

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 100545765-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	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: *	01620870371	Address 1 (Street): *	HIGH STREET
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	EAST LINTON
Fax Number:		Country: *	UK
		Postcode: *	EH40 3AB
Email Address: *	tony@apt-plandevlop.co.uk		

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="07747780852"/>	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="TONY@APT-PLANDEVELOP.CO.UK"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
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

<input type="text" value="CASTLE GOGAR RIG"/>

Northing	<input type="text" value="672894"/>	Easting	<input type="text" value="316541"/>
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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)

ERECT SIX DWELLINGS

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 SEE APPEAL STATEMENT

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)

APPLICATION DOCUMENTS LRB STATEMENT OF APPEAL ADDENDUM TO DESIGN & ACCESS STATEMENT

Application Details

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

22/02294/FUL

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

16/05/2022

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

04/08/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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)

THERE IS CLEAR DISAGREEMENT IN THE INTERPRETATION OF PLANNING POLICY FUNDAMENTAL TO THIS APPEAL. WE FEEL IT WOULD BE BETTER DEALT WITH VIA A FORUM WHERE FURTHER QUESTIONS CAN BE ASKED AND DISCUSSED

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr TONY THOMAS

Declaration Date: 03/11/2022

Notes:

- Only scale for Planning purposes
- All dimensions are to be checked on site prior to construction.
- Dimensions marked with an asterisk * are open site dimensions to be confirmed on site.
- Should any discrepancy be found with this drawing please report to this office immediately.
- The copyright of all information contained within this drawing resides with BLOCK NINE ARCHITECTS.

Original drawing size: A1

NOT FOR CONSTRUCTION

 Site Boundary



Rev	Date	Note	By	Chk
C	10.03.22	PLANNING ISSUE	sb	
B	02.02.22	Draft PLANNING ISSUE	sb	
A	21.09.21	Site boundary updated	sb	

BLOCK NINE ARCHITECTS
 21 Castle Street
 Edinburgh
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 0131 629 4930
 info@blockninearchitects.com
 www.blockninearchitects.com

Status **PLANNING**

Project
 Castle Gogar Rigg
 Edinburgh
 EH12 9FP

Drawing
 Existing Site Plan

Scale	Drawn	Checked
1:500	sb	
Job No.	Drawing No.	Date
210309	210309-p-01	10.03.22
Date	Rev	
10.03.22	C	

Notes:

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- The copyright of all information contained within this drawing resides with BLOCK NINE ARCHITECTS.

Original drawing size: A1

NOT FOR CONSTRUCTION

-  Site Boundary
-  Previously approved dwelling (Plot 6)



Rev	Date	Note	By	Chk
F	08.03.22	PLANNING ISSUE	se	
E	24.11.21	Draft Planning Issue	se	
D	15.11.21	Updates to P6.5.3.2	se	
C	06.10.21	Roof Plans added	se	
B	22.09.21	General updates	se	
A	16.08.21	Plot 5 access updated	se	

BLOCK NINE ARCHITECTS
 21 Castle Street
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 0131 629 4930
 info@block9architects.com
 www.block9architects.com

Status: **PLANNING**

Project: **Castle Gogar Rigg
 Edinburgh
 EH12 9FP**

Drawing: **Proposed Site Plan**

Scale	Drawn	Checked
1:500	se	
Job No.	Drawing No.	Date
210309	210309-p-02	08.03.22
Date	Rev	
08.03.22	F	



Quarry Investments Ltd.



Planning Statement

Proposed Residential Development

Castle Gogar Rigg, Edinburgh

March 2022

apt planning &
development

6 High Street

East Linton

EH40 3 AB

T – 07747 780 852

tony@apt-plandevelop.co.uk

www.apt-plandevelop.co.uk



Quarry Investments Ltd.- Castle Gogar Rigg

Planning Statement - Proposed Residential Development – April 2022

Contents

1. Introduction
2. Planning Policy
3. Contextual Analysis
4. Design Response
5. Conclusions

This application represents an exceptional design response to vacant land that currently detracts from the setting of Castle Gogar and the other existing Castle Gogar Rigg properties.

In an area of Edinburgh that is to experience significant change and a massive scale of development, Castle Gogar Rigg can remain an exemplar of innovative modern design creating an attractive and desirable neighbourhood whilst ultimately protecting the original Castle building and its immediate surrounds.

Castle Gogar Rigg has seen a series of new developments over the past 15 years which began with the enabling residential and office development to ensure the survival and restoration of Castle Gogar.

The setting of the Castle is now significantly compromised and it is effectively an invisible presence set behind high walls and tall trees, and already hemmed in by the Airport and emerging International Business Gateway. There is no hint to its existence and no wider setting to protect.

These proposals will see a high quality final phase of development delivering six stunningly designed new homes that will complement and enhance the existing site whilst ensuring that the Castle, whilst no longer interacting with its own hinterland, remains within a neighbourhood of the highest quality.

A previous and unsuccessful application for planning permission raised concerns over flooding, ecology and tree protection. Specialist teams have undertaken the necessary studies to allay these concerns.



Quarry Investments Ltd.- Castle Gogar Rigg

Planning Statement - Proposed Residential Development – April 2022

1. INTRODUCTION

1.1. This Planning Statement, prepared by **apt planning & development ltd.** is lodged in support of an application for planning permission to erect six two-storey homes at the Castle Gogar Rigg 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.

- 1.9. **As previous reports have acknowledged, the setting of the Castle has now changed irreversibly** and it now plays a very different role as part of the wider Castle Gogar environs. Its original setting is now compromised to the point that further development (as proposed on existing vacant/surplus land) will not have any additional detrimental impacts. **The Castle sits within its more defined curtilage and it is this that should be protected.**
- 1.10. **Application 19/04849/FUL** was lodged in October 2019 and sought the development of 5 additional homes in roughly the same location as this application (see layout below).



- 1.11. The application was refused in December 2019 and appealed to the Local Review Body. A hearing was held in June 2020 and the panel upheld the refusal. **However at the LRB review, there was an understanding and sympathy towards the further development at Castle Gogar Rigg** but that there was uncertainty over tree protection and flooding and without further information on these two issues, the panel could not support the appeal.
- 1.12. In refusing the appeal, the LRB Panel confirmed the earlier refusal by planning officers on with concerns that the proposed development:
- did not meet the criteria for housing development within the International Business Gateway;
 - would have a negative impact upon the setting of its surroundings;
 - would be detrimental to the setting of the listed building;
 - was likely to have a damaging impact upon trees worthy of retention;
 - could have had an adverse impact upon species protected under European or UK law;
 - would result in the loss of valuable open space which would have a significant impact upon the quality and character of the local environment;
 - could have increased a flood risk or be at risk of flooding itself;
 - houses would detrimentally impact on the approach and wider setting of Category A listed Castle Gogar;



