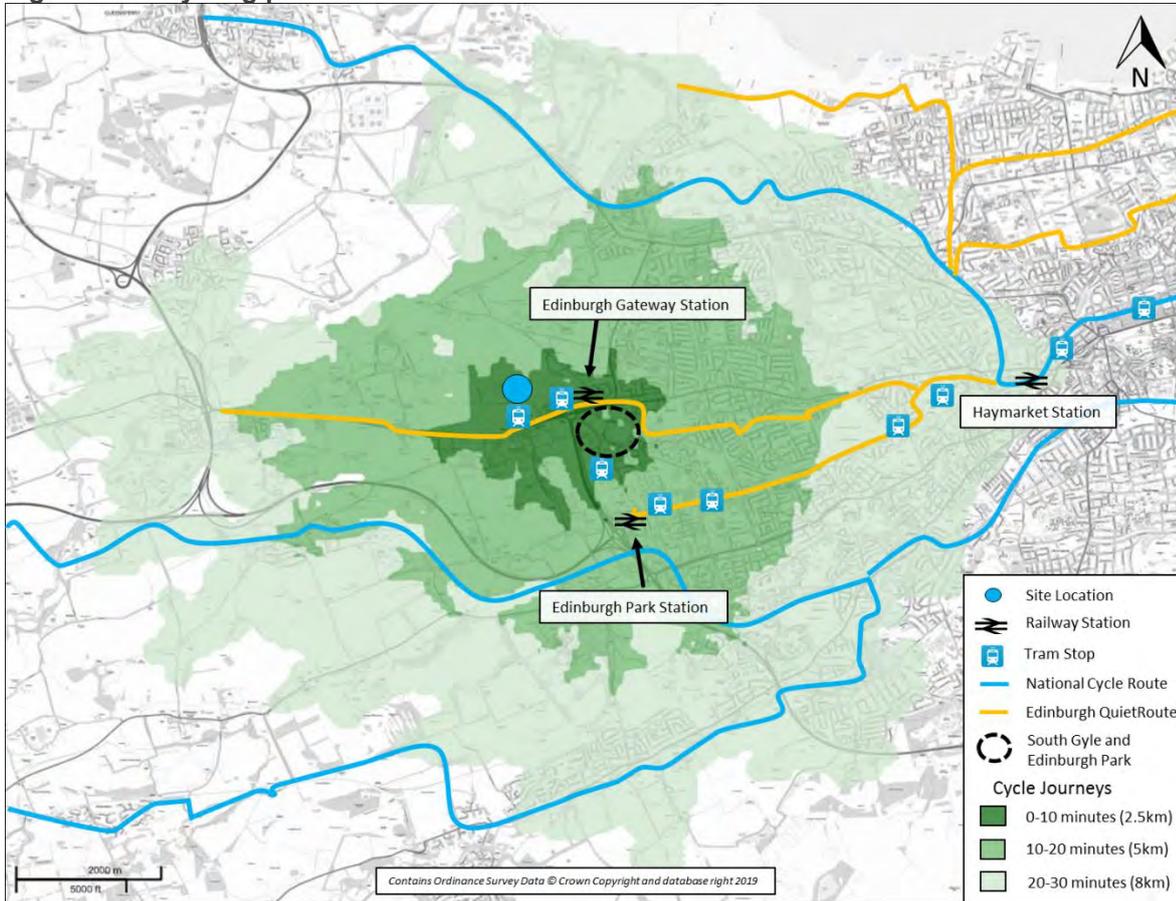
Given that the distance to local amenities exceeds 1.6km (>20minute walk), it is expected that the vast majority of pedestrian trips will be associated with accessing the nearest public transport services on the A8. The nearest bus stops and tram halt are within approximately 800m (10minute walk) of the site (refer to **Figure 2.2** for the locations of public transport stops relative to the site). The services stopping on the A8 provide direct public transport access to employment and facilities at South Gyle, Edinburgh Park, and the City Centre.

Figure 2.2 – Walking Provision



With respect to cycling, Quiet Route 9 runs within 800metres of the site adjacent to the A8. Towards the city centre it connects with Quiet Route 8 and the National Cycle Network (NCN). This offers continuous cycle route provision to employment at South Gyle, Edinburgh Park, and the city centre. **Figure 2.3** highlights the available routes in the vicinity of the site and also illustrates a 30minute cycle catchment (8km).

Figure 2.3 – Cycling provision



It can be seen in **Figure 2.3** that the city centre can be reached within a 30minute cycle of the site, with employment in the west of Edinburgh within a 10minute cycle.

Further information on the available cycle routes in and around Edinburgh can be found at https://www.edinburgh.gov.uk/info/20087/cycling_and_walking/1475/explore_quiet_routes

3 Travel Demands

3.1 Trip Generation and Mode Share

3.1.1 Proposed Housing

To estimate the vehicle trip generation associated with the proposals, vehicle trip rates were extracted from the TRICS database for 'Houses Privately Owned'.

The vehicle trip rates and corresponding trip generation are outlined in **Table 3.1**. The morning and evening peaks relate to 08:00-09:00 and 17:00-18:00 respectively, based on the TRICS data.

Table 3.1 - Vehicle Trip Rates and Trip Generation for both Existing and Proposed Development

Land Use	Units	Vehicular Trip Rates				Vehicular Trip Generation			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Arr	Dep	Arr	Dep	Arr	Dep	Arr	Dep
Houses Privately Owned	5	0.142	0.379	0.335	0.19	1	2	2	1

Table 3.1 suggests that there would be approximately 3 two-way vehicle trips in the morning and evening peak hours, respectively.

3.1.2 Extant Planning Permission

As there is an existing permission in place for the development of an 8,000sqft (743.2m²) GFA office development which is proposed to be changed to one residential unit, it is important to understand what level of traffic would have likely been generated by the office should it have progressed.

Trip rates were extracted from the TRICS database for the 'Office' land use and applied to the consented office GFA. The vehicular trip rates and trip generation are provided in **Table 3.2**.

Table 3.2 - Vehicle Trip Rate and Trip Generation for the Extant Office Development

Land Use	GFA (sq.m)	Vehicular Trip Rates				Vehicular Trip Generation			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Arr	Dep	Arr	Dep	Arr	Dep	Arr	Dep
Office	743.2	1.418	0.267	0.193	1.215	11	2	1	9

A review of **Table 3.2** suggests that a vehicle trip generation for the existing planning permission would have resulted in approximately 13 and 10 two-way trips in the morning and evening peak hours, respectively.

3.1.3 Scenario 1 - Comparison of the Consented Office Development vs the Residential Proposals

A review of the trip generations for the current new proposals against those associated with the existing permission was undertaken and is summarised in **Table 3.3**.

Table 3.3 - Vehicle Trip Generation for both New and Extant Proposals

Application	Vehicle trip generation			
	AM Peak		PM Peak	
	Arr	Dep	Arr	Dep
Consented office block	11	2	1	9
Residential proposals	1	2	2	1
Net change	-10	0	+1	-8

It is anticipated that the current proposals would result in a **reduction** of 10 and 7 two-way vehicle trips in the morning and evening peak hours in comparison to the level of traffic which could be generated by the existing permission.

3.1.4 Scenario 2 - Consented Office Development plus Residential Proposals

Should the client choose to deliver the consented office development plus the introduction of 5 additional residential dwellings then the potential overall vehicle trip generation estimates are summarised in **Table 3.4**.

Table 3.4. Vehicle Trip Generation for the Consented Office and Residential Proposals

Application	Vehicle trip generation			
	AM Peak		PM Peak	
	Arr	Dep	Arr	Dep
Consented office block	11	2	1	9
Residential proposals	1	2	2	1
Total	12	4	3	10

With the development of both the office block and the 5 residential dwellings, it is predicted to generate 16 two-way vehicle trips in the morning peak and 13 vehicles in the evening peak. This equates to approximately one vehicle movement every 4 minutes in the morning peak and every 5 minutes in the evening peak.

3.2 Trip Distribution

As the access road joins the A8 at a point which restricts right-turning vehicles, it is considered that 100% of the traffic leaving the development would turn left onto the A8, with 100% turning left from the A8 when arriving at the development.

4 Traffic Impact Study

4.1 Introduction

The Council wishes the traffic impact study to review the suitability of the A8 access junction and the access road. As such, this Chapter describes the methodology and analysis undertaken to assess the traffic impact and safety implications of the new proposals on the junction and access road.

4.2 Analysis

A site visit was undertaken in October 2016 and March 2019 to check relevant junction and access road geometries. It can be seen from **Figure 4.1** that a gate pier on both sides of the access road creates an entrance to the access road.

Figure 4.1 - Gated Piers on Access Road (Image capture: May 2018 © Google)



The width between the two piers was measured as 3.6metres. An existing priority system is in place to facilitate the managed two-way movement of traffic. Priority is given to traffic entering from the A8, ensuring there is no queueing back onto this strategic road.

4.2.1 Access Road / A8 Visibility Splays

In order to assess the visibility at the access road / A8 priority junction, reference was made to the DMRB standards set out in TD41/95, which are shown in **Table 4.1**.

Table 4.1 - DMRB value of "Y" distance

Design speed of major road (kph)	120	100	85	70	60	50
"Y" distance (m)	295	215	160	120	90	70

As traffic from the A8 is only able to gain access from the eastbound carriageway, visibility to the right from the access road is key. The access road achieves a visibility to the right of:

- X = 4.5m
- Y = 150m

The visibility to the right complies with the standards set out in the DMRB for an all-purpose trunk road with a 40mph (c.65kph) speed limit.

4.2.2 Vehicle Storage Capacity

Consideration must also be given to the vehicle storage capacity between the listed gate piers and the junction stop line where it meets the A8 and also between the listed gate piers and the tram crossing on the access road. The distance between the gate piers and the access junction crossing is illustrated in **Figure 4.2**.

Figure 4.2 - Distance between gated piers and give-way markings (Image capture: May 2016 © Google)



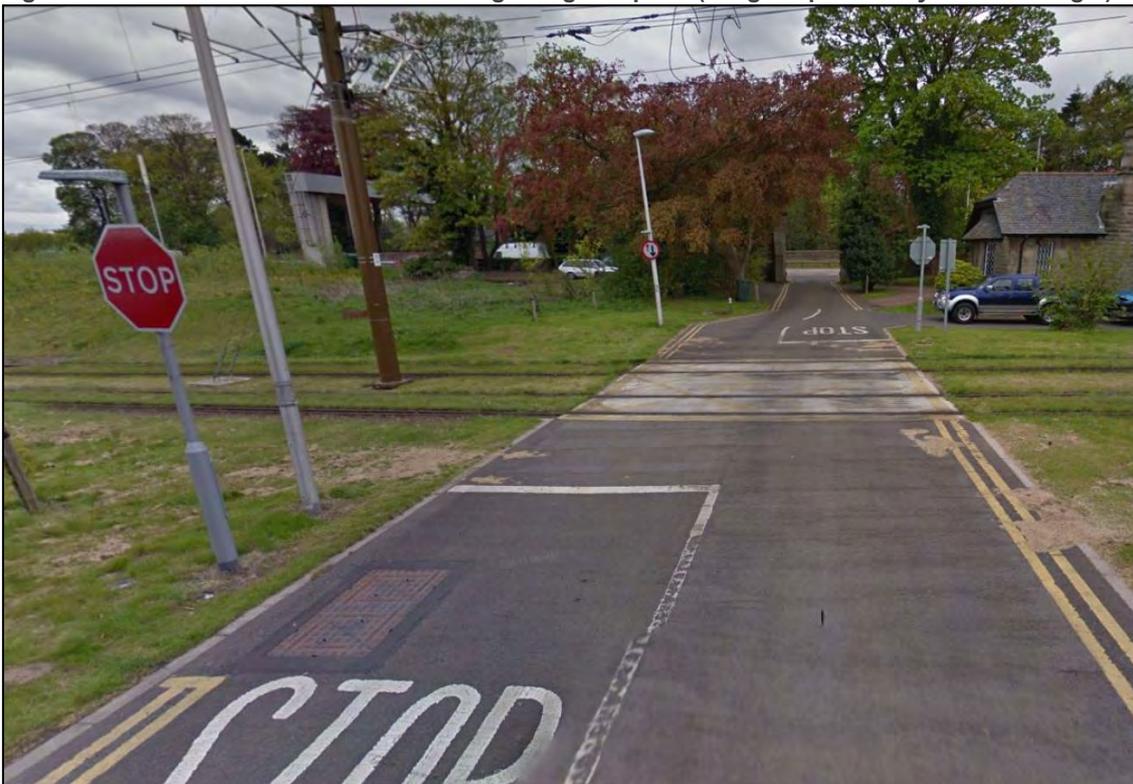
A distance of 9.8metres was measured between the stop line and the gate piers, indicating that 1 vehicle can be accommodated at the mouth of the access without causing obstruction to the traffic on the A8.

As the traffic approaching from the A8 has priority over traffic approaching from the access road, it is considered that this storage capacity is acceptable, with no issues observed under existing conditions. With the addition of only 3 vehicles in each peak period as a result of the proposals, it is expected that this will have no impact on the operation of the access junction.

4.2.3 Tram Crossing

With respect to the interaction between the access road / tram line, **Figure 4.3** highlights the distance between the gate piers and the tram crossing on the access road.

Figure 4.3 - Distance between tram crossing and gated piers (Image capture: May 2015 © Google)



A total of 37metres was measured between the gate piers and the tram crossing, which indicates that approximately 4 vehicles could be stored without causing obstruction to the tram line.

On exit from the development, it can be seen in **Figure 4.3** that there is very good forward visibility to oncoming traffic and the appropriate signage requiring drivers to stop before crossing the tram line. Signage can also be clearly seen giving priority to drivers entering from the A8.

At both stop lines, the visibility of the tram route and oncoming trams is very good as follows:

- North stop line (from site)
 - Visibility to the right – c.250metres
 - Visibility to the left – c.150metres

- South stop line (to the site)
 - Visibility to the right – c.230metres
 - Visibility to the left – c.250metres

This layout also ensures that tram drivers also have very good forward visibility of vehicles at this location.

Given the traffic management in place at this location and the low traffic levels in both Scenarios 1 and 2, it is anticipated that there will be no impact on the operation of the tram crossing or access road as a result of the development proposals.

4.3 Accident Analysis

A review undertaken of accidents since 2014 at the access junction, using www.crashmap.co.uk, indicates that there have been no road accidents at this location in the last 5 years.

5 Summary and Conclusions

5.1 Summary

Sweco was commissioned to undertake a Transport Statement (TS) in support of a planning application for further residential development at Castle Gogar Rigg, located in Gogar, west Edinburgh.

The proposals will see the introduction of 5 new residential units.

Two scenarios are considered within this TS:

- **Scenario 1** – 5 residential dwellings and the removal of the consented office development; and
- **Scenario 2** – Consented office development + 5 residential dwellings.

This report assesses the development proposals in relation to:

- The accessibility of the site;
- The previously consented office block;
- The current visibility and vehicle storage capacity at the access road / A8 priority junction; and
- The operation of the access road in the vicinity of the tram line.

The trip generation of both the current proposals and consented office block have been estimated, with an assessment provided for Scenarios 1 and 2.

5.2 Conclusions

It is estimated that the residential development proposals will generate a minimal amount of traffic, with 3 two-way vehicle trips estimated in both morning and evening peak hours, respectively.

Should the office block not be developed then analysis of the vehicle trip generation suggests that the current proposals would result in a lower number of vehicle movements in comparison to those which could have been generated by the existing office consent.

With both the consented office block and residential dwellings delivered then it is expected that combined they would generate a total of 16 two-way vehicle trips in the morning peak hour and 13 two-way vehicle trips in the evening peak hour.

The visibility at the access junction complies with the visibility standards set out within the DMRB TD 41/95. It is anticipated that the existing junction has sufficient storage capacity to accommodate the forecasted traffic associated with the development proposals without causing operational or safety issues at the junction.

It is considered that the stop line before the tram crossing, in combination with the good visibility from this point to the access junction, and the relatively low number of vehicles predicted to use the access road, allows drivers to safely assess the traffic situation before crossing the tram line.

It is concluded that the development proposals will have a negligible impact on the operation of the surrounding road network.



Quarry Investments Ltd.



Proposed Residential Development

Castle Gogar Rig, Edinburgh

October 2019

HOUSE TYPE CGI'S

apt planning &
development

**6 High Street
East Linton
EH40 3 AB**

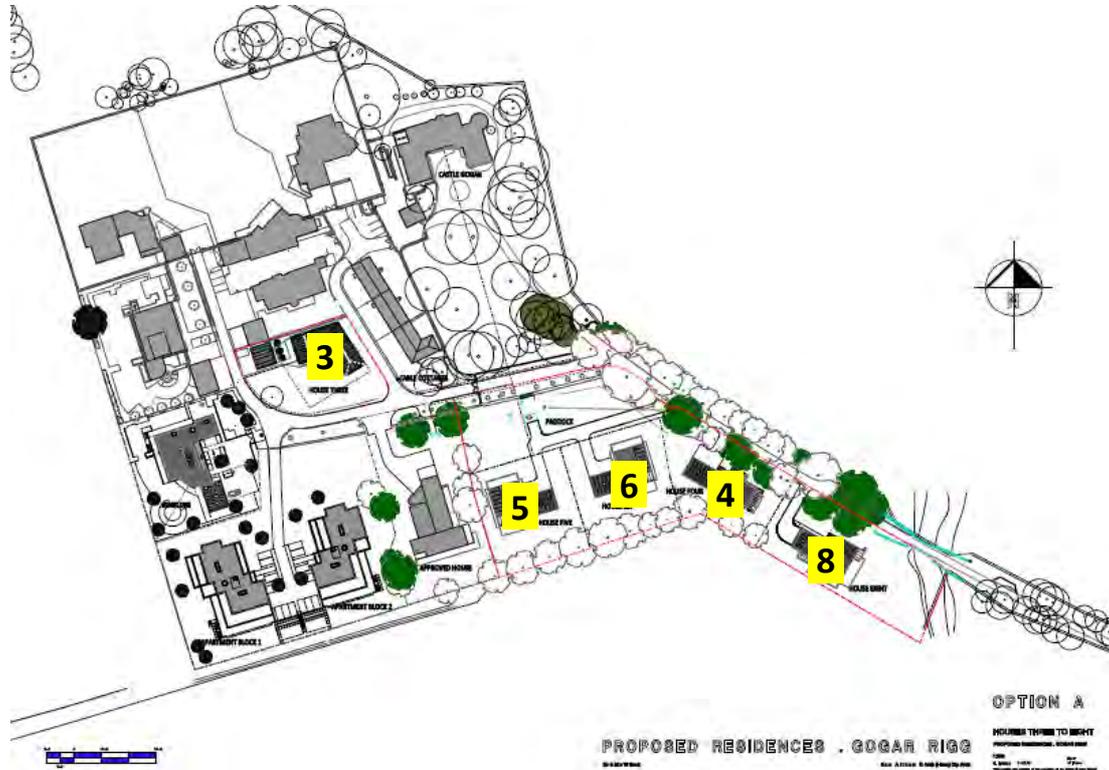
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HOUSE 3



HOUSE 5





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HOUSE 6



HOUSE 4





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HOUSE 8



Landscape and Visual Appraisal

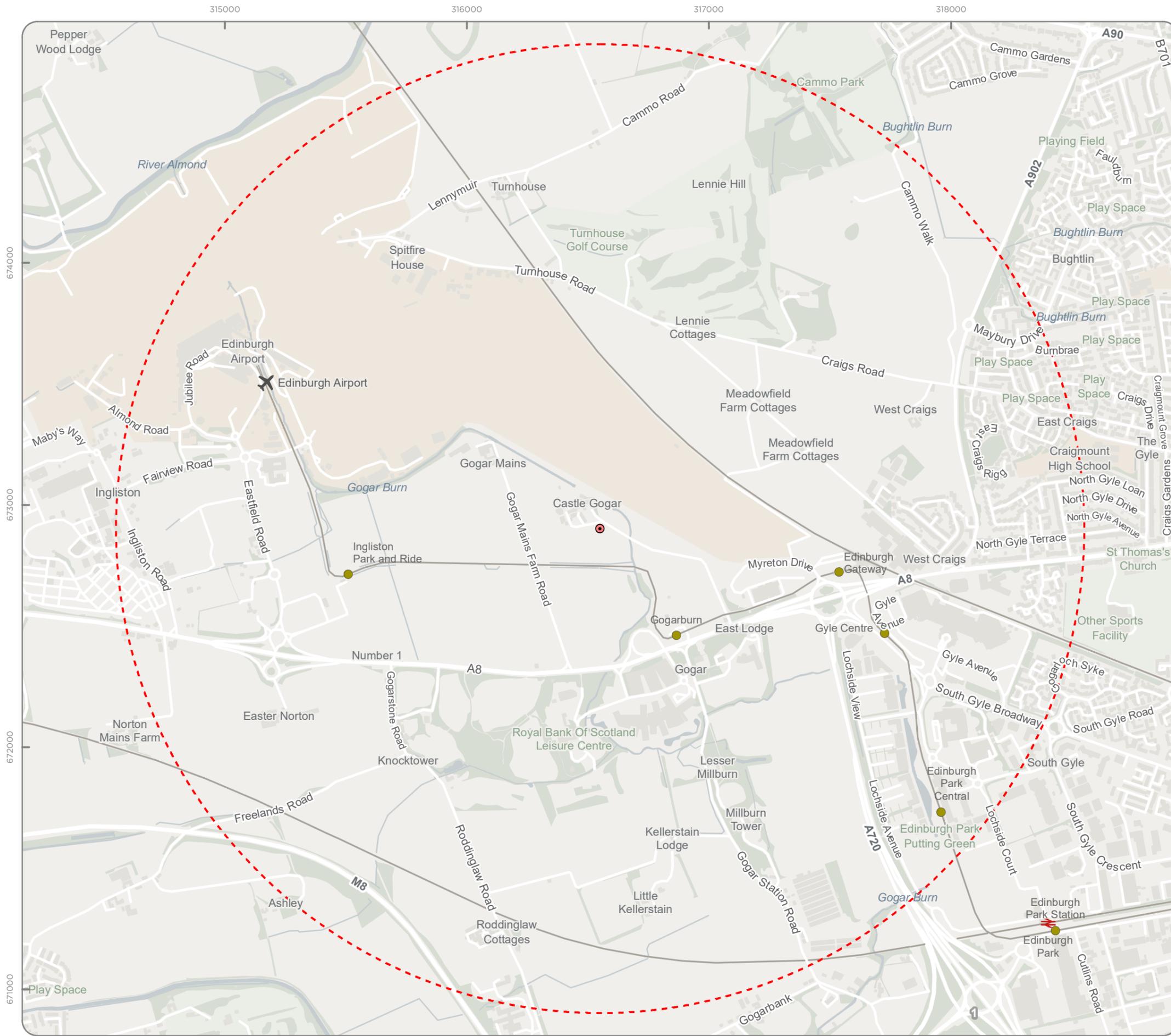
Gogar Rigg, Castle Gogar

PLANNING APPLICATION

Date: 02/10/2019

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- Legend**
- Site Location
 - - - 2km Study Area Boundary



CASTLE GOGAR RIGG

Figure 1.
Site Location & Study Area

Ref No: 181217	Created By: LA	Rev No: 2
Scale: 1:16,000	Drawing Size: A3	Date: 08/08/2019
Coordinate System: BNG OS GB 1936 Datum		



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1. Introduction

This Landscape and Visual Appraisal (LVA) has been prepared in support of the planning application for the erection of six detached dwellings at Gogar Rigg. It evaluates the effects of the Gogar Rigg residential development (hereafter referred to as 'the proposed development') on the landscape character and visual amenity of the site and surrounding area. The appraisal has been undertaken by Chartered Landscape Architects at Optimised Environments Limited (OPEN) on behalf of Quarry Investments.

1.1 Content of the Appraisal

This appraisal contains the following sections:

1. Introduction: setting out the content of the appraisal, the approach taken, the description of the project and extent of the study area;
2. Appraisal methodology: describing the methods used in the baseline appraisal, the appraisal of sensitivity and magnitude of change, and the appraisal of the level of effect;
3. Baseline conditions: describing the landscape character and visual amenity of the development site and the surrounding area based on desk based study and site visits;
4. Development design mitigation: summary of the measures taken to avoid or minimise the landscape and visual effects of the proposed development through the design;
5. Appraisal of effects on landscape character: identifying the residual effects on landscape character areas;
6. Appraisal of effects on visual amenity: identifying the residual effects on selected viewpoints and principal visual receptors; and
7. Summary of effects.

The appraisal is supported by a set of figures which contain GIS maps and viewpoint photographs with the extent of the proposed development marked on. These figures, along with site work, have supported the professional judgement that is applied within the appraisal.

1.2 Approach

Although there is no requirement for a formal Environmental Assessment to support the Planning Application for the development, this appraisal follows best practice guidance produced by the Landscape Institute in its 'Guidance for Landscape and Visual Impact Assessment' (GLVIA) (3rd Edition 2013) and evaluates the likely effects of the proposed development on the landscape character and visual amenity of the site and its surroundings.

The following extract, taken from the GLVIA Statement of Clarification (Jan 2013), gives guidance on the terminology to be used in non EIA Landscape and Visual Impact Appraisals, such as this.

'In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes. The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely to be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA. The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach - also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.'

In this appraisal, effects are assessed to be either 'minor', 'moderate' or 'major'. The level of effect is assessed through a combination of two considerations - the sensitivity of the landscape element, landscape character receptor or visual receptor, and the magnitude of change that will result from the proposed development. This evaluation is carried out for each of the receptors described within the baseline section of the report.

1.3 Project Description

The LVA is based on a planning application that comprises six new homes, associated access, public and private space, and parking. The proposed development is located on land within the existing curtilage of Gogar Rigg, which lies to the west and south of Castle Gogar. The appraisal is based upon the project description set out below. The key information which is used to inform the appraisal of landscape and visual effects includes the location, scale and massing of the proposed residential dwellings and associated infrastructure, as well as the integration of open space and landscape planting.

The key components of the proposed development include:

- Six new detached dwellings of up to two-storey in height;
- Associated private garden grounds;
- Associated infrastructure including access roads;
- Associated semi-public open space; and
- Landscape structure planting.

Details of the site selection and design process are provided within the planning chapter, which accompanies this application.

1.4 Study Area

Site work has shown that the visual influence of the proposed development would be limited to the localised area around the site. This is largely owing to the screening effect of built form, land form and mature tree cover within the vicinity of the site. The study area, therefore, has been set at a radius of 2km from the edge of the boundary of the proposed development. This reflects the localised extent within which it is likely for notable effects to arise.

2. Appraisal Methodology

Presented below is a summary of the appraisal methodology. The following sources have been used in the preparation of the methodology and as guidance in the preparation of the written appraisal and production of figures;

- The Landscape Institute with the Institute of Environmental Management and Assessment (2012) Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3);
- Scottish Natural Heritage and The Countryside Agency (2002) Landscape Character Assessment Guidance for England and Scotland; and
- Landscape Institute (2011) Landscape Institute Advice Note 01/11, Photography and photomontage in landscape and visual impact assessment.

2.1 Scope of the Appraisal

The appraisal covers the potential landscape and visual effects of the proposed development. It considers the layout and design of six residential dwellings to be integrated amongst the existing residential dwellings on the Gogar Rigg site. The appraisal considers how the proposed development would integrate with the existing residential development and landscape setting and to what extent the characteristics of these will be changed.

2.2 Categories of Effects

In the appraisal, the potential effects on the landscape and visual resource are grouped into two categories: effects on landscape character and effects on visual amenity.

Effects on landscape arise either through the introduction of new elements that physically alter the pattern of elements that makes up landscape character, or through visibility of the proposed development, which may alter the way in which the pattern of elements is perceived. This category of effects is made up of landscape character receptors, which fall into two groups; landscape character types and designated areas.

Effects on visual amenity is an appraisal of how the proposed development will affect views throughout the study area. The appraisal of visual effects is presented as an appraisal of the effects that the proposed development will have on views from principal visual receptors, which are the notable settlements, routes, features and attractions found throughout the study area (as ascertained through the baseline study).

The appraisal of effects on landscape character and visual amenity are informed by a series of viewpoints that have been selected to represent visibility of the proposed development from the principal visual receptors around the study area. Further information on these viewpoints is provided in the baseline section of this appraisal.

2.3 Methodology

Sensitivity

Sensitivity is an expression of the ability of a landscape or visual receptor to accommodate the proposed development. The sensitivity is determined through a combination of the value of the receptor, and the susceptibility of the receptor to the proposed development.

Levels of sensitivity - high, medium to high, medium, medium to low, low and negligible- are applied in order that the judgement used in the process of appraisal is made clear. The criteria used to determine sensitivity differ for the effects on landscape receptors and visual receptors, as well as the cumulative effects on both. These criteria are explained in full in the Appendix to this report.

Magnitude of effect

Magnitude of effect is an expression of the extent of the effect on the landscape and visual receptors that will result from the introduction of the proposed development. The magnitude of effect is assessed in terms of the size and scale of the effect. The geographical extent of the area influenced is described in relation to the magnitude of effect.

Levels of magnitude of effect - high, medium to high, medium, medium to low and low - are applied in order that the judgement used in the process of appraisal is made clear. The criteria used to determine magnitude of effect differ for the effects on landscape receptors and visual receptors, as well as the cumulative effects on both. These criteria are explained in full in the Appendix to this report.

Levels of effect

In order to ascertain the level of effect, the sensitivity rating is combined with the magnitude of change rating, through the application of professional judgement to conclude whether the level of the effect is major, moderate or minor. A major effect occurs where the proposed development would provide a defining influence on a landscape element, landscape character receptor

or visual receptor. A minor effect occurs where the effect of the proposed development is not material, and the baseline characteristics of the landscape element, landscape character receptor, or visual receptor continue to provide the definitive influence. A moderate effect occurs where the proposed development has a notable influence on a landscape element, landscape character receptor or visual receptor, but where the baseline characteristics continue to provide the definitive influence.

2.4 Method of baseline data collation

Desk study

A desk study has been carried out as part of the appraisal. This study identifies aspects of the landscape and visual resource that may need to be considered as receptors in the landscape and visual appraisal, including landscape-related planning designations, landscape character typology, roads, footpaths, and settlements.

The following sources have been referred to in the desk study:

- ASH consulting group (1998). Scottish Natural Heritage Review No.91-Edinburgh Landscape Character Assessment;
- Land Use Consultants in association with Carol Anderson (2010) Edinburgh Landscape Character Assessment;
- Land Use Consultants (2010). Review of Local Landscape Designations. Prepared for Edinburgh Council;
- The City of Edinburgh Council (2016) Edinburgh Local Development Plan. Available at: http://www.edinburgh.gov.uk/downloads/file/9065/edinburgh_local_development_plan
- Scottish Government (2008). Scottish Planning Policy 23: Planning and the Historic Environment; and
- Historic Environment Scotland Gardens and Designed Landscapes. Available at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/gardens-and-designed-landscapes>.

Site Study

Visits to the site and the study area have been carried out in the course of the appraisal, in order to review the baseline conditions of the site, identify potential landscape and visual receptors, take viewpoint photographs, and carry out and review the appraisal of effects. Site visits and viewpoint photography took place in May 2018.

3. Baseline Conditions

The baseline study records the existing conditions of the site and study area. The process of this survey helps to gain an understanding of what makes the landscape distinctive and what the important components or characteristics are. The baseline study is instrumental in the identification of the landscape elements, landscape character receptors and visual receptors that are included in the appraisal. The baseline study is presented in three sections:

- Survey of landscape character;
- Review of landscape related planning designations; and
- Survey of principal visual receptors and representative viewpoints.

3.1 Survey of landscape character

The aim of this section is to survey and record the landscape character of the site and study area. The relevant documents are reviewed, and conclusions regarding natural characteristics, cultural and social factors, and aesthetic and perceptual responses are described.

Site Location

The application site lies on the western edge of the City of Edinburgh, approximately 7km from the City Centre. It is located between Edinburgh Airport, to the north and west, and the Edinburgh Tram and A8 to the south. While there remains a reasonable extent of rural farmland, the proximity of this area to the city means that urban development has encroached into this area. As well as all the infrastructure associated with Edinburgh Airport, there is also extensive development of large scale hotels and other associated land-uses. The A8 and the Edinburgh Tram form the main links between the city centre and the airport. The A8 forms the main west to east arterial route into the city and is often busy. The Royal Bank of Scotland (RBS) Headquarters is located to the south of the site and the A8.

Site Description

Castle Gogar dates from 1625, with early 18th and late 19th century extensions. It is a four-storey, white baronial style mansion, complete with towers, turrets and crowstep gables. Parkland comprising mature trees occupies the land to the south of Castle Gogar, which along with the stone boundary wall forms some degree of enclosure. The remainder of the grounds to the west and south have in more recent times been developed for residential dwellings. The walled garden lies to the west of Castle Gogar and is occupied by three

of the existing modern residential dwellings, with two more located to the south. In the grounds further south, two apartment blocks occupy the south-west corner with a further detached dwelling to the immediate east of these. Adjacent to the western enclosure of Castle Gogar lies the renovated stables and cottages which also accommodate residential dwellings.

Castle Gogar is accessed by the south drive which extends from the A8 to the south. It is lined by mature trees which enclose views on approach to the castle and grounds. Mature trees also run along the southern boundary of the site, marking the distinction from the surrounding open farmland. The ground is cut-off to the north by the presence of Edinburgh Airport runways.

Landscape Character

There are two Landscape Character Assessments of relevance to this LVIA: 'The Lothians Landscape Character Assessment' (1998) and the 'Edinburgh Landscape Character Assessment' (2010). The Lothians Landscape Character Assessment presents a broad classification of the Landscape Character Types (LCTs) and Landscape Character Areas (LCAs) across the region. The Edinburgh Landscape Character Assessment presents a more detailed classification of the LCTs and LCAs in and around the City of Edinburgh. Whilst the Lothians Landscape Character Assessment provides useful descriptions of the broad landscape character, the Edinburgh Landscape Character Assessment provides more detailed and up-to-date descriptions focussing largely on the transitional landscapes around the city periphery. The relevant LCTs and LCAs to the proposed development are identified below.

In the Lothians Landscape Character Assessment (LLCA), the application site is located on the boundary between the Lower Almond Farmlands LCA and the Urban Area of Edinburgh. The Lowland Farmland Landscapes LCT, surrounding and underlying much of West Edinburgh, is characterised by a broad tract of predominantly arable farmland, extending from the western periphery west towards Uphall and Broxburn, and south towards Currie and Balerno. The land gradually rises to the south, reaching a high point at Dalmahoy Hill, with farmland made up of medium sized fields divided by hedgerows, fences or stone walls and interspersed with farmsteads, hamlets and villages. Since the LLCA was published in 1998, increased pressure for city expansion combined with an increase in development in the Green Belt beyond the city boundary, have combined to alter the landscape character, by increasing the urban and reducing the rural influences.

The LCAs within the LLCA follow a broad pattern of alignment in relation to the coastal edge of Edinburgh and the Lothians, such that parallel landscapes occur in linear bands following a west to east direction, their continuity interrupted only by the urban area of Edinburgh. In this pattern, landform rises from the coastal edge of the Firth of Forth to the uplands of the Pentland Hills. The application site is located fairly close to the coastal edge, such that it occupies a relatively low-lying location in the wider landscape.

In the Edinburgh Landscape Character Assessment (ELCA), three LCAs are identified within the study area, namely, Lowland Farmland: West Craigs Farmland LCA, Settled Farmland: Airport LCA and Settled Farmland: Gogar Farmland and Institutions.

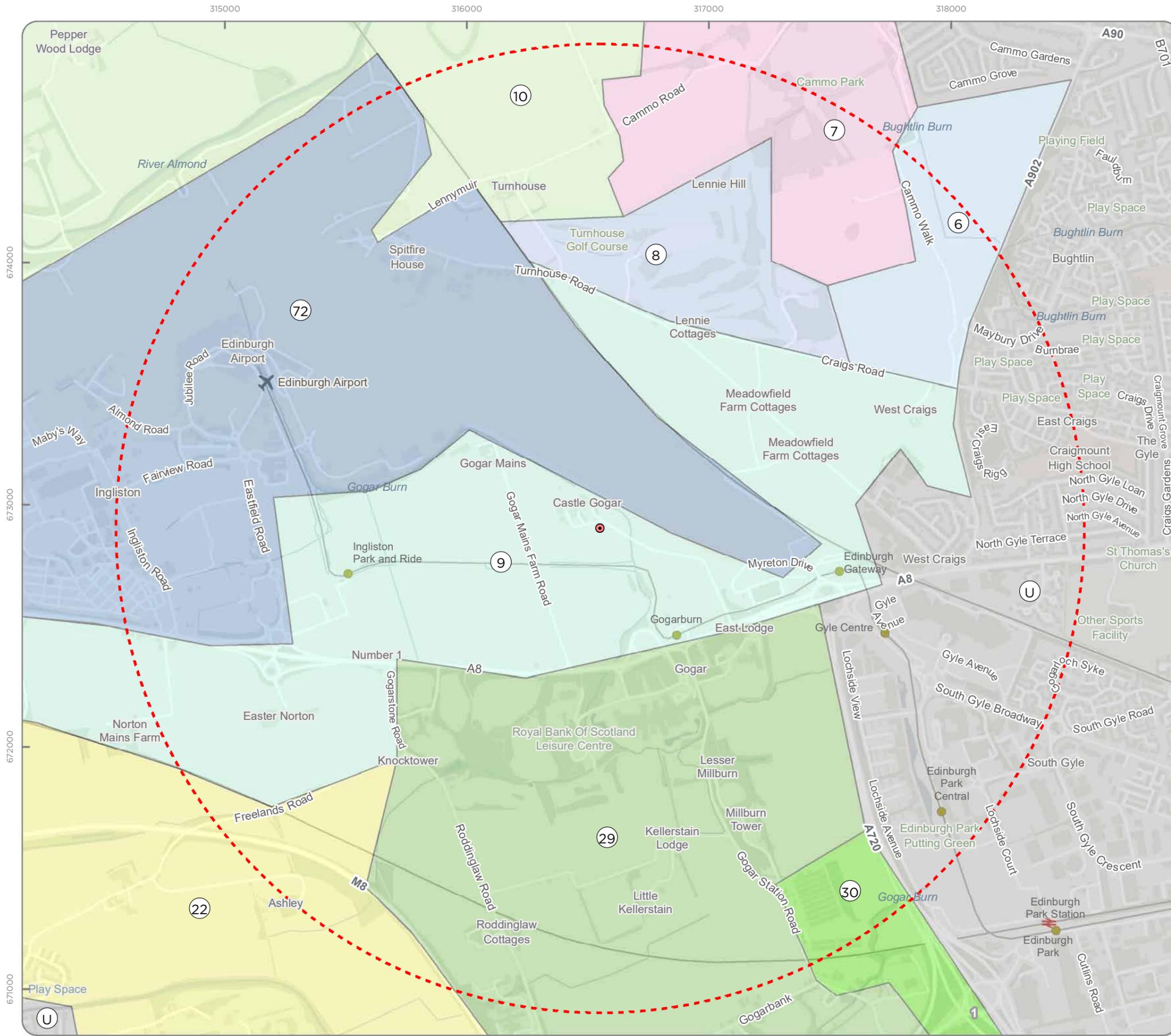
The West Craigs Farmland LCA lies to the west of Edinburgh City and is a small pocket of land that lies between Edinburgh Airport, in the north, and RBS Headquarters in the south. It comprises an area of gently undulating farmland with large fields of arable and small clumps of woodland. It identifies the early 17th century tower house of Castle Gogar as a feature in this landscape, although one largely concealed by surrounding woodland. West Craigs Farmland is described in the ELCA as *'an area of relatively low scenic quality due to the fragmentation of the landscape by built development and transport infrastructure.'*

The effects of the proposed development in the context of the West Craigs Farmland LCA is assessed in this appraisal. As previously noted, the more detailed and recent nature of the ELCA classifications, makes them a more appropriate basis for the assessment of landscape effects. It is unlikely that the Settled Farmland: Airport LCA or the Settled Farmland: Gogar Farmland and Institutions, would be notably affected by the proposed development owing to the extent of built development that characterises the baseline description of both these LCAs.