Quarry Investments Ltd.- Castle Gogar Rigg

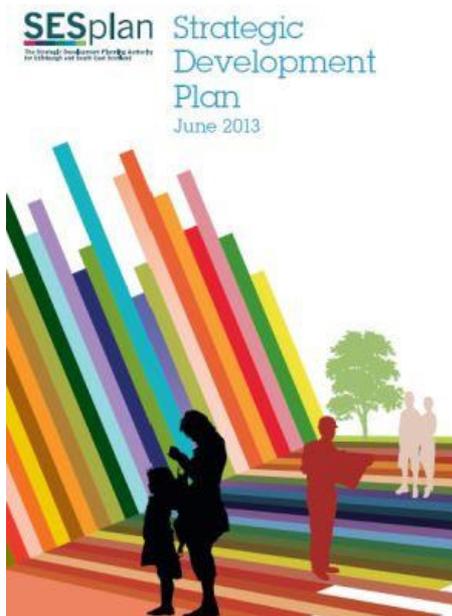
Planning Statement - Proposed Residential Development – April 2022

- 1.13. In presenting this new application, we strongly believe that all the issues above have been dealt with through new studies and a fresh design approach. These key issues are subsequently addressed in our assessment of the proposals against planning policy.
- 1.14. Crucially, the panel did acknowledge that the layout was sympathetic to the existing development at Castle Gogar, did seem to bring the site to a natural finish and that the change to the setting of the Castle had already happened, the compromises already made.
- 1.15. Therefore it was against this backdrop that Quarry Investments (a company founded by one of the residents of Castle Gogar) sought to undertake the necessary studies whilst also taking the opportunity to look again at the potential design solution for the site.
- 1.16. This has subsequently led to this fresh application seeking permission for six modern, sympathetic and attractive family homes (as designed by Block 9 Architects) and again seen as an appropriate final stage of the evolution of Castle Gogar.

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 Caste Gogar site within its boundary.**

Policy 1A

THE SPATIAL STRATEGY: DEVELOPMENT LOCATIONS

The Spatial Strategy of this Strategic Development Plan builds on existing committed development and, as shown in Figures 1 and 2, identifies the following five Sub-Regional Areas:

- Regional Core
- East Coast
- File Foot
- Midlothian / Borders
- West Lothian

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

- West Edinburgh
- South East Edinburgh
- Edinburgh City Centre
- Edinburgh Waverley
- East Lothian
- Eastern Borders
- North Dumfriesshire
- City / Tipton Green Valley
- A7 / A66 / Borders Rail Corridor (Midlothian)
- A701 Corridor (Midlothian)
- Central Borders
- Western Borders and West Lothian

Local Development Plans will indicate the phasing and mix of uses as appropriate to secure the provision and delivery of infrastructure to accommodate development. Any areas of restraint necessary as a result of environmental and infrastructure constraints 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 National Scenic Areas, Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species.
- Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes.
- Have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built 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.

- 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. It is 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 beyond the specific SESPlan and LDP timeframes. Important as these allocations are, they are not going to contribute to the five-year or even ten-year land supply (in their entirety). This situation is now exacerbated by the COVID slow- down and other economic and supply chain constraints.
- 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.

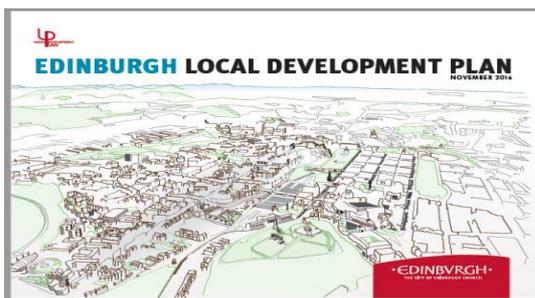
2.14. Paragraph 116 and Policy 7 then go a step further stating that greenfield sites can be granted planning permission for residential development outwith the LDP timetable in order to maintain a 5 year housing land supply providing the site’s meet the following criteria:

- ***“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. Six 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.

- 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 continued evolution 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 a harmony of design whilst also identifying different and appropriate design characteristics as the site evolves whilst still maintaining 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. 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.

2.23. **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.**

2.24. 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).

2.25. 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.

2.26. **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).

- 2.27. **Des3 – Incorporating and Enhancing Existing and Potential Features** – as has already been highlighted, we see this proposal as the completion of the existing, 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.
- 2.28. **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. 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

- 2.29. **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.
- 2.30. 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.

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.

- 2.31. 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.
- 2.32. **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 ENV12 – Trees** seeks to protect those trees protected by a TPO as well as other trees worthy of retention. This was an issue raised as part of the Local Review Body process, having not been referred to previously. Subsequently we have undertaken a tree survey to ensure that we meet the key elements of this test.

Policy Env 12 Trees

Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

- 2.37. The tree survey has recognised that a more proactive tree management regime is required to ensure the long term health of the group of trees and this will require some lopping and also some removal and replacement. The applicant is committed to this programme as well as having to respond to recent storm damage instances.

Policy Env 16 Species Protection

Planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless:

- a) there is an overriding public need for the development and it is demonstrated that there is no alternative
 - b) a full survey has been carried out of the current status of the species and its use of the site
 - c) there would be no detriment to the maintenance of the species at 'favourable conservation status'
 - d) suitable mitigation is proposed
- 2.38. Policy ENV16 was cited in the reasons for refusal of the previous application. This was due to the lack of information (not requested) ahead of the determination of the application. Subsequently, ITP energised has completed a protected species survey and this is submitted in support of this application. No further action is required though care will be taken during the pre-construction phase to ensure any general disturbance is monitored and reduced to a minimum. The proposals therefore comply with the terms of Policy ENV16 in that there will be no adverse impacts on any protected species.
- 2.39. Similarly, ENV18 was cited as a reason for refusal of application 19/04849/FUL (despite no discussion taking place around a concern over the loss of open space). The application site is all in private ownership and does not form any part of wider open space provision.

Policy Env 18 Open Space Protection

Proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment and
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

2.40. The proposed development will ensure the high quality conclusion to development at Castle Gogar Rigg, ensuring the continuity of what has gone before and that the completed development is appropriate and of no detriment to the wider setting of the Castle itself (which is almost invisible behind the walls and boundary planting) and the Rigg development as a whole.

2.41. The development will add to the local character not detract from it and the design of the proposed houses is deliberately bold to demonstrate the evolution of the development and also ensure a high quality and interesting final phase of development. There will be no loss of amenity and the retention of the central 'village green' which has an extant permission for office/commercial development will be of far greater benefit than the peripheral and relatively low quality land proposed for development.

Policy Env 21 Flood Protection

Planning permission will not be granted for development that would:

- a) increase a flood risk or be at risk of flooding itself
- b) impede the flow of flood water or deprive a river system of flood water storage within the areas shown on the Proposals Map as areas of importance for flood management
- c) be prejudicial to existing or planned flood defence systems.