Landscape Designations

Landscape designations are used, along with LCTs, in the assessment of effects on landscape character. They denote the special scenic value that has been formally attributed to a landscape area.

The site is not covered by any landscape designations which would otherwise denote a special sensitivity in terms of landscape value. It is, however, subject to the planning designation of the Edinburgh Green Belt. This is a planning designation that does not relate to landscape value.



Legend

- Site Location
- 2km Study Area Boundary

Edinburgh Landscape Character
Source: Edinburgh Landscape Character Assessment (2010)

- 6 - Lowland Farmland - Cammo Fringe Farmland
- 7 - Policy Landscape - Cammo Policies
- 8 - Lowland Farmland - Lennie Golf Course
- 9 - Lowland Farmland - West Craigs Farmland
- 10 - Lowland Farmland - Almond Farmland
- 22 - Rolling Farmland - Ratho Farmland
- 29 - Settled Farmland - Gogar Farmland and Institutions
- 30 - Settled Farmland - East Hermiston Farmland
- 72 - Settled Farmland - Airport
- U - Urban



CASTLE GOGAR RIGG

Figure 2.
Landscape Character

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‘Policy Env 10 Development in the Green Belt and Countryside’ of the Edinburgh Council LDP, states the following:

‘For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic’.

Furthermore, the policy states in point 181 that: *‘The purpose of the green belt is not to prevent development from happening’.* This landscape and visual appraisal demonstrates that the proposed development would not have a significant impact on the landscape character or visual amenity.

The two types of landscape designation which occur within the 2km study area around the proposed development are Gardens and Designed Landscapes (GDL) and Special Landscape Areas (SLAs).

Gardens and Designed Landscapes

Gardens and Designed Landscapes (GDLs) are designated by Historic Environment Scotland (HES)⁷ to reflect the national importance of a landscape area in respect of its special design qualities or value. Although not protected by statute, GDLs are protected through SPP23 Planning and the Historic Environment . HES provides citations for GDLs, which are presented on the HES website⁷. These highlight the special value of each inventory landscape against the following criteria; work of art, historical, horticultural, architectural, scenic, nature conservation and archaeological.

Although GDLs are not a statutory designation, they are protected through the Edinburgh Local Development Plan (2016). Policy Env 7 ‘Historic Gardens and Designed Landscape’s states:

‘Development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value. Elsewhere, adverse effects on historic landscape features should be minimised. Restoration of Inventory sites and other historic landscape features is encouraged.’

Cammo and Millburn Tower are the only GDLs which occur in the study area. The Cammo GDL broadly coincides with the Cammo SLA, while the Millburn Tower GDL occurs as a small area within the Gogar SLA. The extent

of intervening landform and mature tree cover means that it would be unlikely for the proposed development to be visible from either of the GDLs and for this reason these have been scoped out as potential receptors from this appraisal.

Although not a GDL, Castle Gogar is included in City of Edinburgh Council’s ‘Survey of Gardens and Designed Landscapes.’ While the assessment of significance attributed to this site concludes that there is only little or some significance relating to all criteria apart from the architectural value, which is outstanding, it does highlight some specific sensitivities, including the ‘essential setting’ of the outlook to the south and the importance of the mature tree cover to the wider landscape setting. The presence of the existing modern residential dwellings on this site has already altered the character of the designed landscape. The design of the proposed dwellings does, nonetheless, create a central paddock to replicate this original feature shown on historic maps and retain a gap between the detached dwellings on the southern boundary to ensure a visual connection still occurs with the adjacent landscape.

Special Landscape Areas

Special Landscape Areas (SLAs) are designated by Edinburgh Council⁸ to reflect the local importance of a landscape area in respect of its scenic qualities or value. The justification for their designation is presented in LUCs Edinburgh ‘Review of Local Landscape Designations’ (2010)⁹. SLAs were formally adopted by The City of Edinburgh Council through the Local Development Plan⁶ in 2016. Policy Env 11 ‘Special Landscape Areas’ of the LDP states:

‘Planning permission will not be granted for development which would have a significant adverse impact on the special character or qualities of the Special Landscape Areas shown on the Proposals Map.’

The Gogar SLA and Cammo SLA are the two SLAs which occur in the study area. Neither of these SLAs are relevant to the assessment, as the extent of intervening landform and mature tree cover means that it would be unlikely for the proposed development to be visible from either of the SLAs. For this reason the effects of the proposed development on the Gogar SLA and Cammo SLA have been scoped out as potential receptors from this appraisal.

Views and Visibility

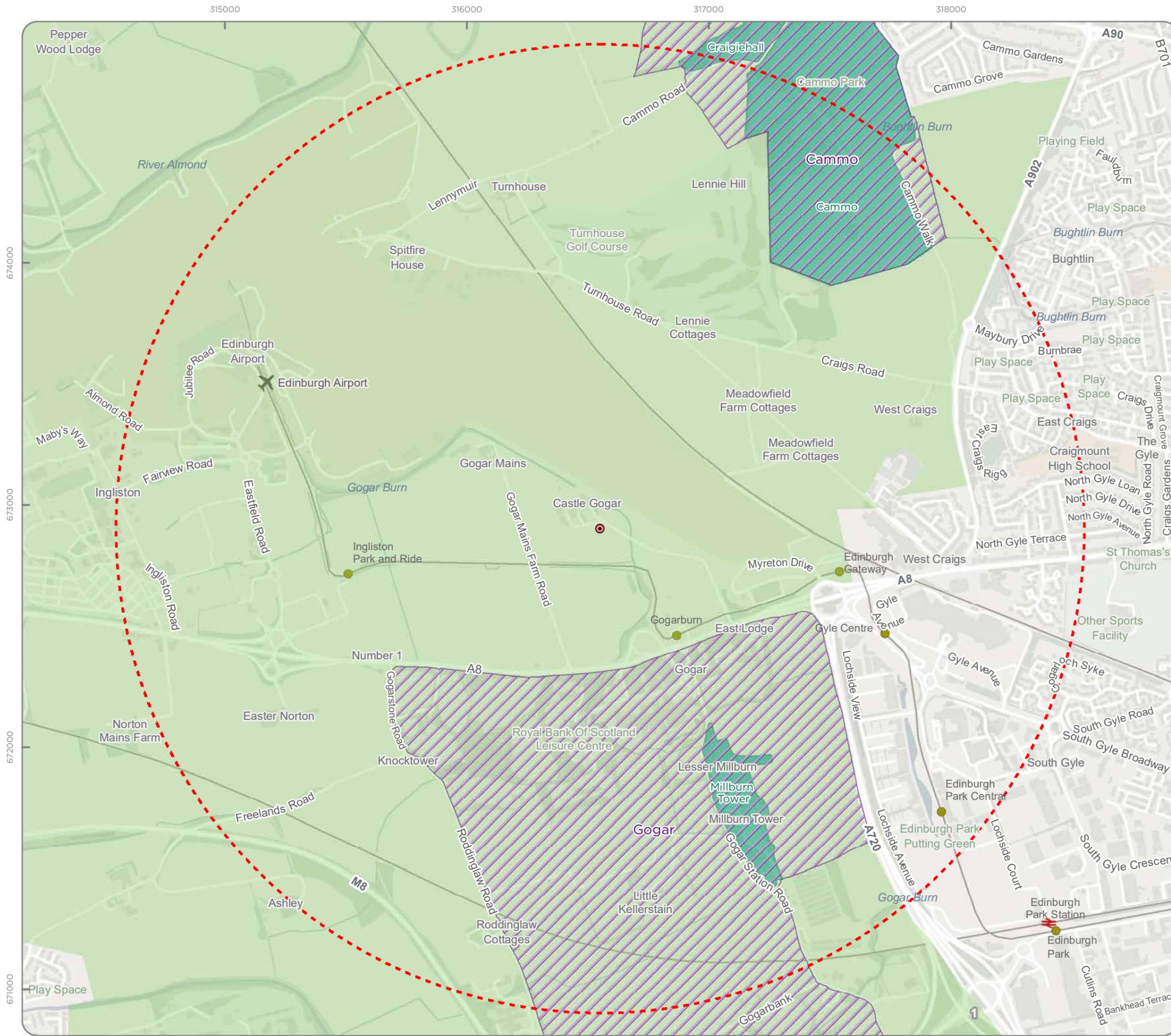
The extent to which the proposed development would be visible across the surrounding area would be limited. This would be a result of the screening effect of the existing buildings in the Castle Gogar grounds which would largely screen the new dwellings to the north and east. Although the western aspect is more open, there would only be one dwelling on this side, set between existing buildings, and which would lie adjacent to open fields that separate the proposed development from the airport.

Potential visual effects would, therefore, arise in respect to the southern aspect, along which four of the new dwellings would be located, albeit with partial screening from tree cover. There is a limited number of visual receptors on this southern aspect, the most notable being the A8 and Gogarburn Bridge. . While there is potential for road-users to experience relatively open views from the elevated overbridge, visibility is reduced along sections of the A8 by intervening vegetation and landform.

Viewpoints representing the visual amenity of the surrounding area have been selected and are shown in Figures 5 to 7 and listed in Table 1 below.

Table 1: Representative viewpoints

Viewpoint number and name	Reason for inclusion
Viewpoint 1 (Figure 5): A8 Gogarburn Bridge	View from RBS overbridge looking north towards site. Representative of views of road-users, cyclists and pedestrians on the overbridge.
Viewpoint 2 (Figure 6): A8 opposite Gogarburn Golf Club	View from the A8 to the south-west with view looking north-east towards the site. Representative of views of road-users, cyclists and pedestrians on the A8 / path.
Viewpoint 3 (Figure 7): A8 near Edinburgh Airport junction	View from the A8 further to the west with view looking north-east towards the site. Representative of views of road-users, cyclists and pedestrians on the A8 / path.



- Legend**
- Site Location
 - 2km Study Area Boundary
 - Special Landscape Area
 - Garden & Designed Landscape
 - Green Belt



CASTLE GOGAR RIGG

Figure 3.
Landscape Designations

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4. Development Design Mitigation

This following section presents the appraisal of effects on the landscape and visual receptors. The appraisal is laid out in three sections that follow the categories of effects as described previously:

- Appraisal of physical effects on landscape elements;
- Appraisal of effects on landscape character (including effects on landscape character types and designated areas); and
- Appraisal of visual effects (effects on principal visual receptors).

Within each of these categories, the effects which could arise from the construction and operational phases of the proposed development are assessed. This appraisal includes an evaluation of the sensitivity of each landscape element, landscape character receptor and visual receptor; the magnitude of change that would result from the introduction of the proposed development; and whether the effect would be major, moderate or minor.

The appraisal also includes a description of how potential effects have been mitigated. The principal mitigation of landscape and visual effects is 'embedded' mitigation, achieved through careful design of the various elements of the proposed development, such as the layout of the buildings and how the layout responds to the existing tree cover and orientation of the site, the density and massing of the buildings, and the integration of open space and planting, which can reduce effects, or in some cases, prevent effects from arising.

The concept for the layout design has been to consolidate the residential development within a well-defined landscape setting, to retain a sense of containment and achieve a good level of integration with the existing buildings in the grounds. This has been achieved by infilling the gaps in the existing layout and keeping them suitable recessed from the tree-lined boundary to ensure this strong landscape feature can be retained and enhanced.

The following mitigation measure have been incorporated into the design of the layout;

- The retention of the tree-lined avenue on the approach into the site, which would create a setting for the new dwellings and moderate their prominence as new features;
- The creation of a central open space (the paddock) which would raise the importance of the landscape structure and ensure that the site would not appear over developed;
- The retention of a gap between the two dwellings on the southern boundary to ensure a connection with the wider landscape setting is retained, albeit partially screened, especially in the summer months, by tree cover along this boundary; and
- The inclusion of tree and hedgerow planting integrated within the site to further enhance the landscape framework to the site.

The potential for mitigation of landscape and visual effects has been considered throughout the design and appraisal process and is described in the appraisal of each receptor that has been identified as requiring detailed appraisal. There is very limited potential for 'add-on' mitigation of landscape and visual effects, that is mitigation that would be added following the construction of the proposed development, and this has not been considered in the appraisal.

5. Appraisal of Effects on Landscape Character

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and the way that this pattern is perceived. Effects on landscape character would occur contextually, where visibility of the proposed development may alter the way in which this pattern of elements would be perceived.

As previously noted, the more detailed and recent nature of the ELCA classifications, makes them a more appropriate basis for the assessment of landscape effects and therefore the appraisal considers the impact on the West Craigs Farmland LCA, in which the site is located.

5.1 Effects on the landscape character of West Craigs Farmland LCA

Baseline

The landscape around the site is typical of the description contained in the ELCA classification in that it comprises an agricultural landscape fragmented by transport corridors, the airport and other large scale developments. West Craigs Farmland LCA is divided into a northern and southern area by the runways of Edinburgh Airport which lie to the immediate north of the site. The southern boundary of the LCA is marked by the A8 and the western boundary is also marked by Edinburgh Airport. This small pocket of land is occupied by fields of arable farmland with little enclosure from hedgerows or trees. It is in the context of this relatively open local landscape that the mature tree cover around Castle Gogar forms a notable feature. While the castle is largely screened by the tree cover, the modern dwellings which occupy the grounds to the west and south of the castle are readily evident.

Sensitivity

The value of this LCA is medium to low. The LCA is not covered by any local, regional or national designations which would otherwise denote a special value. In addition, the LCA is assessed to be typical of Edinburgh and the Lothians and does not have any key features which make it either unique or rare. The proposed development would be situated within the curtilage of the castle grounds, which is a clearly defined area, in which modern residential dwellings establishes the baseline character. The proposed development would, therefore, not result in any loss of farmland. The landscape surrounding the site does not have a high sensitivity and there is already a major influence from the presence of the busy A8 to the south and Edinburgh airport to the north.

The susceptibility of the local landscape character to the proposed development is medium to low. There is already a notable influence on this site owing to the cluster of modern dwellings at Gogar Riggs. Furthermore, the proposed development would be located within the existing curtilage which is clearly defined and enclosed by a row of mature trees.

The combination of the value of the West Craigs Farmland LCA and its susceptibility to the proposed development gives rise to an overall **medium to low** sensitivity.

Magnitude of change

The proposed development would be located within this LCA, however, given its location within the curtilage of an existing area of recent development it would have a limited effect on the character of the wider landscape. The relatively small number of dwellings being developed, their relatively small scale and their contained nature, whereby they will be partially screened by tree cover, will all moderate the potential magnitude of effect, which would be **low**. The proposed development would be located within a concentration of existing development associated with Castle Gogar, and within the existing curtilage of the developed grounds, which means the proposed development will not cause an expansion of the development into what is perceived as the rural area.

Level of Effect

The effect of the proposed development on the Ratho Farmland LCA would be **minor**. Whilst the proposed development would be located within the LCA, its limited scale and extent, and its location within the castle grounds curtilage where there is already a baseline influence from the existing modern dwellings, means that the impact on the rural character is very limited. Furthermore, the existing influences of the A8, Edinburgh Airport and other developments, sets a baseline character in respect of which the proposed development would have little additional influence.

6. Appraisal of Effects on Visual Receptors

Effects on visual amenity are the changes to views that would result from the introduction of the proposed development. The assessment of effects on views was carried out through site survey. The assessment of effects on views is based on three representative viewpoints. Baseline photography has been overlaid with an indication of the proposed building location. This is not representative of the form, detail, style or materials of the proposed building but is an indication of location in relation to the existing developments.

Three viewpoints have been selected to represent the visual amenity of the surrounding area. The baseline character of the view from each viewpoint is described and then the predicted effects are assessed in respect of the sensitivity of the view and the degree of change that will occur to the view as a result of the proposed development, taking into account the mitigation measures incorporated into the design of the layout.

Visibility across the surrounding landscape is limited by the combination of the enclosure of landform, tree cover and built-form, such that the only aspect with potential to be affected is to the south and south-west and the only receptors with potential to be affected being the A8 and the Edinburgh Tram. The viewpoints are, therefore, representative of the local area to the south and south-west of the site.

6.1 Viewpoints

Viewpoint 1: A8 Gogarburn Bridge

The viewpoint is located on the northern side of the Gogarburn Bridge, south of the proposed development, and looking north towards it. It represents a localised area from which elevated and open views towards the site can be experienced. The view comprises a mix of rural and urban features, with the open farm fields of arable and the predominantly deciduous tree cover highlighting the agricultural origins of this settled landscape, while the presence of the A8 and overbridge, the tramline and Edinburgh Airport emphasises the extent to which development has encroached into this peripheral area to the west of the city. The existing residential dwellings on this site form a prominent feature owing to their white render and non-typical flat roof structures.

Sensitivity

The value of this view is medium to low. The view is not taken from a formal viewpoint and the area is not covered by any landscape designations which would otherwise denote a special value. It is a view that is experienced incidentally by road-users, cyclists and pedestrians crossing the bridge. Many workers at RBS Headquarters use the bridge to connect with Gogarburn tram stop.

The susceptibility of road-users, cyclists and pedestrians crossing the bridge is medium. Whilst the proposed development would be visible from this location, it would be seen from only a short section of the wider route from which this elevated and open view would be experienced and in association with the existing residential dwellings.

The combination of the value of this view and susceptibility of towpath users gives rise to an overall **medium** sensitivity.