2.42. Policy ENV21 – Flood Protection will look to prevent proposed development if there is a likelihood of increasing flood risk on the development site or elsewhere. This again had been raised as part of the Local Review Body process having not been raised previously.

- 2.43. **ITP Energised** undertook a flood risk assessment and have confirmed that there is no increased flood risk as a result of the proposed development. There was one negligible part of Plot 1 which overlapped the potential flood area, but having consulted with SEPA, it was determined that the character of the development proposed was acceptable, essentially placing Plot 1 on a plinth ensuring that the finished floor level is clear of the worst case scenario flood level whilst also using a design feature that ensures that the issues is not simply displaced elsewhere.
- 2.44. **Policy Hou1 - New Housing Development** - the proposals at Castle Gogar Rigg 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.
- 2.45. Given the presence of the existing development, the proposals will further add to the housing mix of the site with the development of six executive homes of a similar scale and design to those existing.

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.

Edinburgh City Plan 2030

- 2.46. The proposed Edinburgh City Plan was published in November 2021 and represents the most up to date policy stance of the City of Edinburgh Council. Whilst not being the extant local development plan, it should be considered against the policies of the now six years old LDP.

- 2.47. In reviewing the document, the key policy tests are similar if not identical to those identified above. For instance ENV1 in the Proposed LDP is essentially the same as Policy DES1 in the adopted Local Development Plan.
- 2.48. We are therefore satisfied that the key policies have been reviewed and our response remains as outlined above.

Managing Change in the Historic Environment – Setting

- 2.49. This Historic Environment Scotland (HES) document was cited as a reason for refusal for planning application 19/04849/FUL in terms of the potential impact the development would have on the setting of Castle Gogar. This was despite the findings of the Heritage Statement prepared by Simpson & Brown which found that the setting of Castle Gogar had been compromised to such a degree that the scale of change/impact of further development of the character applied for would not have any further detrimental impact on the setting of Castle Gogar.
- 2.50. We support and reinforce this perspective in the submission of this application in that the previous planning permissions, namely **planning permission 04/02302/FUL** but also **15/01051/FUL** have changed the character and setting of Castle Gogar and Castle Gogar Rigg to such an extent that this high-quality and appropriate development will not compromise the setting any further.
- 2.51. We would contend that in ensuring the completion of the Castle Gogar Rigg development in an innovative, contemporary and sympathetic manner, the development would ensure the highest-quality setting for the Castle (despite it being hidden behind high walls and boundary planting).
- 2.52. In enabling the restoration of the Castle through the previous development in the walled garden and other land to the west, the character and setting had irrevocably changed. Subsequent development has built on this scale and style of change to provide further context. This was acknowledged at the Local Review Body hearing when the members acknowledged that this wider site had changed significantly to the extent that the proposed development would not unacceptably harm the setting of Castle Gogar.
- 2.53. Historically the setting of Castle Gogar has changed significantly. It is bordered on two sides (north and east) by Edinburgh Airport and this has a dramatic impact on the wider setting of the Castle. Subsequently the establishment of the Edinburgh Tram has further impacted on the setting of the Castle in its wider context but also in the severing of the existing access road, close to the original lodge house close to the junction with the A8.
- 2.54. Finally the emergence of the International Business Gateway (IBG) will further see massive change to the immediate surroundings. Castle Gogar's sense of place was lost many years

ago and the subsequent development of the tram and IBG has seen this change amplified and this is set to continue. What we are trying to achieve at Castle Gogar Rigg is the best possible development that will preserve its sense of being at the centre of a high quality location.

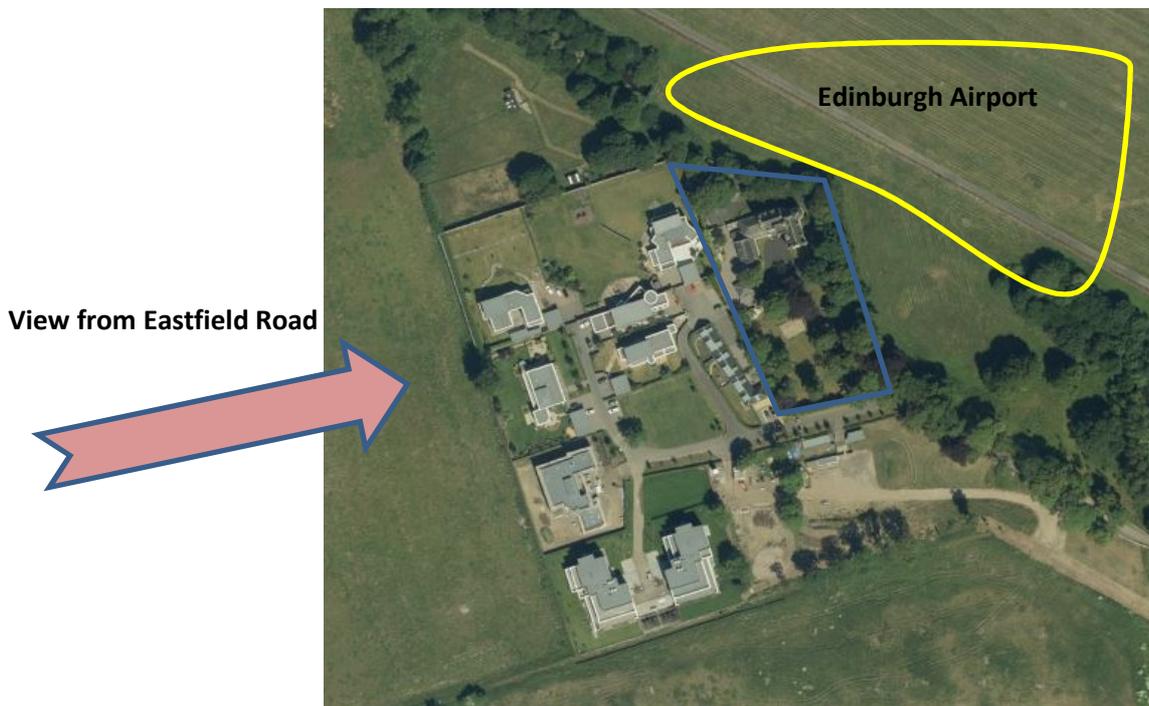
- 2.55. The importance and protection of the setting of Castle Gogar has been compromised time and time again for significant infrastructure projects whilst the enabling permission (04/02302/FUL) sought to redress that balance to some degree in acting as the catalyst that saw the restoration of the Castle into an attractive and substantial private home (as remains the case today). That permission saw the development of contemporary homes in the immediate surrounding land including the walled garden etc.. It changed the setting of the Castle and given the dilapidated state of the castle and the scale of change already experienced in the growth of Edinburgh Airport it was at last, a positive intervention.
- 2.56. The subsequent developments have underlined Castle Gogar as an attractive high-end location for new homes at a location close to major amenities with excellent transport links. This proposal will see the final phase of this development with further high quality appropriately designed new homes. The end result being an appropriate and different setting for Castle Gogar.
- 2.57. We cannot turn back the clock in terms of the airport development and establishment of the tram. The historic context has changed to such a degree that this application will see the best outcome in completing the residential neighbourhood at Castle Gogar with the original Castle sitting in a changed but nonetheless very high quality setting.
- 2.58. The HES document identifies three steps to assessing the impact on setting:
- a) **Identify the historic asset** – whilst the Castle and its immediate surroundings was the original extent of the asset, this has now been significantly compromised. It is our opinion that the asset now comprises of the Castle and its immediate curtilage.
 - b) **Define the setting** – similar to the above, the setting at Castle Gogar has changed significantly. The influence of the first the airport, then the tram and now the IBG has essentially reduced the setting to its immediate environs, especially as the Castle is effectively invisible from outwith its immediate surroundings.

There are glimpsed views from Eastfield Road (the approach to the airport) and these views will not be impacted at all by the proposed development. Similarly the flatted development to the west of the application site, and also part of the growth of Castle Gogar Rigg, is significantly taller than anything proposed as part of this application.

Defining the setting of Castle Gogar is therefore very much a moving feast, with the IBG being the latest element to influence this definition. On this basis we believe that

the relevant setting of Castle Gogar is solely the Castle and its immediate garden ground as shown below.

This curtilage is bounded by high stone walls and mature boundary landscaping and as we state at numerous points in this statement, the Castle is almost invisible from ground level from anywhere bar Eastfield Road and this development will not impact on that view or interpretation of setting at all.



- c) **Assess the impact** – in taking all of the above into consideration, it is clear that the setting and context of the Castle has changed significantly. It is no longer the focal point for a wide hinterland nor does it own/control/influence the land around it. It is the intention of the applicant, themselves residents at Castle Gogar, to deliver the best possible final phase of development, creating six desirable executive homes that would ensure that Castle Gogar remains amongst the highest-quality setting possible given the magnitude of change it has experienced.

On this basis, and whilst these proposals will see further permanent change to the wider Castle Gogar location, we are of the opinion that the development will represent a positive impact at Castle Gogar and maintain and enhance the quality of setting for the Castle and whilst its status, prominence and influence has change, it will remain at the heart of a desirable and high-quality location accommodation the very best of the old and the new.



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- 2.59. Having reviewed the 'Managing Change' document, we remain of the opinion that the proposals represent a positive change to the Castle Gogar location, seeking a high quality development in the context of the existing setting and character of the area. The proposals will not have a detrimental impact on the setting of Castle Gogar and will help mitigate against the huge scale of change already experienced in the area, and due to continue with the emergence of the IBG.

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.

- 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 wider 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 no major changes in levels.

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 existing modern houses are located within the south west and south east corners of the walled garden. A third 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.

- 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 six new proposed homes would follow the lead of the already completed new homes and apartments, ensuring a coordinated yet evolving palette of materials and designs whilst 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. There are limited, glimpsed views from Eastfield Road to the 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 proposed 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 six new homes will be an entirely appropriate final stage of this wider development. As we have addressed in the previous section of this report, the wider and historic setting of Castle Gogar has already been compromised and the site has evolved into what it is today. This proposal is the final piece of this particular development jigsaw.

Character and identity

- 3.24. The original setting of Castle Gogar has a compromised character and identity. No longer the 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 and busy airport operations on two sides.



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- 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.**
- 3.27. As you approach the application site from the south, the Castle is hidden behind the existing trees and boundary wall and the fact that you do not approach the Castle environs in a straight line. It is a narrow road with mature planting, you get no sense of what may be hidden at the end until the Castle gates are reached and it becomes apparent the building beyond is a 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 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. All of the above options are accessed via the private drive, which as mentioned earlier is approximately 600m long.

Constraints and Opportunities

- 3.33. 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.
- 3.34. 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.
- 3.35. The role of Castle Gogar has changed considerably and is now the '*hidden gem*' existing behind the high walls and tall 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 and hidden centrepiece of a very high quality development.**
- 3.36. The Council has sometimes expressed concerns about the capacity of the road and junction onto the A8. There have been many 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.
- 3.37. 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.
- 3.38. 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.

- 3.39. 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.
- 3.40. 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.
- 3.41. 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.
- 3.42. 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 but takes the design of the new homes to another level in terms of quality and performance. Block 9 has prepared a Design and Access Statement that comprehensively explores the design approach at Castle Gogar Rigg.
- 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 three new homes will welcome you into the site, the first angled to take advantage of the southern aspect and position above the Gogar Burn.
- 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 whilst the sixth house is positioned where permission already exists for a substantial new home merely presenting a replacement design for an existing plot.



Setting

- 4.5. The design of these proposals has kept the quality and setting of the existing landscape and boundary treatments to the forefront of layout considerations.
- 4.6. 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.
- 4.7. 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.
- 4.8. 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.
- 4.9. 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.

- 4.10. 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. Three of the houses will be out-of-sight due to existing buildings, level changes (beyond the site) and their positioning, whilst the three houses lining the driveway will be create a magnificent approach as you enter Castle Gogar Rigg.
- 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).

Sustainability

- 4.13. The main objectives of sustainable design are to reduce, or avoid, depletion of critical resources such as 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.



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- **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 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.
- 4.16. As detailed on the design drawings, ample parking provision is provided. An integrated double garage is provided for each dwelling, along with a private driveway. Additionally, visitor parking is also provided to the North of the site (10 spaces). Electric Vehicle charging points will also be provided for each dwelling.

5. 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 six executive style homes at an attractive and marketable location.
- 5.4. The planning context of the site has changed in the 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.



Quarry Investments Ltd.- Castle Gogar Rigg

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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 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 landscape (OPEN), flooding (ITP), ecology (ITP) and tree protection (Caledonian) 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 the Landscape and Visual Analysis informed and guided the design process. Critically development will not increase the risk of flooding on the application site or elsewhere.
- 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.



Castle Gogar Rigg - Design Statement

Design statement in support of Planning application submitted for the proposal for 6 no. new dwelling-houses at Castle Gogar Rigg, Edinburgh, EH12 9FP

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1.0 Introduction

Castle Gogar Rigg is located to the North West of Edinburgh, on the periphery of the city, close to Edinburgh Airport. The main access to the existing development is via a tree-lined private road, just off Glasgow Road.

Originally home to the A-Listed Castle Gogar, built circa 1625, the site has seen various stages of development since the early 2000s.

The site at the centre of this new proposal is located within the existing parameters of Castle Gogar Rigg, which was established in 2004. The original development on the site consisted of the construction of 5 no. new, detached contemporary houses, and refurbishment and extension of the existing stables block. (Planning Ref: 04/02302/FUL)

A decade later, in 2014, the site was granted further development with the construction of 2 no. apartment blocks and 1 no. additional detached dwelling (though this approved dwelling has never been constructed). (Planning Ref: 15/01051/FUL)

Finally, in 2017, another detached dwelling received Planning Permission on the site. (Planning Ref: 17/00202/FUL)

This application is submitted on behalf of our client, Willie Scott, and is for the construction of 6 no. new contemporary dwelling-houses on the remaining vacant land at Castle Gogar Rigg.