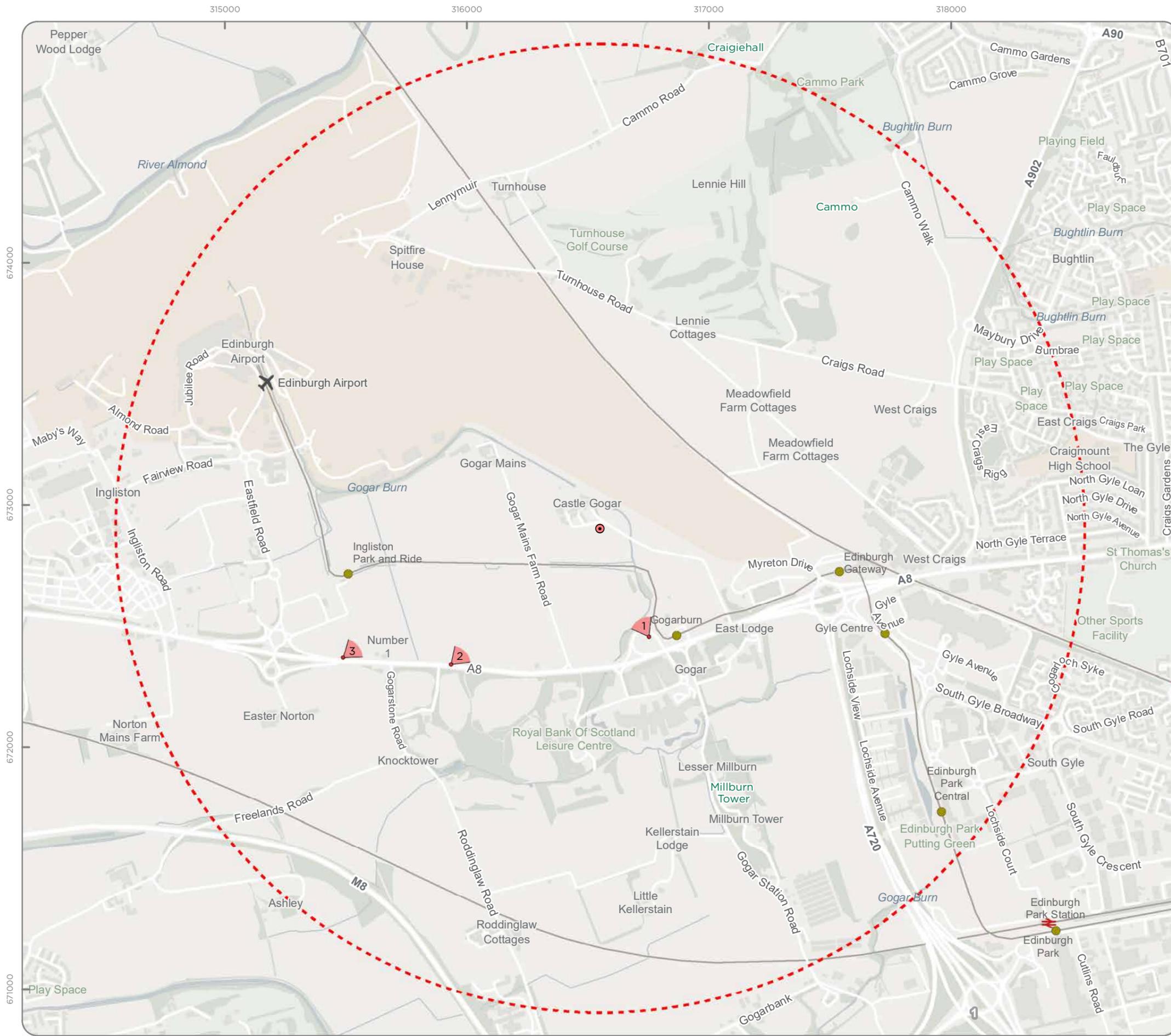
Magnitude of change

The magnitude of change as a result of the proposed development would be **medium**. The proposed development would be seen in the context of the existing developments at Gogar Riggs and therefore would not add a new feature to this area, but instead be seen to extend an existing feature. While the existing dwellings on the western side of the site form quite exposed features, the proposed dwellings, more towards the eastern side of the site would benefit from the partial screening of the mature tree cover along the southern site boundary. There would be good integration between the existing and proposed dwellings owing to their similar design and scale, such that would appear as part of a unified whole.

Level of effect

The effect of the proposed development would be **moderate**. This finding relates principally to the influence of the existing dwellings on this view and the extent to which the proposed dwellings would integrate with both the existing dwellings and the wooded landscape context.





- Legend**
- Site Location
 - - - 2km Study Area Boundary
 - ▲ Viewpoint Locations
 - 1 Gogarburn Bridge
 - 2 A8 near Gogarburn Golf Club
 - 3 A8 near Airport Junction



CASTLE GOGAR RIGG

Figure 4.
Viewpoint Locations

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Coordinate System: BNG OS GB 1936 Datum		

Viewpoint 2: A8 opposite Gogarburn Golf Club

The viewpoint is located on the A8 between Viewpoint 1: A8 Gogarburn Bridge and Viewpoint 3: A8 close to Edinburgh Airport junction. It is situated to the north of Gogarburn Golf Club and while this aspect is largely enclosed by mature road-side trees, to the north, the views open out across arable farmland.

Sensitivity

The value of this view is medium to low. The viewpoint is not representative of a formal viewpoint and is not located in an area covered by a landscape designation. The view will be experienced incidentally by road-users, cyclists and pedestrians travelling on the A8 and is representative of the open views of the landscape in which rural development is a baseline feature.

The susceptibility of road-users, cyclists and pedestrians to the proposed development is low. From this section of the A8, although the rise in the landform is subtle, it is of sufficient elevation to largely screen both the existing dwellings and the proposed dwellings from this section of the A8.

The combination of the value of the view and the susceptibility of road-users gives rise to an overall **medium to low** sensitivity.

Magnitude of change

The magnitude of change as a result of the proposed development would be **negligible**. The intervening landform would largely screen the proposed development from this section of the A8. Whilst it may be possible for the roof tops to be visible towards the west or the east from the viewpoint, the magnitude of change on these views would be very limited.

Level of effect

The effect of the proposed development would be **minor**. This finding relates to the very limited visibility that would be experienced by road-users, cyclists and pedestrians on this section of the A8.



Viewpoint 3: A8 near Edinburgh Airport junction

The viewpoint is located on the A8, east of the junction to Edinburgh Airport. The view looks north-east, over the open arable fields towards the site. The view is representative of the views of east-bound road-users, cyclists and pedestrians. The key feature in the view is Edinburgh Airport, which is seen on the left of the view (the north of the viewpoint). While the control tower acts as landmark feature, the other modern blocks extend over a wide horizontal extent to form a notable urban influence. In contrast, the view to the north-east is predominantly rural, characterised by open fields of arable with tree cover and low hills adding to the perceived extent of this area. The existing residential dwellings at Gogar Rigg are visible from this viewpoint, although seen as distant and relatively small scale features, set within a wooded backdrop.

Sensitivity

The value of this view is medium to low. The viewpoint is not representative of a formal viewpoint and is not located in an area covered by a landscape designation. The viewpoint is representative of the views experienced incidentally by road-users, cyclists and pedestrians travelling east-bound along the A8. The key feature is Edinburgh Airport which detracts from the rural character of the wider landscape.

The susceptibility of road-users, cyclists and pedestrians at this location is low. This is because the proposed development would occur as a distant feature and seen in the context of much closer range and larger scale development associated with Edinburgh Airport.

The combination of the value of the view and the susceptibility of road-users gives rise to an overall **low** sensitivity.

Magnitude of change

The magnitude of change as a result of the proposed development would be **low**. The extent to which the proposed development be visible would be limited by the separation distance from the viewpoint, the screening effect of parts of the proposed dwellings by the existing dwellings and the partial screening formed by intervening landform and tree cover. A comparison with the large scale and extent of the developments associated with Edinburgh Airport would further accentuate the relatively small scale of the proposed development.

Level of effect

The effect of the proposed development would be **minor**. This finding relates to the low sensitivity of the visual receptors and the low magnitude of change they would experience as a result of the proposed development. It would form a relatively distant and small scale feature in this view.



7. Summary

A Landscape and Visual Appraisal (LVA) has been prepared in support of the planning application for Gogar Rigg and this follows best practice guidance produced by the Landscape Institute in its Guidance for Landscape and Visual Impact Assessment (GLVIA) (3rd Edition 2013). It evaluates the level of effect on the landscape character, and visual amenity of the site and its surroundings.

The proposed development comprises the addition of six residential dwellings, associated infrastructure, open and private space, tree and hedge planting, on the Gogar Rigg site to the south and west of Castle Gogar. The potential effects relate to the to the landscape character on this urban / rural fringe, and changes to the visual amenity of road-users, cyclists and pedestrians on the A8 and Gogarburn Bridge.

The following table sets out the findings of the appraisal in terms of the sensitivity of each receptor, the magnitude of change as a result of the proposed development and the level of effect in respect of the sensitivity rating combined with the magnitude of change rating.

Receptor	Sensitivity	Magnitude of change	Level of effect
Lowland Farmland: West Craigs Farmland	medium to low	low	minor
VP 1:	medium	medium	moderate
VP 2:	medium to low	negligible	minor
VP 3:	low	low	minor

The appraisal has found that the effects of the proposed development on the surrounding landscape and visual receptors would be limited in terms of level of effect and extent of effect, with all effects contained within the local area. This finding relates to the following factors:

- The presence of existing residential dwellings on the Gogar Rigg site establishes this type and style of development as part of the baseline character;
- The existing residential developments form a screen to parts of the

proposed development;

- The design of the proposed development ensures it integrates visually with the existing residential developments;
- The relatively small scale of the proposed development means that the effects rapidly dissipate with distance from the site;
- The landform of the site and surroundings is relatively flat such that the site is not prominent within the wider landscape;
- The mature trees along the northern, eastern and southern boundaries would reduce the extent to which the proposed development would be visible across the wider landscape;
- The inclusion of additional tree and hedge planting and areas of open space would enhance the existing landscape setting and reduce the urban influence of the proposed development; and
- The presence of Edinburgh Airport contributes to a context where large scale development forms an established part of the baseline character, thus reducing the comparative influence of the proposed development.

The main finding of the appraisal has been that most of the effects as a result of the proposed development would be contained within the local area around the site. Visibility of the proposed development would be very limited in extent, especially to the north and east where visibility would be negligible owing to the dense screen of the woodland edge, as well as to the south-east, where tree cover screens visibility from much of the adjacent area. This creates a situation in which visibility is concentrated to the immediate south and south-east where the A8 overbridge and the A8 occur.

In terms of effects on landscape receptors, the site constitutes a very small proportion of the much wider *West Craigs Farmland LCT*, which is already influenced by the presence of the existing residential dwellings at Gogar Rigg. The contribution the site makes to the character of the wider LCU is very limited and this reduces the level of effect of the proposed development.

In terms of effects on visual receptors, there would be no major effects. A moderate effect has been assessed for the closest range viewpoint; Viewpoint 1: A8 Overbridge to the immediate south of the site. This effect relates to the proximity of the viewpoint to the proposed development and its elevated position, although the proposed development would be seen as an integrated extension to the existing development. Visibility from the A8 would be intermittent and where open views towards the proposed development

would occur, the proposed development would be seen as a distant and small scale feature, partly screened by intervening landform and existing tree cover around the southern site boundary. The level of effect on these views would be minor.

This report concludes that while effects may arise as a result of the proposed development, these would be mostly minor and occur within the localised area of the site. These effects would also be mitigated by the responsive and integrated design of the layout.

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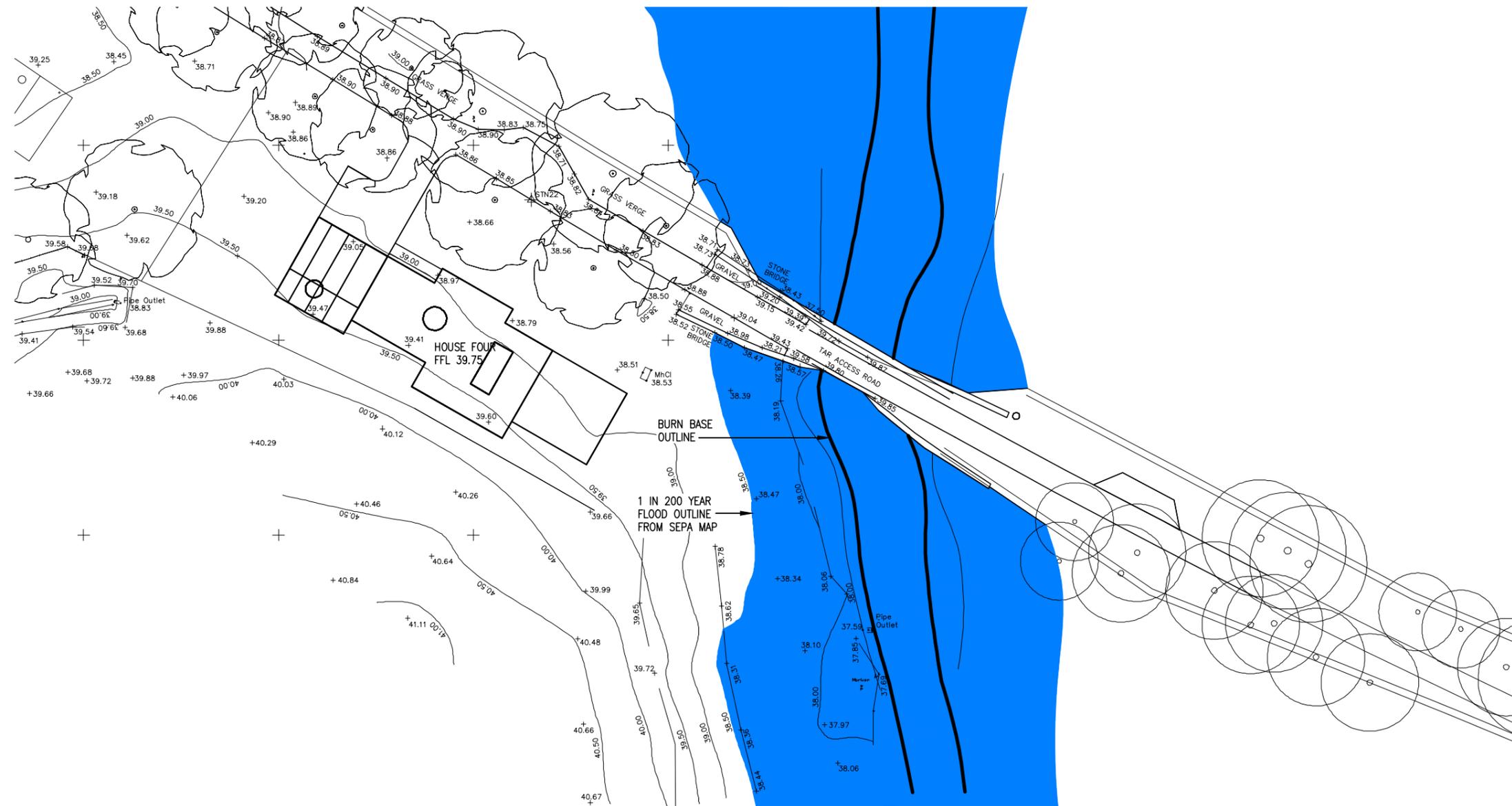
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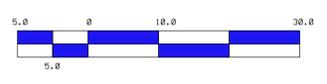
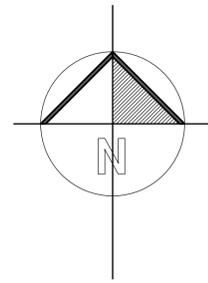
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PROJECT
**PROPOSED DEVELOPMENT AT
 CASTLE GOGAR RIGG, EDINBURGH**

TITLE
FLOOD OUTLINE

DATE	DRAWN	APPROVED	SCALE	DRAWING No.	REV
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PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

HOUSES THREE TO EIGHT

PROPOSED RESIDENCES . GOGAR RIGG
SITE PLAN . AS EXISTING
1:500

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Castle Gogar, Edinburgh

Heritage Statement

September 2019



Simpson & Brown

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1.0 EXECUTIVE SUMMARY

1.1 Purpose and background to heritage statement

Quarry Investments Ltd. is making a planning application to the City of Edinburgh Council (CEC) for the erection of five houses at Castle Gogar Rigg. Simpson & Brown has been commissioned to prepare a heritage statement to accompany the planning application.

This report has been prepared to consider the historic-environment implications of the proposed development in support of the planning application. Several documents and archaeological field work were commissioned as part of previous development on the same site, now completed. These documents have provided background information about the history and significance of the site. Site visits were made in 2018 in the preparation of this document.

1.2 Historic assets

The proposed development site is within the direct setting of two listed buildings; Castle Gogar, listed in category A, and Castle Gogar Bridge, listed in Category B. It is in the vicinity of other listed buildings and within the setting or proximity of several local Sites and Monument Records (SMR). It is located within the setting of the Scheduled Monument 'fort, palisaded enclosure and field system 850m SSE of Gogar Mains'.

1.3 History of Castle Gogar and its estate

A first house was erected c.1300, which was incorporated in a larger mansion, in the baronial style, in 1625. An extension was added to the west c.1700 and further extensions were made during the nineteenth century. It is probably at that time that the stables and the walled garden were added.

The bridge was built in 1672, and carries the drive to Castle Gogar. The castle and bridge sit were originally situated, in a rural environment, mainly consisting of fields and parkland, which remained little changed until the second half of the twentieth century. Modern developments including the airport, the tram, and the existing residential development, have significantly modified this environment.

1.4 Heritage impacts of the proposals and proposed mitigation

Following the assessment of the proposed development and its impact on the historic assets concerned in this heritage statement, it is considered that the overall impact of the proposal would be detrimental in the impacts on the setting of the castle and bridge. However, these assets are compromised in cultural-heritage terms, by the existing development, the tramline, the proposed IBG road and the proximity of the airport.

Regarding mitigation, the client's design team has made modified designs, to reduce impacts on assets. In addition, to offset impacts, there is a programme of archaeological works to be specified by CECAS, works to improve and maintain trees and walls on the drive, the latter enhancing the setting of the castle and bridge. This mitigation is committed to by the applicant.

Therefore, on balance of harm versus mitigation, it is considered that the proposed development should be seen as acceptable in cultural heritage terms.

2.0 INTRODUCTION

2.1 Objectives of this heritage statement

This heritage statement was commissioned by Quarry Investments Ltd. as part of the proposed development of five additional houses on the land of Castle Gogar, to the west and south of the castle. At the time of writing, five houses had already been completed, allowing the restoration of the A-listed building Castle Gogar, and planning permission has been granted by City of Edinburgh Council (CEC) for the development of two houses and two apartment buildings on site.

This heritage statement is intended to provide an assessment of the impact of the proposed development of five additional houses, on the historic environment, including listed buildings and structures, their setting and curtilage buildings, scheduled monuments and local Sites and Monuments Record sites (SMRs). It assesses both direct and indirect effects. It has been prepared in accordance with current national and local policy and guidance, and industry best practice.

2.2 Study Area

Castle Gogar and its land, on which development is proposed, is located on the outskirts of Edinburgh, to the west of the city bypass and north of the A8. Edinburgh Airport lies directly to the north-west and the tram line runs near the south edge of the site. It is within the jurisdiction of Edinburgh City Council.

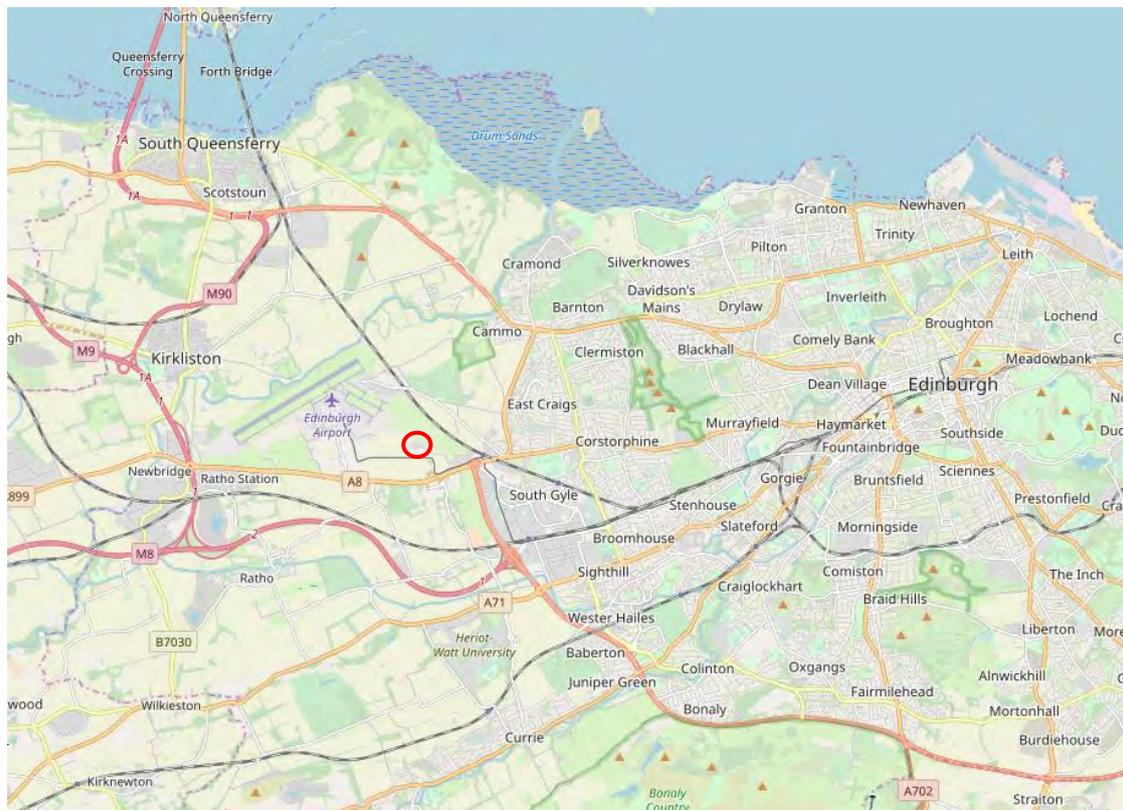


Figure 1 Castle Gogar, indicated with a red circle, in the context of Edinburgh. The site is located west of the Edinburgh Bypass, north of the A8 road and directly to the south east of the airport. *OpenStreetMap*



Figure 2 Aerial photograph of Castle Gogar, showing the castle and the existing houses and apartments on the development site. The tram line is visible along the bottom of the image and the airport runway in the top-right corner. *Google Maps 2019*

2.3 Other studies and related documents

As part of the previous developments on the site or nearby area, the following relevant studies have been carried out:

Faber Maunsell, *Report on the likely effects on cultural heritage interests of the construction and operation of the proposed Tram Line 2, Edinburgh*. c.2009¹

Headland Archaeology, *Castle Gogar Rigg development, Edinburgh. Planning enforcements works. Planning Ref. 15/01051/FUL and 17/00202/FUL*. Edinburgh, 2017

McGowan, Peter, *Edinburgh Survey of Gardens and Designed Landscapes – 136 Castle Gogar*. City of Edinburgh Council, 2009.²

This Heritage Statement is being submitted as part of a suite of documents supporting the planning application for the erection of new houses at Castle Gogar. It should be read in conjunction with the *Landscape and Visual Impact Assessment*

¹ Further details on this report are available on the Canmore website: <https://canmore.org.uk/collection/1144216> accessed August 2019

² Available online: http://www.edinburgh.gov.uk/downloads/download/76/gardens_and_designed_landscapes_site_reports accessed August 2019

(LVIA) and the *Transportation and Planning Support Statement*, prepared by different authors.