This document will detail our design approach in support of the Planning Permission application. Several additional, supporting documents have also been submitted and should also be considered as part of the application.

For detailed information in relation to relevant Planning Policy, reference should be made to the Planning Statement completed by ATP Planning & Development.



Bing Maps - Aerial View

Site Location

2.0 Location

2.1 Site & Context Description

The site at the centre of these proposals is situated to the West side of the existing access road into Castle Gogar Rigg. It extends up towards Castle Gogar and across towards the boundary of the existing apartment blocks.

Situated to the southern-most edge of Castle Gogar Rigg, the site maximises the views South, across open countryside, with the tram-line also visible in the distance. The proposed boundary is inclusive of the site of the previously approved house (ref.05).

The approach to the site is mainly characterised by a mature, tree-lined avenue which runs up towards the gated entrance of Castle Gogar. Gogar Burn runs along the eastern boundary and a few mature trees also run along the boundary to the south; otherwise, the main body of the site is currently overgrown, disused land.

Beyond the gated entrance to the current development, the existing buildings are contemporary in form, with flat roofs and are clad primarily in white render. Some timber panelling/ detailing also features alongside dark grey aluminium windows and doors.

Castle Gogar itself is traditional in style, with white, harled rubble and honey-coloured sandstone dressings. A prominent stone wall signifies the castle grounds boundary to the south, while mature trees line the perimeter. It must be noted, that the castle itself is significantly obscured from view due to the number of mature trees within the grounds.

Given its positioning, we believe the proposed site is a natural progression of the existing development.

Legend

- 01 - Castle Gogar
- 02 - Converted Stable Block (part of Castle Gogar Listing)
- 03 - Contemporary 2 Storey Dwelling Houses (6 no.)
- 04 - 2 no. 3 Storey Apartment Blocks
- 05 - Site of Previously Approved Dwelling
- 06 - B-Listed Bridge

✱ Proposed Site



Bing Maps - Aerial View

2.2 Historic Environment Scotland (HES) Designations

Castle Gogar & Stables

Listing: A

HES Ref: GLASGOW ROAD, CASTLE GOGAR WITH COTTAGE, GATEHOUSE, STABLES, OUTBUILDINGS, GATE AND GATEPIERS (LB27092)

As mentioned, Castle Gogar is an A-Listed building, with the original stable block also A-listed. On the basis of similarities with Winton House, East Lothian and Innes House, Grampian, William Ayton was credited as the architect.

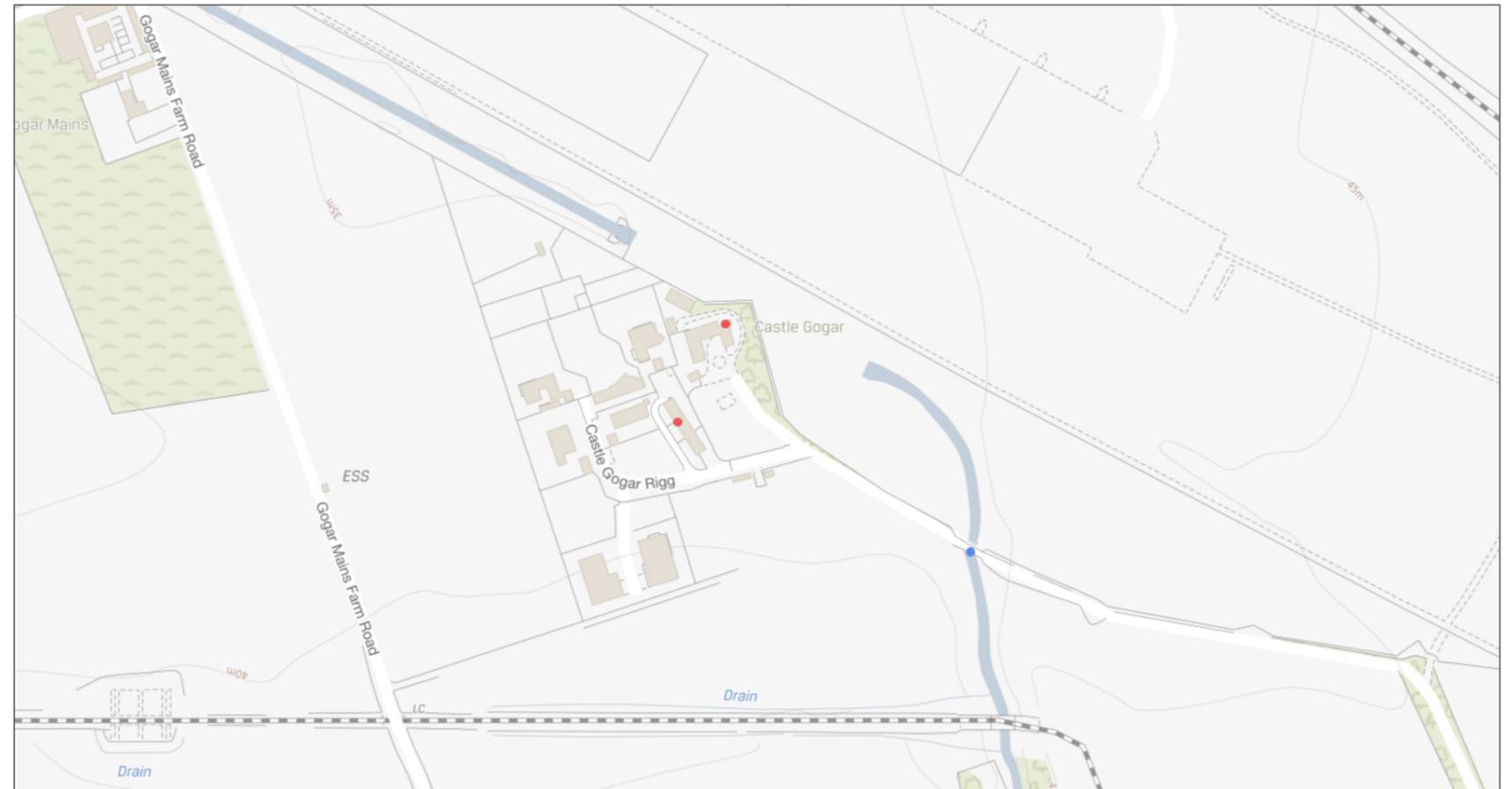
Formerly called Gogar House, the baronial building was constructed in 1625 with circa 1700 extensions and later 19th century additions. It consists of 4 storeys and garret and is L-shaped in plan.

Castle Gogar Bridge

Listing: B

HES Ref: GLASGOW ROAD, CASTLE GOGAR BRIDGE (LB27102)

Dated 1672, this single-span rubble bridge traverses the Gogar Burn, carrying the main vehicular avenue to Castle Gogar.



April 21, 2021
 Listed Buildings
 ● A
 ● B

Listed Building Designations Map
 Courtesy of Historic Environment Scotland

2.3 Existing Site Plan



 Proposed Site Boundary



Legend

- 01 - Castle Gogar
- 02 - Converted Stable Block (No.1-3)
- 03 - Contemporary 2 Storey Dwelling Houses (No.4-10)
- 04 - 2 no. 3 Storey Apartment Blocks
- 05 - Site of Previously Approved Dwelling
- 06 - B-Listed Bridge
- 07 - Shared Open Space

2.4 Existing Site Photographs

A



A - View from bridge, looking South
B - View towards bridge, looking East
C - View from bridge, looking North West

Photographs taken early May 2021.



B



C

2.4 Existing Site Photographs

- D - View looking North across site
- E - View towards bridge, looking South-East
- F - View along main access road, towards Castle

D



E



F

2.4 Existing Site Photographs

G



H



G - View looking along Southern boundary
H - View looking towards existing Castle Gogar Rigg development
I - View looking North, across site

2.4 Existing Site Photographs

J



J - View from inside Castle Gogar Rigg, looking towards gated entrance
K - Castle Gogar Rigg, view South towards apartments
L - View looking across green space, with stable block on the right



K



L

2.4 Existing Site Photographs

- M - Castle Gogar
- N - Converted stable block, with dwelling #4 in the background
- P - Rear view of apartments

Stock Photographs.

M



N



P

3.0 Design Development

3.1 Site Analysis

-  Proposed Site Boundary
-  Prevailing Wind Direction (SSW)
-  Primary Vehicular Access
-  Main Gated Entrances
-  Private Entrances
-  Shared Green Space
-  Private Gardens
-  Key aspect to/from Castle Gogar (sight lines significantly obscured by trees)

Building Legend

- 01 - Castle Gogar - 4 Storey
- 02 - Converted Stable Block - 1.5 Storey
- 03 - Contemporary Dwelling Houses - 2-2.5 Storey
- 04 - Apartments - 3 Storey



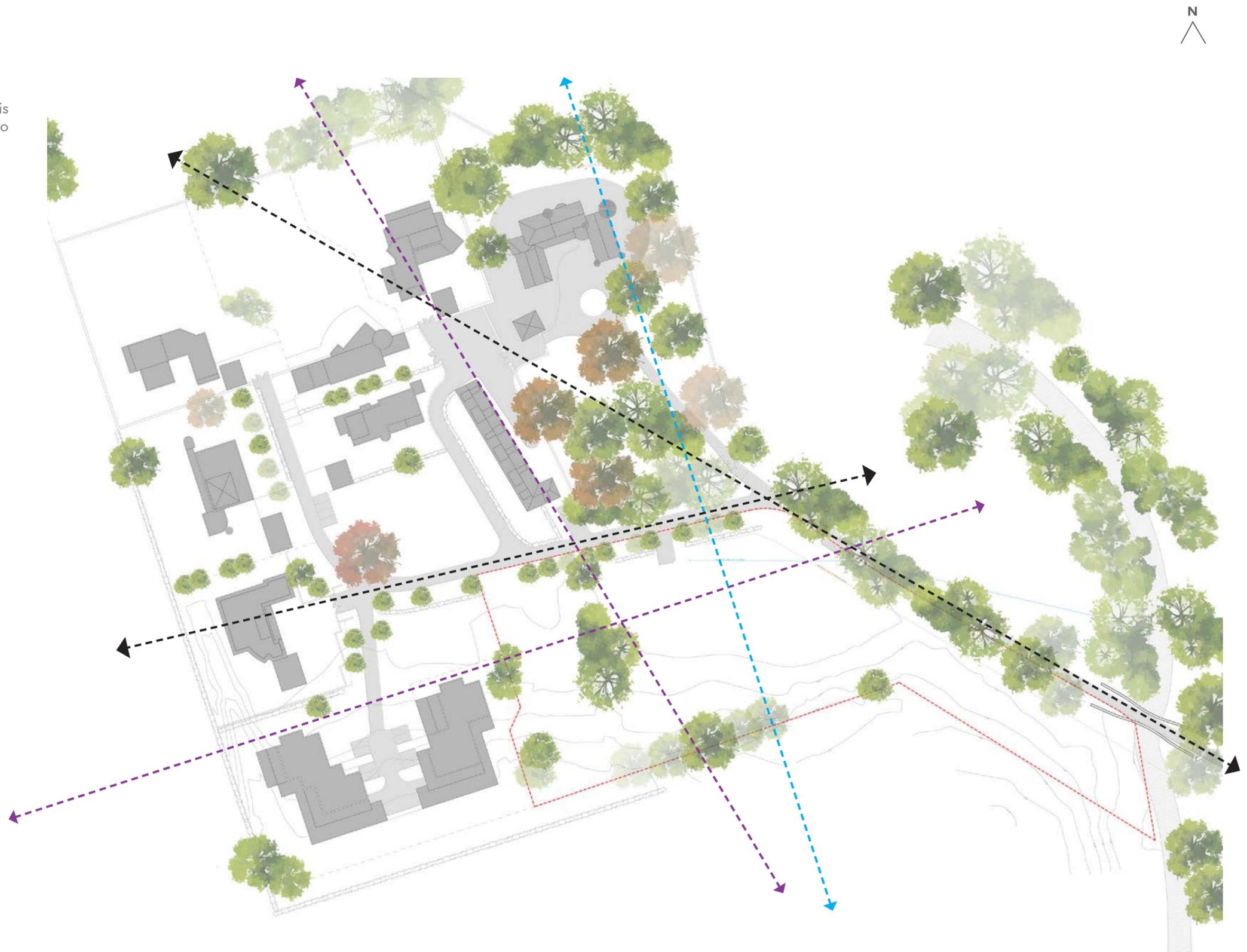
3.2 Site Geometries

At the onset of the design development process, an analysis of the existing site geometries was considered essential to establish the initial Masterplan design principles.

The site plan opposite illustrates these key geometries.