2.4 Limitations

It is possible that further information will become available after the completion of this report. Any new information should be acknowledged by the stakeholders.

2.5 Project team

The team from Simpson & Brown comprised:

- Nicholas Uglow MA (Hons.) MSc (heritage consultant, associate)
- Laure Emery BA MSc (heritage consultant)

The team worked in conjunction with the client and their design team.

2.6 Acknowledgements

This report contains maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). The Roy Military Survey appears courtesy of the British Library Board (BL). To view these maps online, see <http://www.nls.uk/>

All photographs and drawings in this report are by the authors unless stated.

2.7 Abbreviations in this report

CEC - City of Edinburgh Council	OS - Ordnance Survey
CECAS - City of Edinburgh Council Archaeology Service	S&B - Simpson & Brown
HES - Historic Environment Scotland	SM - Scheduled Monument
HEPS - Historic Environment Scotland Policy Statement (2019)	SMR - Sites and Monuments Record sites
NLS - National Library of Scotland	SPP - Scottish Planning Policy
LDP - Local Development Plan	
LPA - Local planning authority	

3.0 RELEVANT HISTORIC ENVIRONMENT ASSETS

3.1 Historic environment receptors considered in this statement

The primary receptor for impacts considered in this statement is the setting of the A-listed Castle Gogar, and its curtilage structures.

However, the impact on adjacent receptors within approximately 500m from the proposed development site are also considered. These are the B-listed bridge on the approach road, the scheduled monument to the south and SMRs. Other historic assets (designated and non-designated) beyond 500m have been excluded from the analysis because there is no intervisibility with the proposed development site.

3.2 Listed Buildings

Castle Gogar with cottage, gate house, stables, outbuildings, gate and gatepiers is listed in Category A (LB27092). In its vicinity, other listed buildings include Castle Gogar Bridge (LB27102); Castle Gogar lodge and gates and gatepiers (LB27112); located at the entrance of the approach road; Gogar Parish Church and churchyard (LB26984); and the former Gogar Parish Church and Graveyard (LB27268). All are listed in category B. It is understood that the two churches are not historically directly associated with Castle Gogar, but are the remaining buildings of the former village of Nether Gogar.

As Castle Gogar was set for most of its history in a rural area, there is a low density of buildings and therefore the number of listed buildings in its vicinity is limited to those stated above. There are more listed buildings located to the south of the A8 road.

Buildings are listed because they are considered to have special architectural or historic interest, as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed buildings are provided with statutory protection through the planning system, to ensure that their special character and interest are preserved where changes are proposed. Historic Environment Scotland (HES) defines the different categories as follows:

Category A

Buildings of special architectural or historical interest which are outstanding examples of a particular period, style or building type.

Category B

Buildings of special architectural or historic interest which are major examples of a particular period, style or building type.

Category C

Buildings of special architectural or historic interest which are representative examples of a period, style or building type.³

³ https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/#categories-of-listing_tab Accessed August 2019

The Scottish Planning Policy (SPP) states that ‘changes to a listed building should be managed to protect its special interest while enabling it to remain in active use’ and that ‘special regard must be given to preserving and enhancing the building, its setting and any features of special architectural or historic interest’.⁴

3.3 Scheduled Monuments (SM)

Castle Gogar is not recognised as a scheduled monument. The fort, palisaded enclosure and field system (SM4573) located to the south of Castle Gogar and north of the A8 road is the only scheduled monument in the vicinity of Castle Gogar. It is located about 400m from the castle itself and about 250m from the proposed development.

Structures, buildings and sites are added to the schedule of monuments because they are considered to be of national importance. This is the single criterion contained in The Ancient Monuments and Archaeological Areas Act 1979. The purpose of scheduling is to preserve and control works on monuments, the survival of which is in the national interest. The SPP states that development should not create an adverse effect on scheduled monuments and their setting, and permission should only be granted for change in exceptional circumstances.⁵

3.4 Sites and Monuments Records (SMR)

SMRs are non-designated, and they have no statutory protection. However, they have heritage value and Local Planning Authorities are required to protect and preserve them. Section 150, the Scottish Planning Policy (SPP) states that

*Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.*⁶

Most SMRs within the jurisdiction of City of Edinburgh Council Archaeology Service (CECAS) are referenced on Canmore. Canmore is the National Record of the Historic Environment which is part of Historic Environment Scotland, and they ‘collect, care for and make available material relating to Scotland’s archaeology, buildings, industrial and maritime heritage’⁷. The Canmore entries in a 500m radius of the proposed development site have been considered and are listed in **Table 1** below. They include buildings (listed and non-listed), other built structures, landscape features (lake, ditch etc.) and events (archaeological evaluations, dig, watching-brief etc.).

⁴ Scottish Ministers *Scottish planning policy* (Scottish Government: 2014). para. 141

⁵ Scottish Ministers *Scottish planning policy* (Scottish Government: 2014). para. 145

⁶ Scottish Ministers *Scottish planning policy* (Scottish Government: 2014). para. 150

⁷ <https://canmore.org.uk/content/about> accessed June 2018

Table 1 Canmore entries located in a 500m radius from Castle Gogar development site

Canmore ID	Name	Classification	Listed Building (LB) or Scheduled Monument (SM) ID when applicable
152650	Edinburgh, Gogar Mains	Farmstead (period Unassigned)	-
347090	Edinburgh, Gogar Roundabout, Edinburgh Tram Scheme, Tram Station	No Class (event), Gyle Shopping Centre	-
268552	Edinburgh, Glasgow Road, Castle Gogar, Walled Garden	Walled Garden (period Unassigned)	-
254001	Edinburgh, Glasgow Road, Castle Gogar, Cottage And Stables	Cottage (period Unassigned), Stable(s) (period Unassigned)	LB27092
50717	Edinburgh, Glasgow Road, Castle Gogar	Ditch(s) (17th Century), Lairds House (17th Century), Gogar Castle, Gogar House	LB27092
50706	Gogar	Linear Feature(s) (period Unassigned), Settlement (period Unassigned)	SM4573
50705	Gogar	Fort (period Unassigned)	SM4573
145853	Edinburgh, Glasgow Road, Castle Gogar, Bridge	Road Bridge (period Unassigned), Gogar Burn	LB27102
300205	Gogar Bank	No Class (event)	-
271382	Gogarburn	No Class (event)	-
306834	Edinburgh, Gogar	Lake (period Unassigned)	-
145809	Edinburgh, 194 Glasgow Road, Gogar Parish Church, Churchyard With Liston Monument	Churchyard (period Unassigned), Commemorative Monument (period Unassigned)	LB27268
50670	Edinburgh, 194 Glasgow Road, Gogar Parish Church	Church (period Unassigned)	LB26984
171097	Gogar	Enclosure (period Unassigned)	-
50710	Edinburgh, West Craigs, Meadowfield, Cast-iron Bridge	Bridge (period Unassigned)	-

In addition to the referenced sites, a watching brief and excavation was undertaken on the site of the construction of dwelling houses and apartments to the south-west of the castle (planning applications 15/01051/FUL and 17/00202/FUL, approved in 2015 and 2017). The archaeological work was carried by Headland Archaeology and the report was completed in July 2017. The report's summary states that:

The exposed sections revealed a foundation cut of a wall to the west of the two apartment blocks and a further ditch, possibly associated with a foundation cut to the east of the apartments. A ditch along with the remains of a stone wall were also recorded on the same alignment further to the east within the easternmost monitored topsoil strip areas. The monitoring at the north of the development area revealed a stone-built culvert in association with a large linear ditch, along with a small pit. All identified features are of potentially 16th to 17th century date. No other archaeological features or deposits were identified.⁸

The proposed development site is set in an area of rich archaeological resources. Consultation with CECAS has established that, when consulted as part of a live planning application, it would recommend a phased excavation of the site prior to construction, if the planning application was consented.⁹

3.5 Other designations

There are no other designations applicable to Castle Gogar. There is no Conservation Area, World Heritage Site, Gardens and Designed Landscape Inventory area, or historic battlefield.

⁸ Palyvos, Aris, *Castle Gogar Rigg Development, Edinburgh*. Headland Archaeology, 2017. p.1

⁹ John Lawson, *pers. com.* 13 June 2018

4.0 HISTORIC ENVIRONMENT POLICY AND GUIDANCE

4.1 The Scottish Planning Policy (2014)

The *Scottish Planning Policy* (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances.¹⁰ The SPP includes the Scottish Government's national planning policy on the conservation of the historic environment.

It includes an explicit recognition of the need for informed conservation, to understand the significance of historic sites and the potential impacts that any proposed development might have. It also emphasises the need to 'enable positive change in the historic environment' based on well-informed understanding.¹¹

This document has been prepared in accordance with the following policies:

- General policies relating to the historic environment (policy numbers 135, 136 & 137)
- Development Management (140)
- Listed buildings (141 & 142)
- Scheduled Monuments (145)
- Archaeology and Other Historic Environment Assets (150 & 151)

4.2 Historic Environment Policy for Scotland (May 2019)

The Historic Environment Policy for Scotland (HEPS) by HES, along with their *Managing Change in the Historic Environment* guidance note series (see 4.4), are the documents to which local planning authorities are directed in consideration of applications affecting historic environment assets in their jurisdiction.

The protection and enhancement of the historic environment is its fundamental basis. However, there is also a clear emphasis on enabling change that is sustainable.

4.3 Local planning policy: Edinburgh Local Development Plan (2016)

The LDP was adopted in November 2016.

*The LDP sets out policies and proposals relating to the development and use of land in the Edinburgh area. The policies in the LDP will be used to determine future planning applications.*¹²

Concerning listed buildings within the Council's jurisdiction, it comments that:

¹⁰ Scottish Ministers *Scottish planning policy* (Scottish Government: 2014)

¹¹ Scottish Ministers *Scottish planning policy* (Scottish Government: 2014). p.33

¹² The City of Edinburgh Council *Edinburgh Local Development Plan* (adopted November 2016). para. 2

*Listed Buildings are buildings of special architectural or historic interest... Some proposals may also require planning permission. Development plan policies have a role to play in helping to protect listed buildings, their setting and features of special interest.*¹³

Concerning archaeology:

Edinburgh has a wealth of archaeological resources, from buildings to buried remains and marine wrecks, dating from earliest prehistory to the 20th century. This archaeological resource is finite and non-renewable. It contains unique information about how the city's historic and natural environment developed over time. In addition to providing a valuable insight into the past, archaeological remains also contribute to a sense of place and bring leisure and tourism benefits. Care must be taken to ensure that these are not needlessly destroyed by development.

The Council maintains a Historic Environment Record of known designated and non-designated archaeological remains which in 2013 contains 63 nationally important scheduled monuments protected by the Ancient Monuments and Archaeological Areas Act 1979.

*There may also be many potentially important archaeological features which have not yet been discovered. These are therefore not included in national or local records. Scottish Planning Policy sets out the Government's approach to protecting archaeological remains and the weight to be given to archaeological considerations when assessing against the benefits of development. Detailed advice is provided in Planning Advice Note 2/2011 Planning and Archaeology.*¹⁴

Relevant policies are:

Policy Env 3 Listed Buildings – Setting

*Development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.*¹⁵

Policy Env 9 Development of Sites of Archaeological Significance

Planning permission will be granted for development on sites of known or suspected archaeological significance if it can be concluded from information derived from a desk-based assessment and, if requested by the Council, a field evaluation, that either:

- a) no significant archaeological features are likely to be affected by the development or*
- b) any significant archaeological features will be preserved in situ and, if necessary, in an appropriate setting with provision for public access and interpretation or*
- c) the benefits of allowing the proposed development outweigh the importance of preserving the remains in situ. The applicant will then be required to make*

¹³ CEC Edinburgh Local Development Plan (November 2016). para. 26

¹⁴ CEC Edinburgh Local Development Plan (November 2016). para. 30-32

¹⁵ CEC Edinburgh Local Development Plan (November 2016). p.100

provision for archaeological excavation, recording, and analysis, and publication of the results before development starts, all to be in accordance with a programme of works agreed with the Council.

The objective of the above policies is to protect and enhance archaeological remains, where possible by preservation in situ in an appropriate setting. In some cases, depending on the nature of the remains and character of the site, the Council may require provision for public access and interpretation as part of the proposed development. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results will be required.

Developers should seek early advice from the Council's Archaeologist for sites where historic remains are known or thought likely to exist. Where a development may affect a scheduled monument or its setting, early contact should be made with Historic Environment Scotland.¹⁶

In the LDP and its Proposals Map Castle Gogar and houses are indicated as part of the Special Economic Area: International Business Gateway (policy Emp 6) (**Figure 4**). Policy Emp 6 will support in principle further development, including housing as a component of a business. However, 'All IBG proposals must accord with the IBG development principles and other relevant local development plan policies.'¹⁷ These include the historic-environment policies noted above.

The area of land between Castle Gogar and west of Gogar Burn is shown as an IBG Open Space (Greenspace Proposal GS 6). 'The West Edinburgh Landscape Framework (approved in December 2011) identifies strategic landscape design and open space requirements. Three main areas of open space are proposed as key elements of the International Business Gateway.' The open space located south of the castle is defined as the 'archaeology park' and covers the Scheduled Monument area.

The LDP also acknowledge the need for road access in connection with the development of the International Business Gateway and West Edinburgh. The proposal referenced T9: Gogar Link Road is proposed as a 'largely single carriageway through IBG with some widening to allow public transport priority. Link may be bus/cycle/pedestrian only'.¹⁸ It is indicated on the Proposals Map running east-west between the present tram line and the south boundary of Castle Gogar development site.

¹⁶ CEC *Edinburgh Local Development Plan* (November 2016). p.101

¹⁷ CEC *Edinburgh Local Development Plan* (November 2016). p.111

¹⁸ CEC *Edinburgh Local Development Plan* (November 2016). p.38

4.4 Guidance - Historic Environment Scotland Managing Change in the Historic Environment: Setting

Proposed development is located in the setting of two listed buildings, Castle Gogar and the bridge on the approach road. HES *Managing Change in the Historic Environment* guidance series, are non-statutory notes explaining how to apply government policies to adequately manage change in the historic environment. Their guidance on managing change in the setting of heritage structures

sets out the principles that apply to developments affecting the setting of historic assets or places, including scheduled monuments, listed buildings... and undesignated sites.

Planning authorities usually make the initial assessment of whether a development will affect the setting of a historic asset or place... If a planning authority identifies a potential impact on a designated historic asset, it may consult Historic Environment Scotland, who act as statutory consultees in the planning process.¹⁹

The document identifies key issues:

2. *Where development is proposed it is important to:*

- identify the historic assets that might be affected*
- define the setting of each historic asset*
- assess the impact of any new development on this*

3. *Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.*

4. *If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case.*

5. *In the light of the assessment described above, finalised development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.*

Setting is defined:

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

[Scheduled] Monuments, buildings, gardens and settlements were almost always placed and orientated deliberately, normally with reference to the surrounding

¹⁹ Historic Environment Scotland *Managing change in the historic environment: Setting* (2016). p.4

topography, resources, landscape and other structures. Over time, these relationships change, although aspects of earlier settings can be retained.

Setting can therefore not simply be defined by a line on a map, and is likely to be unrelated to modern landownership or to curtilage, often extending beyond immediate property boundaries into the wider area.²⁰

There is guidance on how to define and analyse setting:

Key viewpoints to, from and across the setting of a historic asset should be identified. Often certain views are critical to how a historic asset is or has been approached and seen, or understood when looking out. These views were sometimes deliberately manipulated, manufactured and/or maintained, and may still be readily understood and appreciated today. Depending on the historic asset or place these could include specific points on current and historical approaches, routeways, associated farmland, other related buildings, monuments, natural features, etc.

Sometimes these relationships can be discerned across wide areas and even out to distant horizons...

Changes in the surroundings since the historic asset or place was built should be considered, as should the contribution of the historic asset or place to the current landscape. In some cases the current surroundings will contribute to a sense of place, or how a historic asset or place is experienced.

The value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Public consciousness may place a strong emphasis on an asset and its setting for aesthetic reasons, or because of an artistic or historic association. Such associative values can contribute to the significance of a site, and to the sensitivity of its setting.

Whether or not a site is visited does not change its inherent value, or its sensitivity to alterations in its setting. This should be distinguished from the tourism, leisure or economic role of a site. Tourism and leisure factors may be relevant in the overall analysis of the impact of a proposed development, but they do not form part of an assessment of setting impacts.²¹

Factors to be considered in assessing the impact of a change on the setting of a historic asset or place include:

- whether key views to or from the historic asset or place are interrupted*
- whether the proposed change would dominate or detract in a way that affects our ability to understand and appreciate the historic asset*
- the visual impact of the proposed change relative to the scale of the historic asset or place and its setting*
- the visual impact of the proposed change relative to the current place of the historic asset in the landscape*

²⁰ Historic Environment Scotland *Managing change in the historic environment: setting*. p.6

²¹ Historic Environment Scotland *Managing change in the historic environment: setting*. p.9

- *the presence, extent, character and scale of the existing built environment within the surroundings of the historic asset or place and how the proposed development compares to this*
- *the magnitude of the proposed change relative to the sensitivity of the setting of an asset - sometimes relatively small changes, or a series of small changes, can have a major impact on our ability to appreciate and understand a historic asset or place. Points to consider include:*
 - *the ability of the setting to absorb new development without eroding its key characteristics*
 - *the effect of the proposed change on qualities of the existing setting such as sense of remoteness, current noise levels, evocation of the historical past, sense of place, cultural identity, associated spiritual responses*
 - *cumulative impacts: individual developments may not cause significant impacts on their own, but may do so when they are combined.*²²

Advice is given on mitigation:

Where the assessment indicates that there will be an adverse impact on the setting of a historic asset or place, even if this is perceived to be temporary or reversible, alterations to the siting or design of the new development should be considered to remove or reduce this impact.

*Other mitigation measures include screening the development, for example with trees or bunding (enclosing structures). However, the screening itself needs careful consideration so that it does not cause an impact in its own right.*²³

Principles set out in *Managing Change in the Historic Environment: Setting* have been followed as a key guidance in this document to assess the impact of the proposed development on the setting of the listed buildings and to recommend appropriate mitigation.

²² Historic Environment Scotland *Managing change in the historic environment: setting*. p.11

²³ Historic Environment Scotland *Managing change in the historic environment: setting*. p.12

5.0 HISTORICAL SUMMARIES

5.1 Map regression

'Gogar' is represented along with the burn by Joan Blaeu in 1654, in a shape of a mansion and then by John Adair c.1682 with some trees and surrounded by a rectangular enclosure.



Figure 5 Joan Blaeu, 'Lothian and Linlitquo', 1654. NLS



Figure 6 John Adair, 'A map of Mid-Lothian', c.1682. Original manuscript. NLS

Figure 7 John Adair, 'A map of Mid-Lothian', imprint: 1735, from 1680s manuscript. NLS

William Roy is the first to depict the estate of 'Gouger' in greater details (Figure 8). He represents two buildings (certainly the castle and stables or other ancillary buildings) and a red rectangle to the west, possibly a walled enclosure. On Roy's map, the whole estate extends south, up to the present A8 road; further north to where is now the airport; but also to the east of the Gogar Burn. All is enclosed by boundary features indicated in red, and several planted *allées* and tree belts are also represented. It is not clear on Roy's map where the entrance of the estate and the approach road to the castle are located. However, it should be noted that a feature indicated in red on the map, and crossing the burn diagonally, seems to follow what is now the approach road. The crossing point of the burn would appear to be the listed bridge, as the Listed Building data states that it was constructed in 1672. It therefore seems possible that the present approach road has been in use as such since at least the late-seventeenth century.

Roy also depicts a north-south tree belt, which is also shown on all subsequent maps, running from the stables to the burn. There is no apparent function for this landscape feature, however, the remains of the undated fort (SMR, Canmore ID 50705) are located near the burn, in the exact alignment of the tree belt. It was not uncommon in the seventeenth and eighteenth century to design landscapes which included planted

features including belts and *allées*, leading the eye or framing views from houses or castles towards ruins or ancient historical sites, and this might have been the case here. The belt would have directed the view from the castle towards the remains of the fort, and connected metaphorically the owners of the castle to the ancient site, either because they were forebears, or to lend them legitimacy. Also, the belt screened the cultivated land to the west from the pasture by the burn.



Figure 8 Roy 'Military Survey map of Scotland', 1747-55. BL - NLS

Furthermore, Roy depicts an *allée* of trees, to the east of the burn. It is assumed that this was terminated visually with the church in Nether Gogar; the *allée* was presumably intended to frame the view or create an informal route to the church for the occupants of the castle. The *allée* is not clearly depicted on subsequent maps, with the exception of Knox (see below).

The maps of John Laurie (1766) and A. and M. Armstrong (1773) both represent the mansion set in a mix of fields and parkland with tree lines creating enclosures, and of similar extent as those on Roy's map (**Figure 9** and **Figure 10**).



Figure 9 John Laurie, 'A plan of Edinburgh and places adjacent', 1766. NLS



Figure 10 Armstrong, 'Map of the three Lothians', imprint: 1773. NLS

James Knox (1816) and Greenwood, Fawler & Sharp (1828) are the first to clearly represent the approach road as it is today. Both maps show trees lining the road, the burn the *allée* and tree belts. Greenwood, Fawler & Sharp indicates the extent of parkland (or possibly extent of ownership) in a darker shade. This covers the area around the castle, between the burn and the road to Gogar Mains and the area south of the castle, on both sides of the burn, and delimited by plantations. It also shows that the *allée* had been removed between 1816 and 1826, though a roundel feature with planting on the drive is shown, possibly a remnant of the *allée* or a new feature.



Figure 11 James Knox, 'Map of the shire of Edinburgh', imprint: 1816. NLS



Figure 12 Greenwood, Fawler and Sharp, 'Map of the county of Edinburgh', imprint: 1828. NLS

The subsequent Ordnance Survey maps show very little change from one to another but most landscape features seem to be remnants of what is shown on the previous maps. The shaded area (likely parkland associated with the castle) is smaller than that shown in 1828. The north-south tree belt or *allée* that is clearly shown in 1816 and 1828 south of the castle and west of the burn has been reduced to only four trees on the first edition and disappears entirely in the following revisions. On the sequence of OS maps, the tree belts immediately to the south of the castle change several times, especially around the paddock area. This may indicate that the trees were being felled and re-planted. It is possible that the land south of the paddock, shown as parkland on the 1828 map (Figure 12), was no longer in the same ownership in the mid-nineteenth century, and that tree planting was used to screen the castle and its parkland from the agricultural fields to the south. The plantation along the road is also represented on the historic maps, showing more densely to the south.



Figure 13 Ordnance Survey, 6 inch to the mile, surveyed: 1852. NLS



Figure 14 Ordnance Survey, 25 inch to the mile, revised: 1893. NLS



Figure 15 Ordnance Survey, 6 inch to the mile, revised: 1914. NLS



Figure 16 Ordnance Survey, 6 inch to the mile, revised: c.1938. NLS

A lodge is first represented at the entrance of the drive, along Glasgow Road in 1852. It is then shown as a rectangular building to the east of the drive. This lodge was replaced between 1914 and 1938, when the first lodge is no longer represented and was seemingly replaced by a square building to the left of the drive. This lodge still exists today and is occupied.

5.2 Castle Gogar

The following summary is derived from the *Edinburgh Survey of Gardens and Designed Landscape, 136 Castle Gogar*.²⁴ This study provides a well-referenced comprehensive understanding of the history of the castle and its setting, and should be consulted for further information.

²⁴ McGowan, Peter, *Edinburgh Survey of Gardens and Designed Landscapes – 136 Castle Gogar*. City of Edinburgh Council, 2009



Figure 17 Castle Gogar, seen from the south-west, c.1920. *Canmore SC 1225121*

The village of Nether Gogar is represented on most maps, to the south-east of Castle Gogar, east of the burn (see above). It is indicated as Gogartoun on John Adair's maps (**Figure 6** and **Figure 7**). Nether Gogar was first recorded in 1453 but might have been in existence since the twelfth century.

Gogar Estate in itself went through various ownerships during the Middle Ages, and a first house, belonging to the Forresters of Corstorphine, was erected c.1300. The estate was then sold to Adam or John Cowper in 1601 and 1604. Castle Gogar was built by his son in 1625, incorporating the first house, and his and his wife's initials are inscribed on pediments on the north and south elevations. The mansion was built in an L-plan, in the baronial style and is thought to have been designed by William Ayton. It was built of harled rubble with sandstone dressings.

The house was extended to the west c.1700, and a cottage was added at the same period, forming a C-shape building around a courtyard to the south. The house was extended again during the nineteenth century.

5.3 Other built structures

5.3.1 The stables

The stables first appear on the 1852 OS map, and could have been added at the time the house was extended in the nineteenth century. It is a long rectangular building, lying to the south-west of the castle, on a north-south axis. The stables were in a ruinous state and were restored and converted into cottages as part of the recent development. The stables are included in the Castle Gogar listing (LB27092).

5.3.2 *The walled garden*

The walled garden appears on the 1852 OS map, but in 1828, a rectangular planted feature is already represented on its location. It was possibly part of the nineteenth century improvements of the house. The walled garden was retained in the recent development. Two houses have been erected within the enclosure and one directly along its south wall. The walled garden is not listed in itself but is part of the curtilage structures of Castle Gogar (LB27092).



Figure 18 The former stables, now converted, seen from the north.



Figure 19 The nineteenth century garden wall (in the background)

5.3.3 *The bridge*

The bridge is listed separately (LB27102) and the listed entry gives the following description: 'Dated 1672. Single-span rubble bridge with later ashlar saddleback coping to rubble parapet carrying avenue to Castle Gogar over burn. Hog's back profile.'²⁵ The bridge has been carefully restored as part of the recent site development (**Figure 20** and **Figure 21**).



Figure 20 The bridge, prior to restoration work, showing unstable coping stones
Quarry Investments Ltd.



Figure 21 The bridge, photographed in June 2018, after restoration

²⁵ <http://portal.historicenvironment.scot/designation/LB27102> accessed August 2019



Figure 22 The bridge, prior to restoration work, showing missing rubble stones at the base of the bridge *Quarry Investments Ltd.*



Figure 23 The bridge, photographed in June 2018, after restoration

5.3.4 *The entrance lodge*

The Gate lodge is listed separately (LB27112) and the listed entry gives the following description: ‘Gatelodge dating to the early 20th century, possibly incorporating mid-19th century fabric. Single storey, L-plan lodge with lower rear jamb. Squared and coursed sandstone rubble with polished sandstone margins, chamfered reveals. Jerkin-headed gables. Droved quoins.’²⁶ As the map evidence demonstrates, the original lodge was located on the east side of the drive, and it was rebuilt before 1938. The 1938 OS maps shows a square building, suggesting that an extension was added after that date. The lodge is still in use but is no longer in the same ownership as the castle. The tram line, completed in 2012, cuts across the drive, directly north of the lodge.

5.3.5 *Circular walls along the drive*

About half-way between the lodge and the entrance of the castle, are two semi-circular walls, located on each side of the drive. They are clearly identified on the 1828 map (**Figure 12**) and appear again on all subsequent OS maps. This feature seems to be in the location of north end of the *allée* shown on eighteenth-century maps, but removed between 1816 and 1828. It may be a remnant of the eighteenth-century *allée* or a feature, new by 1828. This structure is not listed but is considered part of the curtilage structures of Castle Gogar (LB27092).



Figure 24 The entrance lodge, as seen from the north east



Figure 25 The bridge, photographed in June 2018

²⁶ <http://portal.historicenvironment.scot/designation/LB27112> accessed August 2019

5.4 Recent planning history

This section provides a brief summary of the planning history of the site since 2000. This is intended to give an understanding of the recent significant changes which occurred at Castle Gogar and the effects on its setting.²⁷

In 2004, planning and listed building consent applications were submitted to CEC for: the restoration of Castle Gogar as a family residence; the restoration and conversion of the ruined stables into residences; alteration of the walled garden; demolition of the greenhouse and former piggery; and erection of an office building and five residential properties (04/02302/FUL, 04/02302/LBC and subsequent amendments). All consented work has been carried out, apart from the proposed office building which was not erected.

An application was submitted and consented in 2006 for the demolition of the ruinous cottage, adjacent to the stables, and its replacement with a new residential cottage (06/00043/FUL and 06/01422/LBC).

The tram line, south of the site, was completed in 2012. Although it is not on the proposed development site, the new tram line had an impact on the setting of the castle by cutting across the historic drive, the construction of a bridge over the burn, and a considerable embankment, with catenary stanchions. These latter works separated the entrance lodge and the historical estate from each other, largely blocking views to the south from the castle and its paddock.

Planning applications were submitted then withdrawn in 2005 and 2014 for the construction of additional residential buildings on the open spaces to the south of the castle. A new proposal was submitted and granted in 2015 for the erection of two apartment blocks and one house on the south west area of the site, along the south boundary (15/01051/FUL). Permission was granted for the addition of another dwelling house along the west boundary of the site was granted in 2017 (17/00202/FUL).

In 2015, the land directly to the south and west of the proposed development site was included in the phase 2 of the International Business Gateway, to provide mixed use development, adopted in the LDP in 2016.

5.5 Cultural Significance Assessment

The *Edinburgh Survey of Gardens and Designed Landscape*, 136 Castle Gogar includes an assessment of significance of the site, reproduced below:

Overall

A small and isolated site with limited features but of some historical interest. Although it lies in an area of rapid change and is positioned between Edinburgh airport and the main Glasgow Road the place remains significant in the locality on account of its listed buildings and mature trees along the drive and in the core site in an area (north of A8) that is largely devoid of trees.

²⁷ See CEC planning portal:

http://www.edinburgh.gov.uk/info/20067/planning_applications/288/view_and_comment_on_planning_applications accessed August 2019

Work of Art

Little

Historical

Some

Horticultural / Arboricultural / Sylvicultural

Little

Architectural

Outstanding

Scenic

Some

Nature Conservation

Little

Archaeological

High

Recreational

*Little*²⁸

²⁸ McGowan, Peter, *Edinburgh Survey of Gardens and Designed Landscapes – 136 Castle Gogar*. City of Edinburgh Council, 2009. p.8-9

6.0 IMPACT ASSESSMENT AND MITIGATION

6.1 Proposals

The proposed scheme consists of the construction of five new detached houses near Castle Gogar, in keeping with the existing style and scale of the houses erected between 2014 and 2018 on the site. One house (house three) is proposed directly to the west of the former stables, in the location of the proposed office (see planning application in 2004), two houses are proposed along the south of the site boundary, to the east of the existing apartment blocks and approved house (houses five and six) and two houses are proposed to the south east, along the drive (houses four and eight).

The following drawings are included for information only, and are not the full set of drawings produced for this application. Please see the planning application for full scheme drawings.

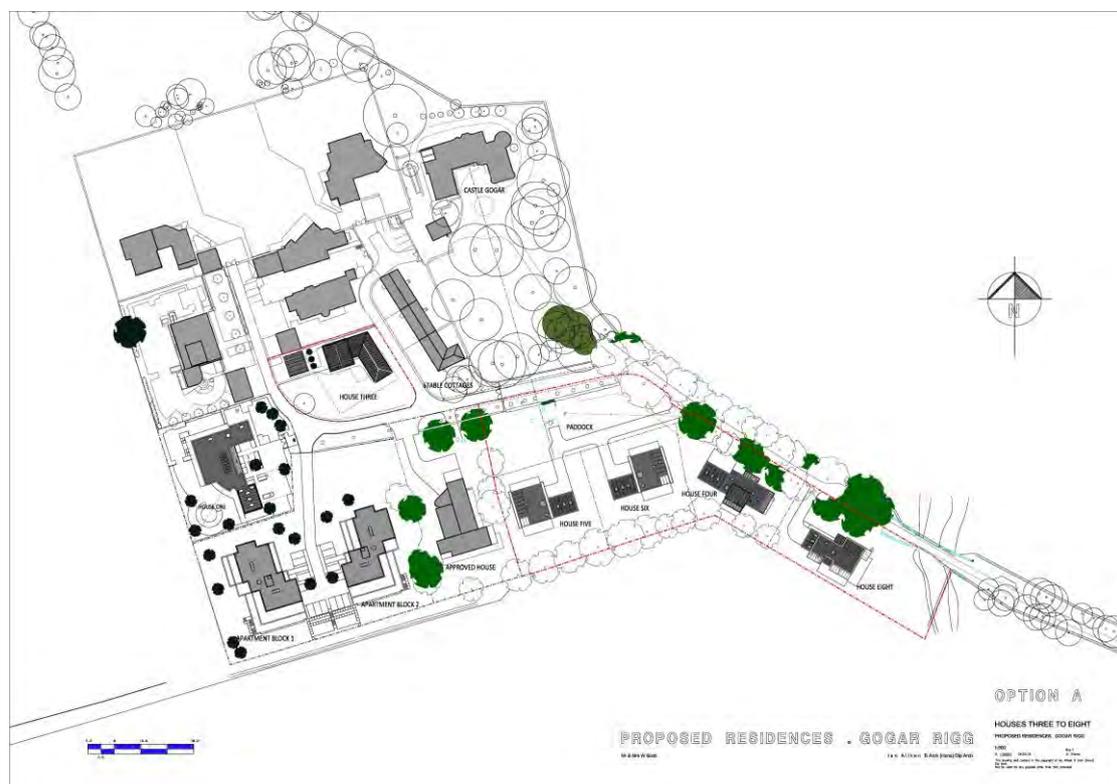


Figure 26 The proposed development includes the five houses within the two areas bounded by a red line: four detached houses along the south east edge of the site and one house west of the former stables. *Ian Aitken Arch.*



Figure 27 Rendering of the proposed development, as seen from the south east. *Ian Aitken Arch.*



Figure 28 Proposed house three, south elevation. *Ian Aitken Arch.*

6.2 Listed building setting: Castle Gogar and curtilage structures

As there is no proposed development on the standing structure of Castle Gogar, it is considered that the proposed development will only impact the setting of the castle.

The setting of Castle Gogar is considered to extend to the A8 road to the south, to the airport ownership to the east and north, and to extend further to the west, where there are open fields. The historical setting of Castle Gogar extended further, but it has been significantly truncated with modern infrastructure and development.

The land around the castle is mostly flat, and the policies immediately around the castle are densely planted. Therefore, all views towards the castle are very limited. They are almost only restricted to distant views from the west, including kinetic views from the tram, and only the upper floors and roof of the castle are visible. The wall enclosure around the castle and the dense vegetation significantly restrict short distance views.



Figure 29 Extent of Castle Gogar’s setting today, approximately delineated in colour. Castle Gogar and its wall enclosure is indicated in red. *Aerial view: Google*



Figure 30 View from the field to the south-east of the site, looking north-west. The tram line is a prominent feature and the existing houses are visible in the background with the airport tower visible in the distance. The castle is behind the trees to the right.



Figure 31 View from the tram, near the junction with the secondary road to the west of the site, looking east. The upper parts and roofline of the castle are visible in the distance.



Figure 32 South section of the drive, looking north



Figure 33 North end of the drive. The gate to the castle enclosure is visible to the right, and the enclosure wall is visible to the left, along the road leading to the existing houses. It shows the dense vegetation and mature trees blocking views towards the castle.



Figure 34 View from the south boundary of the site, looking north showing the converted stables in the background. The castle is not visible behind the trees.



Figure 35 View from the south west of the central green where house three is proposed, looking north east and showing the converted stables with only the chimneys of the castle visible.

6.2.1 *Elements that contribute to the special interest*

Elements that contribute to the special interest of the setting of Castle Gogar are:

- the rural character of the setting, which has been mostly maintained to the south and west of the site with open fields and the presence of the burn
- the mature trees along the drive, along the south edge of the site and along the western edge of the paddock are planted areas visible on historic maps
- the many remaining curtilage structures to the castle such as the walled garden, the stable blocks, the drive with its circular walls and listed bridge, and the walled enclosure of the castle

6.2.2 *Elements that adversely affect the special interest*

Elements that adversely affect the special interest of the setting of Castle Gogar are:

- the late twentieth and early twenty-first century developments. The airport runway is a significant intrusion in the rural setting of the castle and the tram line cuts through the historic drive. The housing development also

significantly impacted the direct setting of the castle, it was, however, offset but the restoration of Castle Gogar.

6.2.3 *Impact of the proposals*

Impacts from the proposed changes on the setting of Castle Gogar would overall be neutral on elements that contribute to the special interest. The proposed development would result in the loss of green open spaces in the direct setting of the castle, which would have a detrimental impact, however, the setting of Castle Gogar is already largely compromised by modern interventions, and improvement of the tree planting are proposed and would have a positive effect on the general landscape and setting of the castle.

6.2.4 *Proposed mitigation*

Mitigation of impacts has been developed, and falls into two categories, that of reducing impact on the assets by changes to the designs, and offsetting the impacts with additional actions.

The four proposed houses along the south boundary and along the drive would be built on the same scale, style and materials as the existing houses, which have a good modern design with quality materials and a white render, matching that of the castle.

House three is proposed with a design that acknowledges the close presence of the converted stables and would have a similar, traditional character. The eastern part of the proposed house, facing the stables, would be one storey only, the zinc pitched roof would be of similar form and colour as the stables' roof, and lintels, sills, quoins and ribs are proposed in natural stone to match the colour of the stables.