- ↔ Castle Gogar
- ↔ Primary Site Axis
- ↔ Secondary Site Axis

Proposed Site Boundary



3.3 Brief & Initial Sketch Proposals

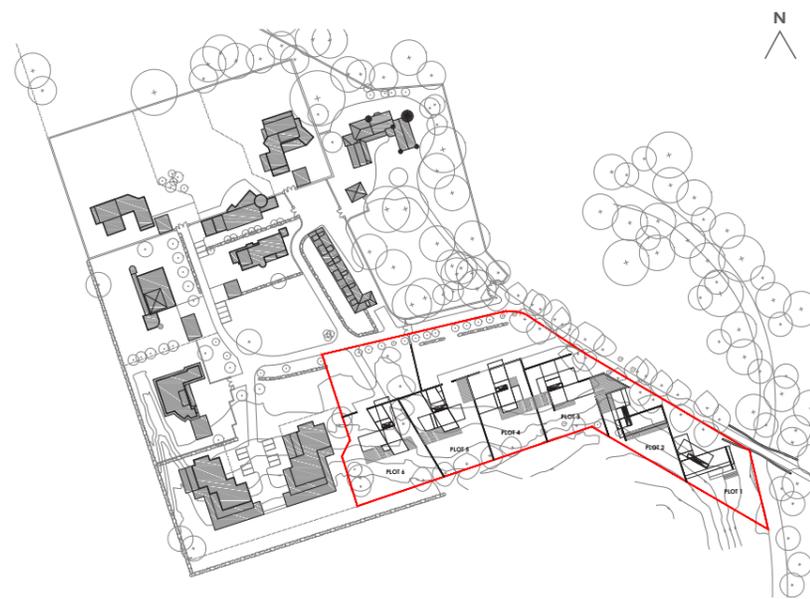
In line with the brief provided to us, our approach was to break the proposed site down into 6 balanced Plots to accommodate 6 detached dwelling houses. Proportionally, the intention is for these Plots to compliment the existing Masterplan.

From a massing perspective, it was considered that 2 storey dwellings would be appropriate, with much of the accommodation on the ground floor. Aesthetically, simple linear forms were proposed as a contemporary approach which would be a natural evolution of the existing development.

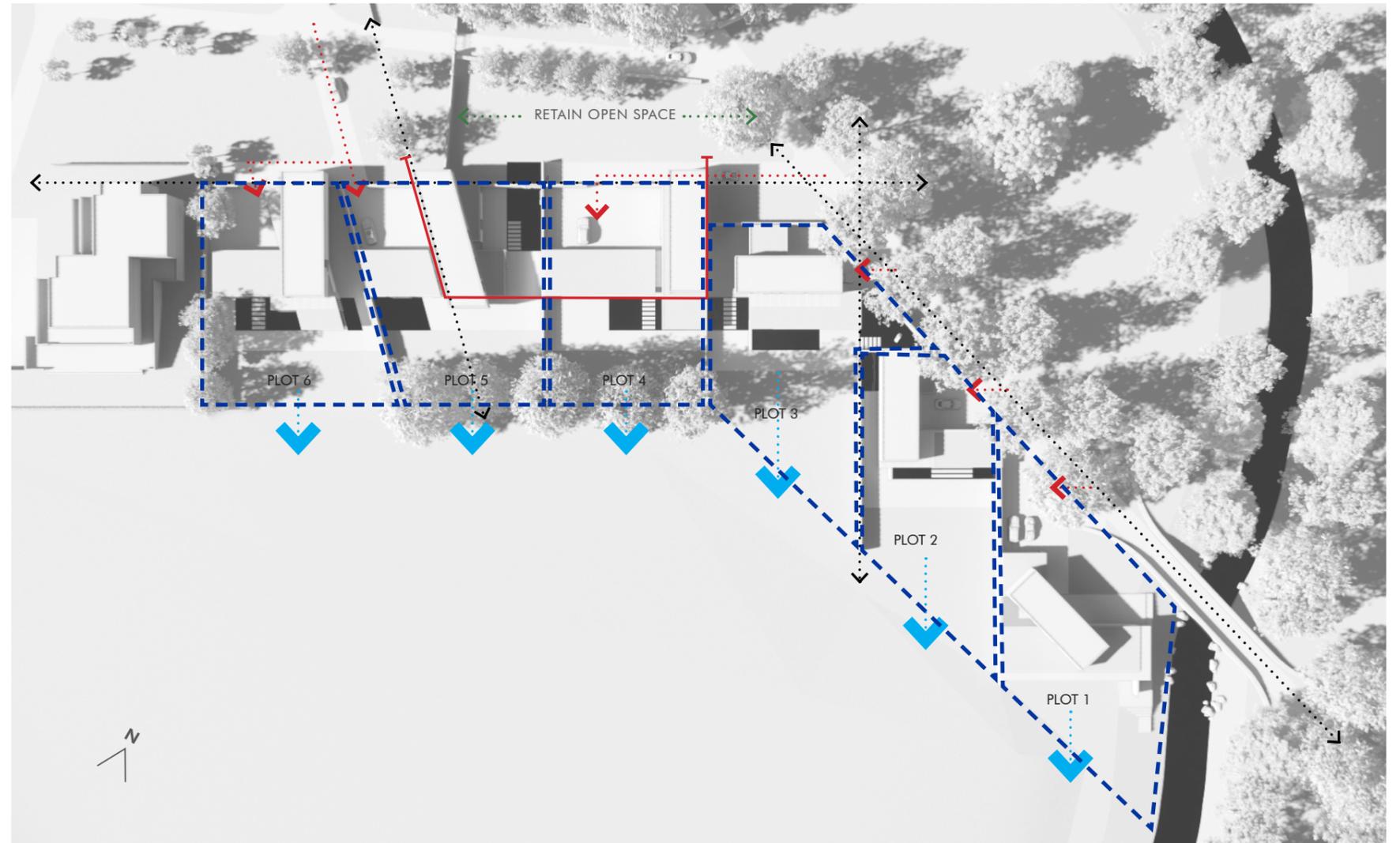
Each of the Plots were positioned with a primarily southerly aspect, with direct access off the main approach road.

Following on from our detailed context analysis, sketch massing proposals were developed in 3D to help illustrate the proposals to the client.

The initial sketch development of each plot is illustrated on the following pages.