There is already permission for an office building on the south part of this area. However, it is proposed to locate the new house on the north part of this area only. This would relate better to the existing former stables, by being parallel, and would retain a greater area of open green space to the south, which would be read continuously with the paddock to the east. Hedge or screening would be kept at low level to maintain the sense of open space. This would enhance this aspect of the setting of the castle.

Houses five and six would be set back as much as possible to the south boundary to further preserve the sense of green open space, in the area known as the paddock. The hedge along the north of the paddock would be maintained at low level, to further retain the sense of openness.

Houses four and eight would be set as far as possible from the drive and screen planting would be included to minimise views from the drive.

Mitigation by offsetting impacts would comprise a programme of archaeological works, which would be specified by the CECAS. This would begin with approval of a Written Scheme of Investigation, which would propose evaluation of the site by trial trenches of up to 10% of the proposed development area. The results of the evaluation would be presented to CECAS and they would further specify whether a full open-area excavation, or only a watching brief on any groundbreaking works was required. If the former, then post-excavation work, including publication, is committed to by the client.

There would be further offsetting of impacts by works to improve and maintain the quality of the tree planting along the drive, and the circular walls would be restored. This would enhance the setting of the castle and the bridge.

6.3 Listed building setting: the bridge

There is no proposed development which would create a direct impact on the bridge itself, and the proposed development will only impact its setting.

The setting of the bridge includes the castle, the drive and the burn.



Figure 36 The bridge as seen from the west side of the drive



Figure 37 The bridge, looking south, with the site of the proposed house eight visible on the right



Figure 38 Site of the proposed houses four and eight, looking south, showing the bridge on the left



Figure 39 The Gogar Burn, as seen from the bridge, looking south west. Part of the site of the proposed house eight is visible on the right. The tram bridge, embankment and catenary system close the view.

6.3.1 Elements that contribute to the special interest

Elements that contribute to the special interest of the bridge and its setting are:

- the appearance of the seventeenth-century structure, and its masonry details, restored with high-quality workmanship and materials.
- the setting of the bridge has been very little changed since its construction and the bridge still has its original function as a crossing over the Gogar Burn, creating access to the castle

6.3.2 Elements that adversely affect the special interest

Elements that adversely affect the special interest of the bridge and its setting are:

- the tarmac surfacing of the road and signage

6.3.3 Impact of the proposals

The proposed house four, and more specifically house eight would be in the direct setting of the bridge, which would result in an effect on some of the elements that contribute to its special interest. However, to minimise the impact, house eight would be set as far back as possible from the bridge. Good design and the quality of the material would also reduce the magnitude of effect.

6.3.4 Proposed mitigation

Improvement of the tree planting along the drive, including low-level planting between the mature trees, to increase the screening of the houses from the drive.

As with the mitigation of impacts of the development on the castle, there would be works to improve and maintain the quality of the tree planting along the drive, and the circular walls would be restored.

6.4 Other listed buildings in a 500m radius from the site

Other listed buildings in a 500m radius from the site include the two churches and the entrance lodge, near the A8 road. There is no intervisibility between the site and these listed buildings, and it is therefore considered that the proposed development would not have any impact on them or their setting.

6.5 Scheduled Monument

The fort, palisaded enclosure and field system 850m SSE of Gogar Mains (SM4573) is located about 260m to the south of the proposed development. The site is considered to be on the setting of the scheduled monument due to its proximity, however the tram line makes a strong separation between the site and the SM and there is limited intervisibility.

It is therefore considered that the proposed development is in accordance with *Scottish Planning Policy*, paragraph 145, as it would not have an adverse effect on the scheduled monument or on the integrity of its setting.

6.6 CECAS Sites and Monument Records

The City of Edinburgh Council Archaeology Service (CECAS) maintains an SMR, which is accessible through the Canmore database. SMR sites in a 500m radius around the site are listed in section 3.4.

The density of SMR sites around Castle Gogar is low. There are no SMRs on the location of the proposed development, however, the castle, stables, walled garden and bridge are all standing structures registered as SMR sites and would be impacted as detailed above.

Other standing structures include the churches and the entrance lodge, on which there would be no impact.

Other SMRs are below-ground deposits and would not be impacted by the proposed development. However, there is the potential for evidence to be found of human

activity from all periods of human occupation of the site, with particular evidence from the late seventeenth to nineteenth century. There would be loss of this evidence by ground-breaking works in the proposed development area.

In order to comply with LDP Policy Env 9, the applicant is committed to mitigation which would ensure appropriate provisions for a desk-based assessment and, if requested by CECAS, a field evaluation and for preservation by record.

6.7 Conclusions

Following the assessment of the proposed development and its impact on the historic assets concerned in this heritage statement, it is considered that the overall impact of the proposal would be detrimental in the impacts on the setting of the castle and bridge. However, these assets are compromised in cultural-heritage terms, by the existing development, the tramline, the proposed IBG road and the proximity of the airport.

Regarding mitigation, the client's design team has made modified designs, to reduce impacts on assets. In addition, to offset impacts, there is a programme of archaeological works to be specified by CECAS, works to improve and maintain trees and walls on the drive, the latter enhancing the setting of the castle and bridge. This mitigation is committed to by the applicant.

Therefore, on balance of harm versus mitigation, it is considered that the proposed development should be seen as acceptable in cultural heritage terms.

PROPOSED RESIDENCES . GOGAR RIGG
CONTEMPORARY RESIDENTIAL PROPERTIES:

HOUSE THREE SPECIFICATION :

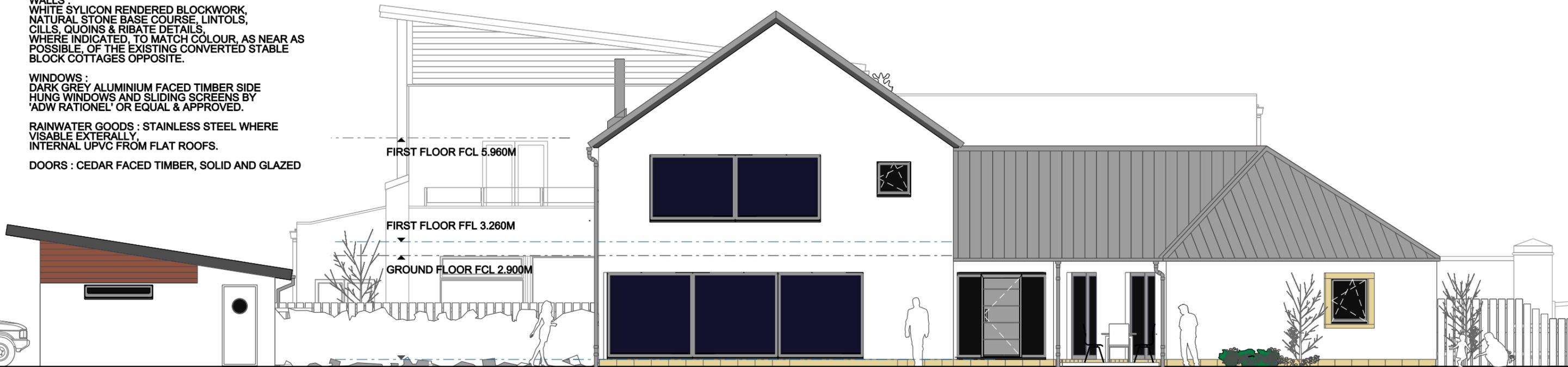
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ZINC CLADDING (LEAD GREY APPEARANCE) BY
'ARTISAN ZINC & COPPER ROOFING & CLADDING LTD.'
(OR EQUAL & APPROVED).

WALLS :
WHITE SYLICON RENDERED BLOCKWORK,
NATURAL STONE BASE COURSE, LINTOLS,
CILLS, QUOINS & RIBATE DETAILS,
WHERE INDICATED, TO MATCH COLOUR, AS NEAR AS
POSSIBLE, OF THE EXISTING CONVERTED STABLE
BLOCK COTTAGES OPPOSITE.

WINDOWS :
DARK GREY ALUMINIUM FACED TIMBER SIDE
HUNG WINDOWS AND SLIDING SCREENS BY
'ADW RATIONEL' OR EQUAL & APPROVED.

RAINWATER GOODS : STAINLESS STEEL WHERE
VISABLE EXTERALLY,
INTERNAL UPVC FROM FLAT ROOFS.

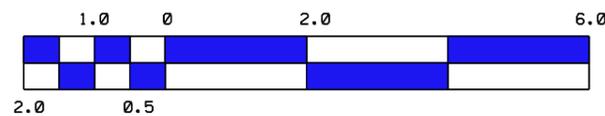
DOORS : CEDAR FACED TIMBER, SOLID AND GLAZED



HOUSE . SOUTH ELEVATION 1:100



HOUSE . SOUTH ELEVATION 1:200



PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE THREE . SOUTH ELEVATION
1:100 & 1:200

PL L(20)01 05.09.18

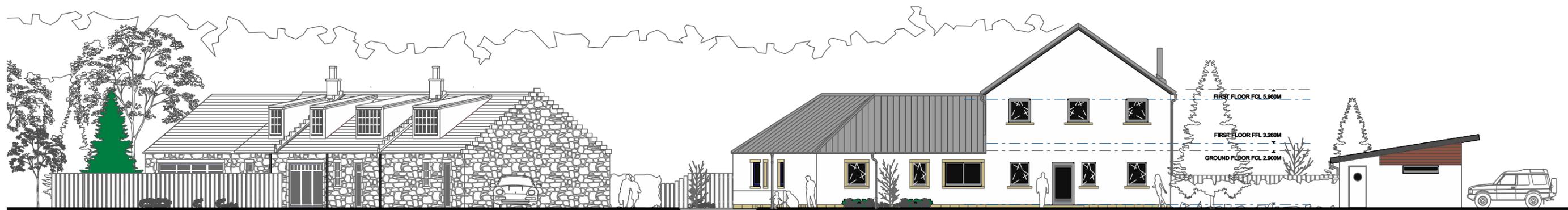
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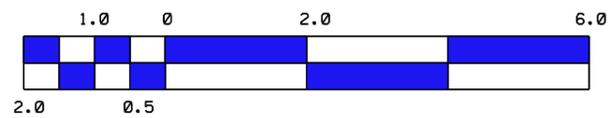
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HOUSE . NORTH ELEVATION 1:100



HOUSE . NORTH ELEVATION 1:200



PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

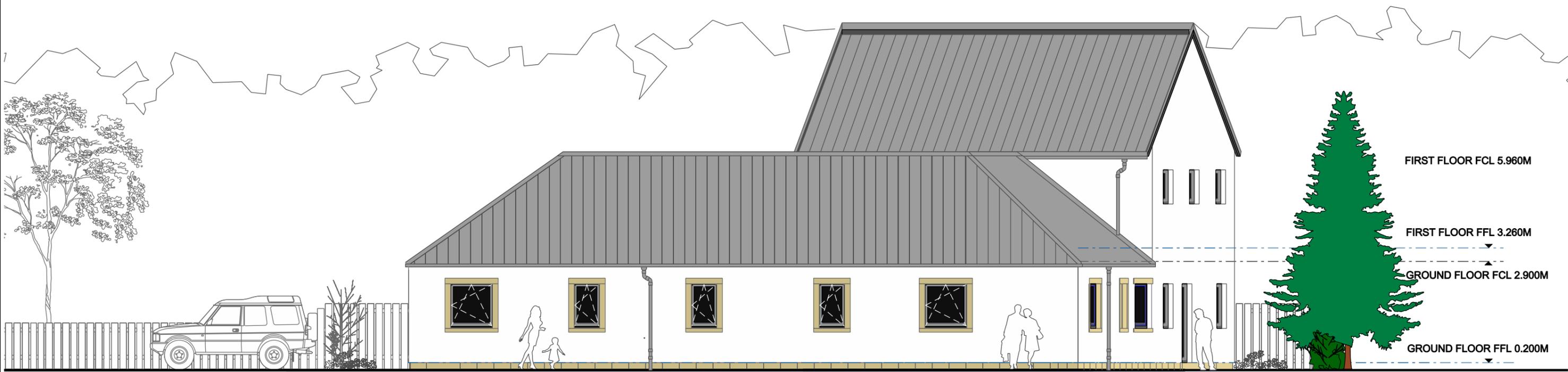
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PROPOSED RESIDENCES . GOGAR RIGG
HOUSE THREE . NORTH ELEVATION
1:100 & 1:200

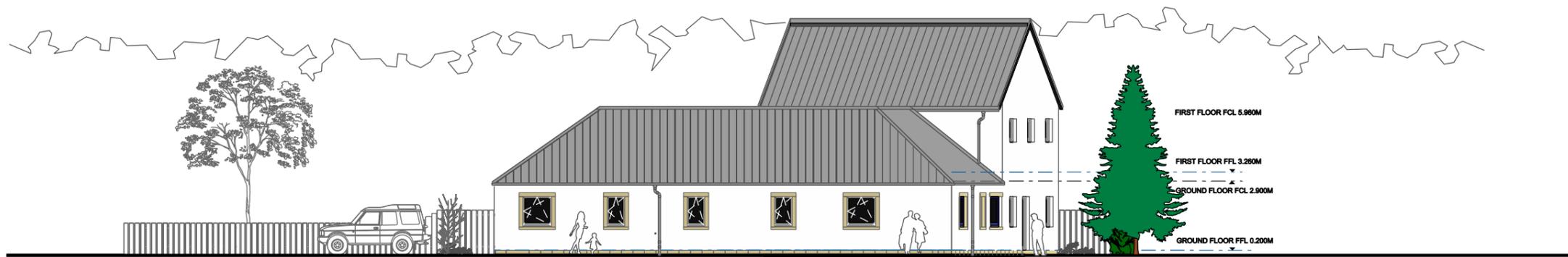
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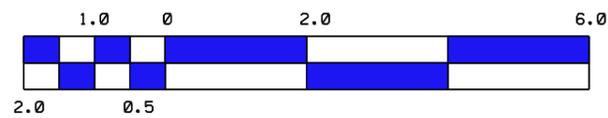
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HOUSE THREE . EAST ELEVATION 1:100



HOUSE THREE . EAST ELEVATION 1:200



PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE THREE . EAST ELEVATION
1:100 & 1:200

PL L(20)03 12.02.19

Rev B
A3 Frame

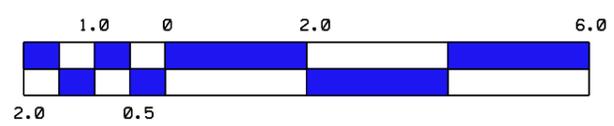
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HOUSE THREE . WEST ELEVATION 1:100



HOUSE THREE . WEST ELEVATION 1:200



PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

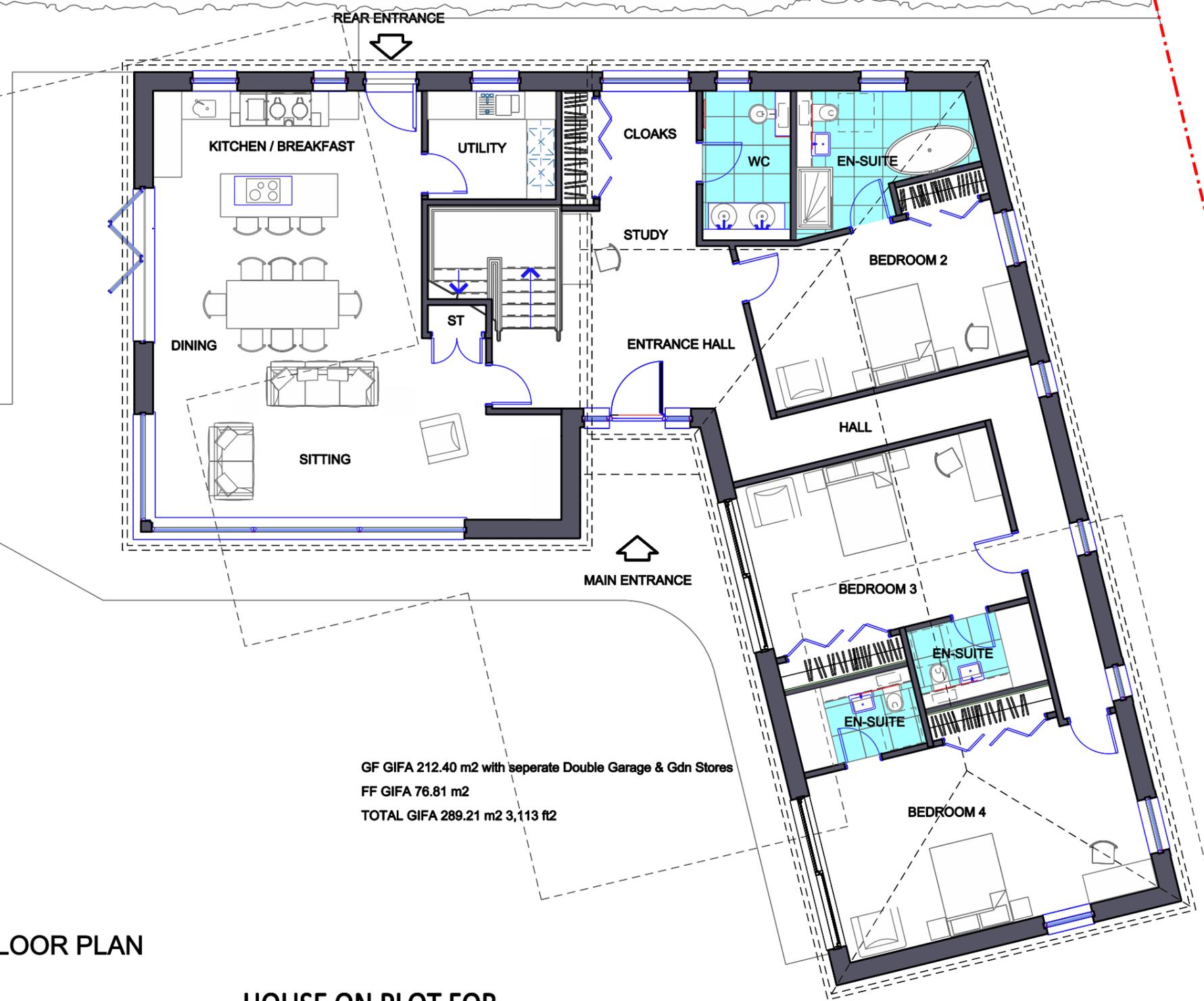
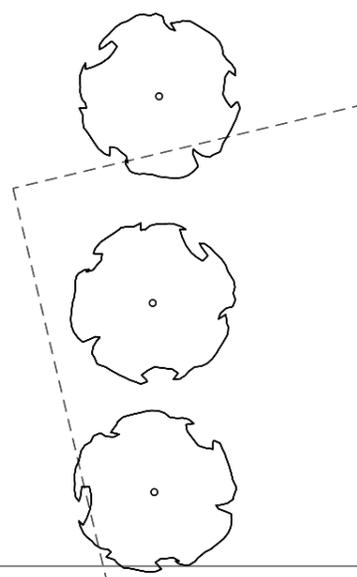
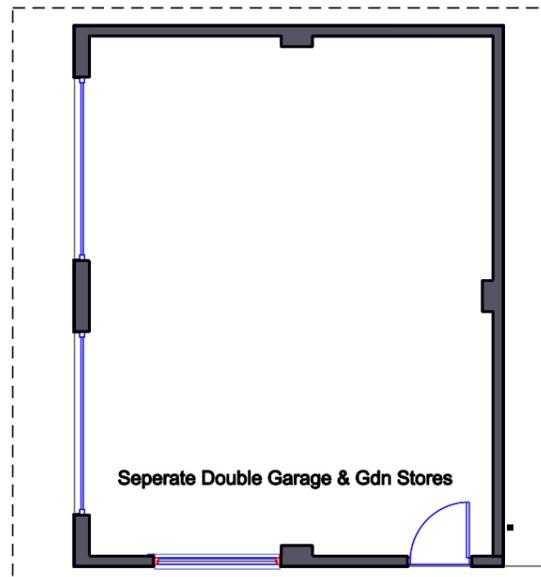
Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE THREE . WEST ELEVATION
1:100 & 1:200

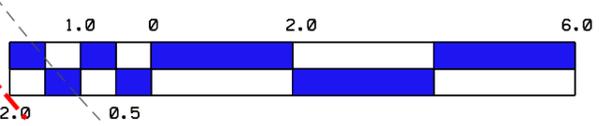
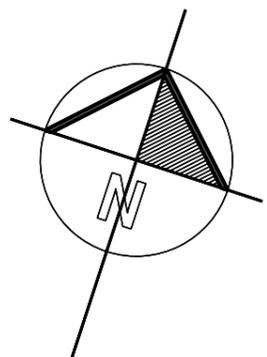
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Rev B
A3 Frame

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GF GIFA 212.40 m2 with separate Double Garage & Gdn Stores
FF GIFA 76.81 m2
TOTAL GIFA 289.21 m2 3,113 ft2



HOUSE . GROUND FLOOR PLAN

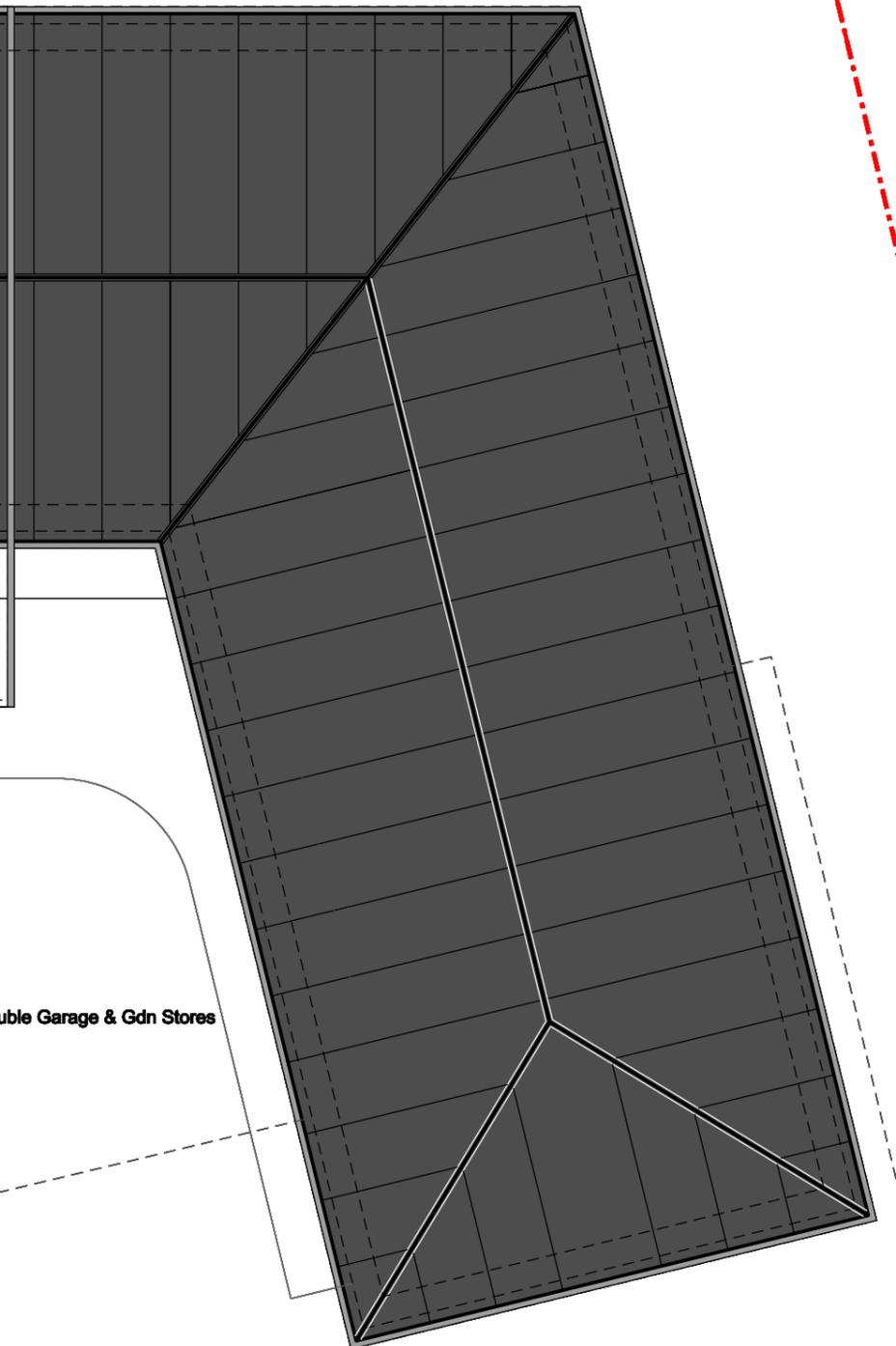
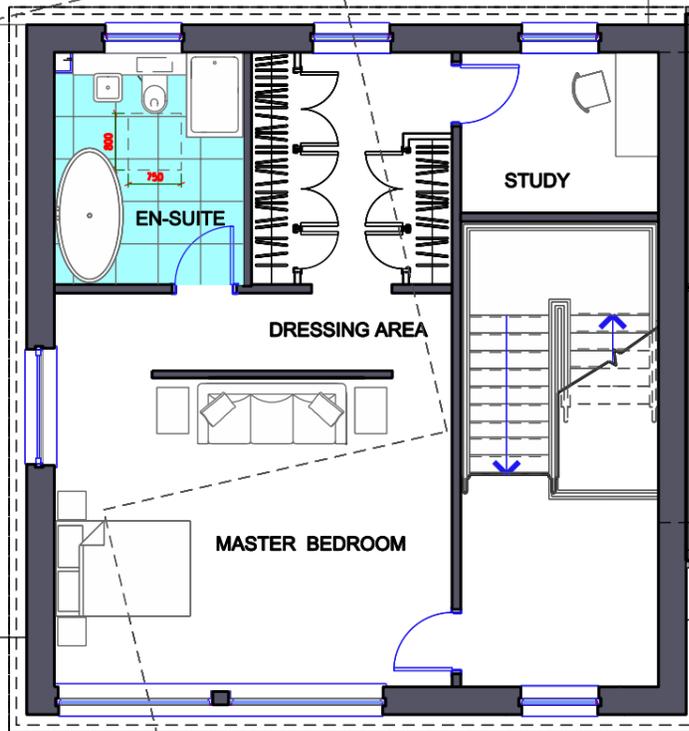
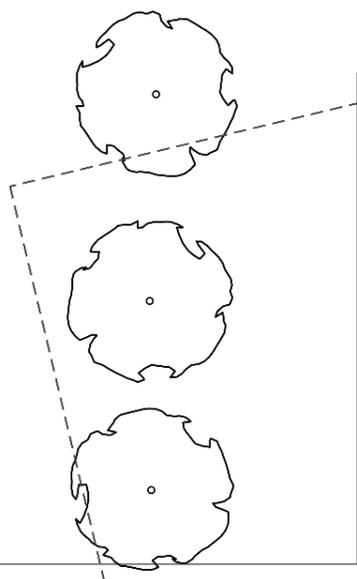
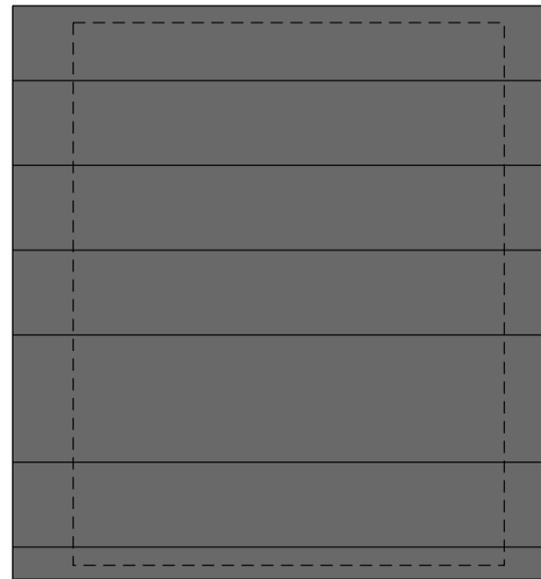
HOUSE ON PLOT FOR APPROVED OFFICES

PROPOSED RESIDENCES . GOGAR RIGG

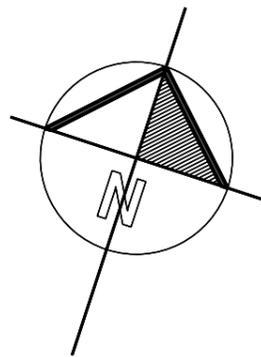
Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE . GROUND FLOOR PLAN
1:100
PL L(23)01 28.02.19 Rev B
A3 Frame
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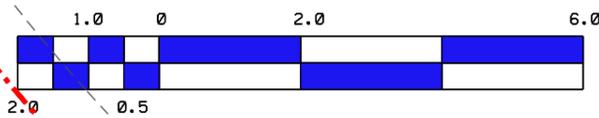


GF GIFA 212.40 m2 with seperate Double Garage & Gdn Stores
FF GIFA 76.81 m2
TOTAL GIFA 289.21 m2 3,113 f2



HOUSE . FIRST FLOOR PLAN

HOUSE ON PLOT FOR APPROVED OFFICES



For Planning Approval

PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

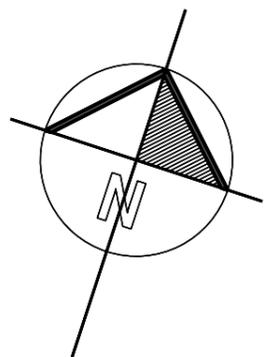
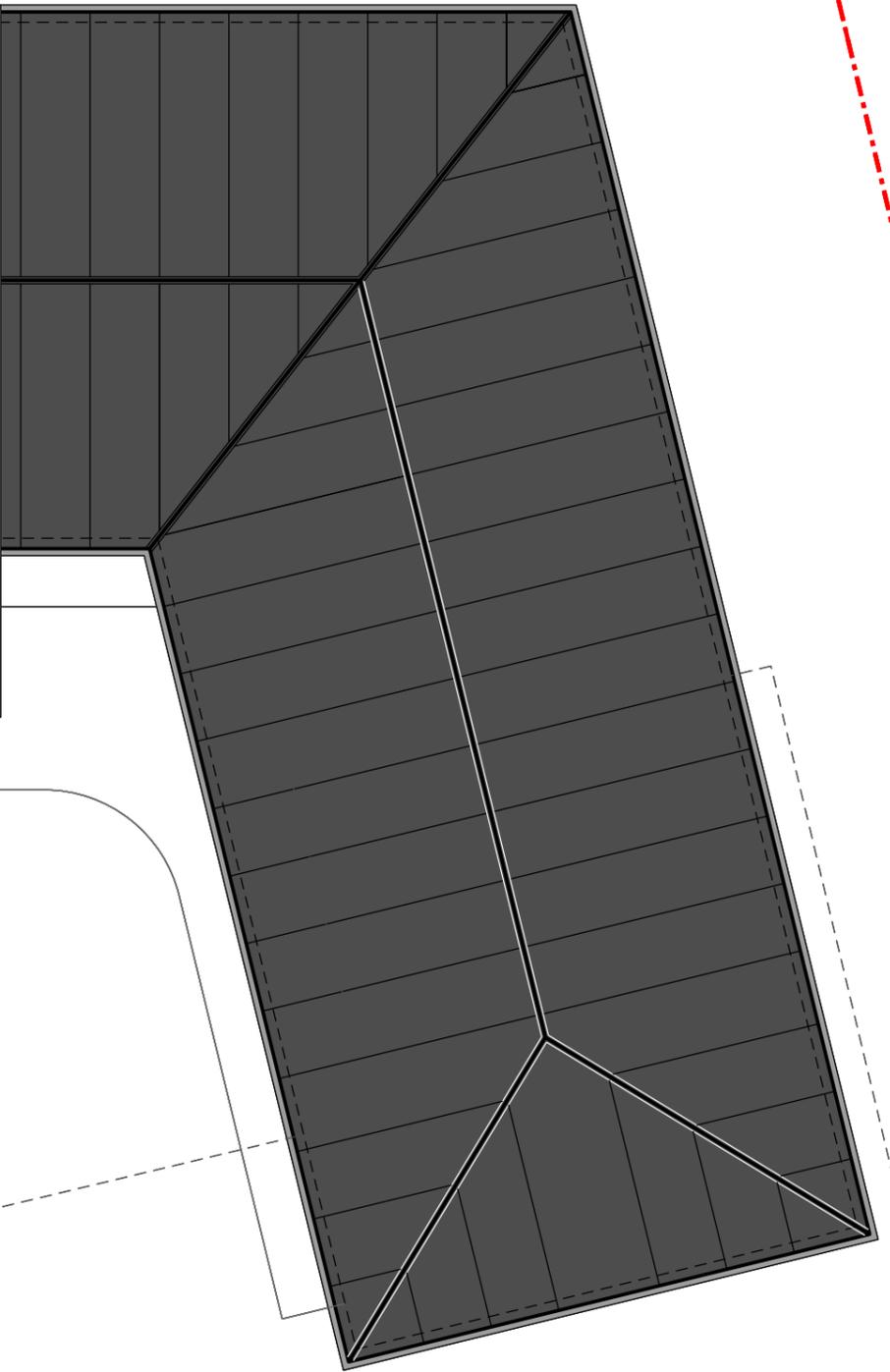
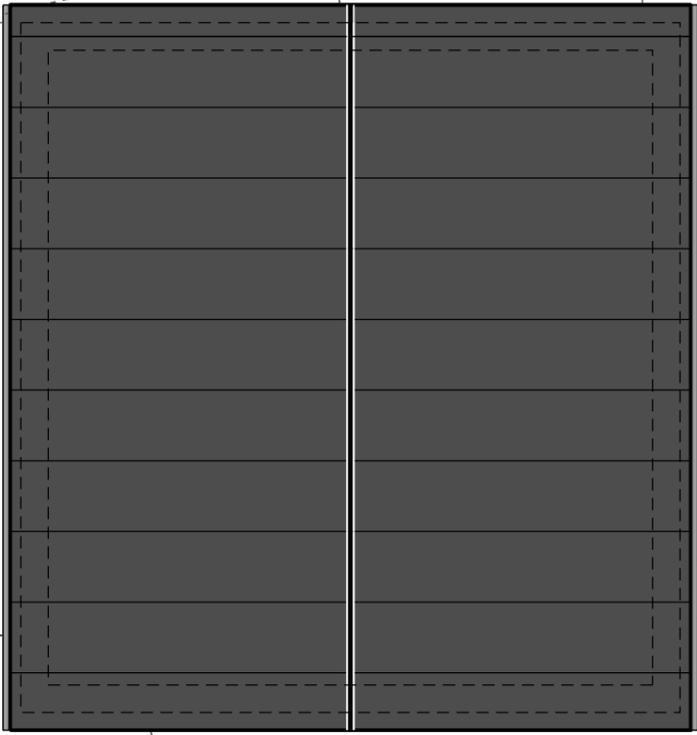
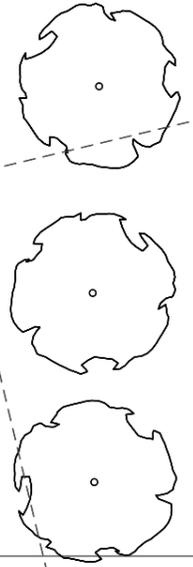
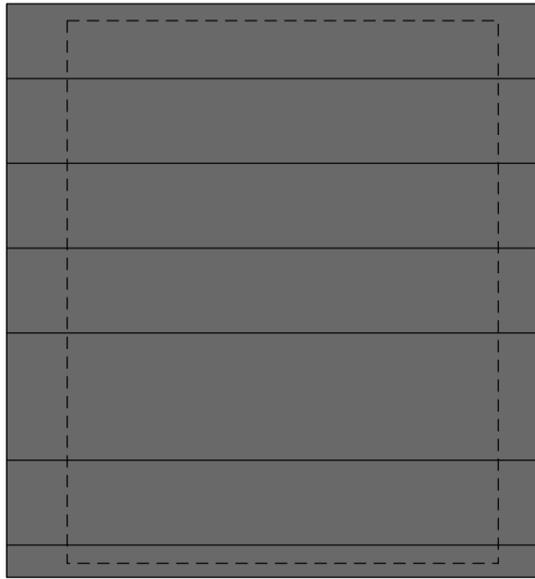
Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE . FIRST FLOOR PLAN
1:100

PL L(23)02 05.01.19

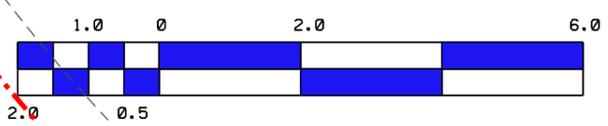
Rev A
A3 Frame

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HOUSE . ROOF PLAN

HOUSE ON PLOT FOR APPROVED OFFICES



For Planning Approval

PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE . ROOF PLAN
1:100

PL L(27)01 012.01.19 Rev A
A3 Frame
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PROPOSED RESIDENCES . GOGAR RIGG
CONTEMPORARY RESIDENTIAL PROPERTIES:

HOUSE FOUR SPECIFICATION :

PITCHED ROOF & FLAT ROOFS:
'SARNAFIL' SYSTEM (LEAD APPEARANCE)

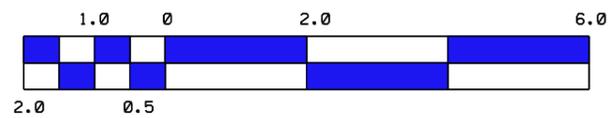
WALL TO PITCHED ROOF
ZINC CLADDING (LEAD GREY APPEARANCE) BY
'ARTISAN ZINC & COPPER ROOFING & CLADDING LTD.'
(OR EQUAL & APPROVED).

WALLS :
WHITE SYLICON RENDERED BLOCKWORK,
'STAFFORDSHIRE BLUE DRAG FACED' FACING
BRICK BASE COURSE AND FULL STOREY HIGH
FEATURE WALLS.
NATURAL STONE FULL STOREY HIGH FEATURE
WALLS, WHERE INDICATED, TO MATCH COLOUR,
AS NEAR AS POSSIBLE, OF THE EXISTING CONVERTED
STABLE BLOCK COTTAGES.

WINDOWS :
DARK GREY ALUMINIUM FACED TIMBER SIDE
HUNG WINDOWS AND SLIDING SCREENS BY
'ADW RATIONEL' OR EQUAL & APPROVED.

RAINWATER GOODS : STAINLESS STEEL WHERE
VISIBLE EXTERNALLY,
INTERNAL UPVC FROM FLAT ROOFS.

DOORS : CEDAR FACED TIMBER, SOLID AND GLAZED



HOUSE FOUR . SOUTH ELEVATION

PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

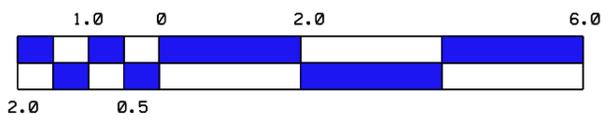
Ian Aitken B Arch (Hons) Dip Arch

PROPOSED RESIDENCES . GOGAR RIGG
HOUSE FOUR . SOUTH ELEVATION
1:100

PL L(20)01 23.02.19

Rev F
A3 Frame

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HOUSE FOUR . NORTH ELEVATION

PROPOSED RESIDENCES . GOGAR RIGG

Mr & Mrs W Scott

Ian Aitken B Arch (Hons) Dip Arch

**PROPOSED RESIDENCES . GOGAR RIGG
HOUSE FOUR . NORTH ELEVATION
1:100**
PL L(20)02 25.02.19 Rev F
A3 Frame
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