Key Site Plan



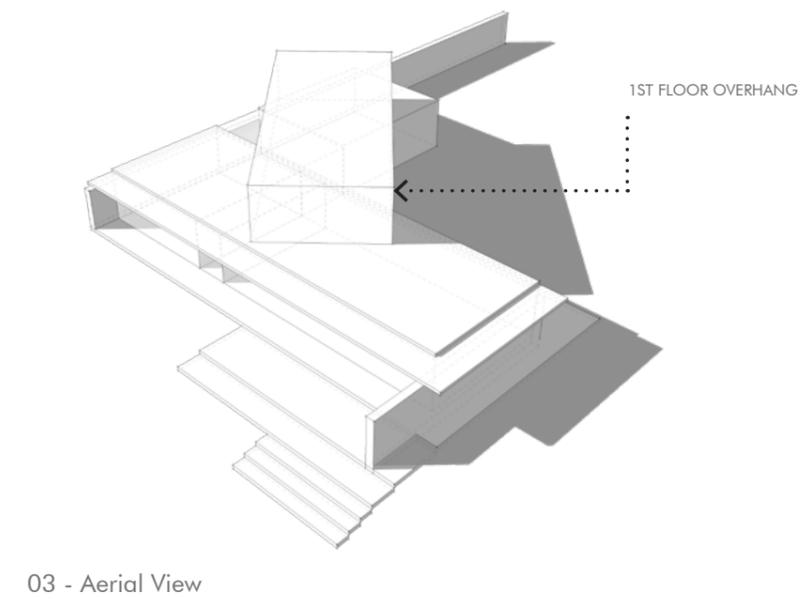
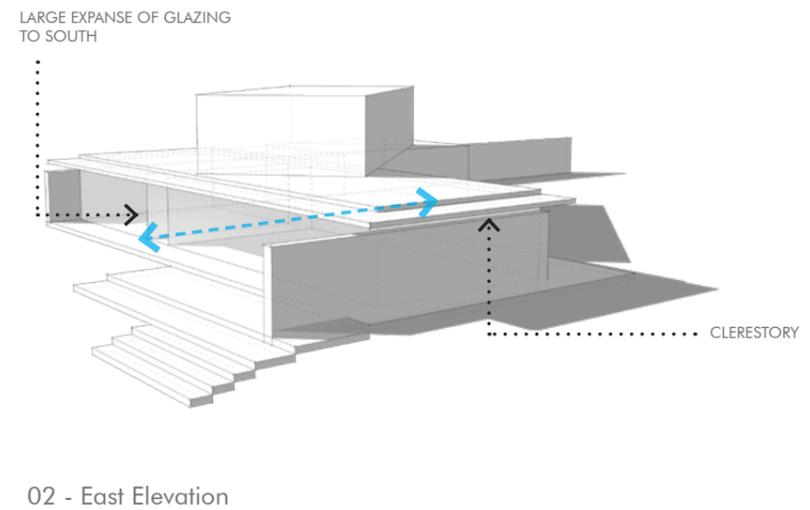
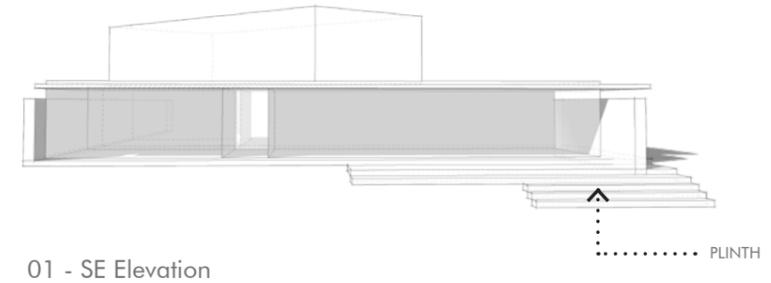
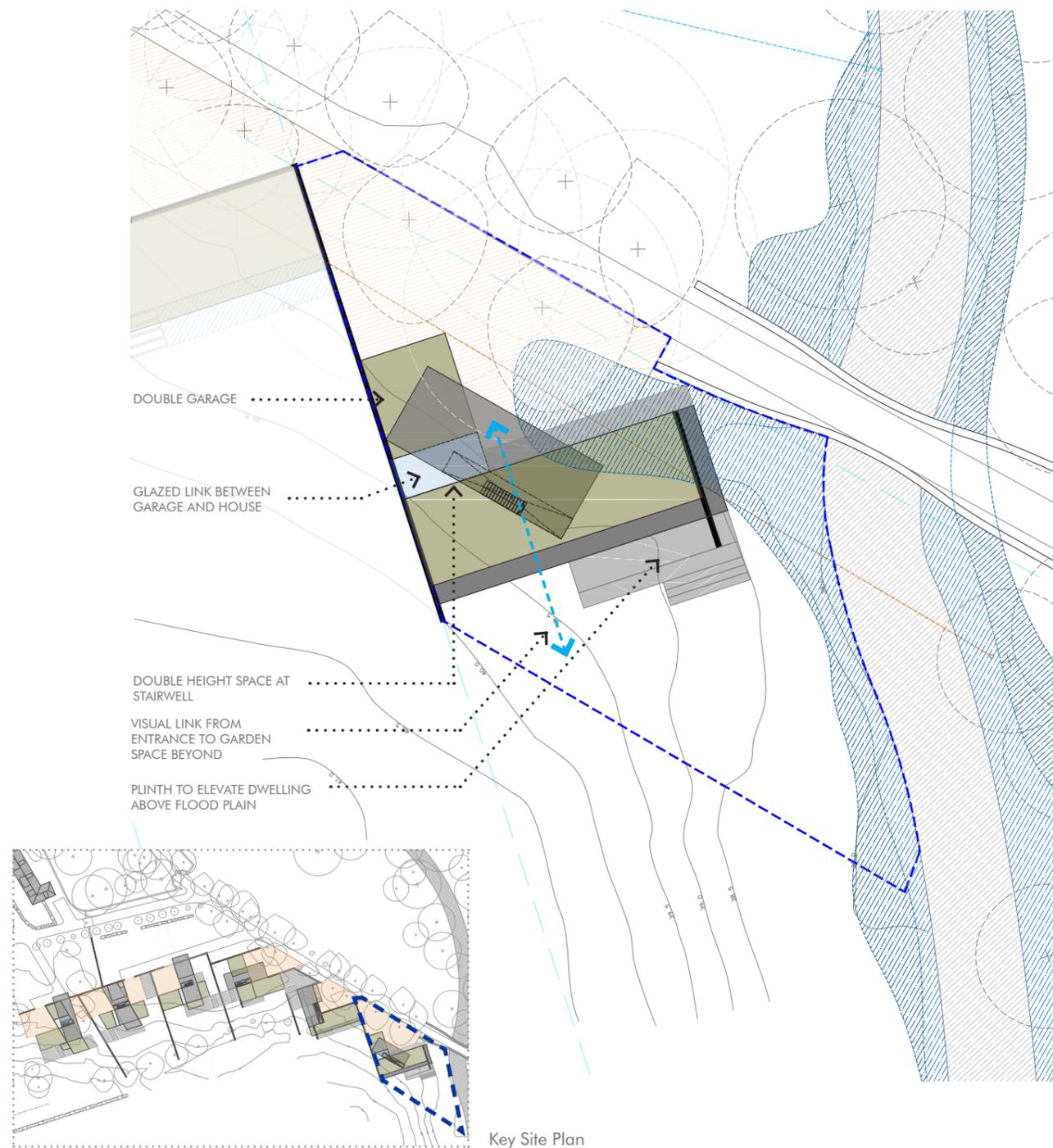
Masterplan Concept Diagram

-  Key site geometries
-  Individual access points/ driveways
-  Castle Gogar "U-Shape" mirrored
-  Key aspect South (SSE)

3.4 Individual Plot Development

3.4.1 Plot 01 (Concept Design)

-  Plot Boundary
-  1-200 Flood Event
-  1-200 Flood Event + 40% Climate Change Uplift



3.4.2 Plot 02 (Concept Design)

