

5 Plewlands Gardens



Figure 37 – Approved plans (21/ 02193/ FUL) of a roof extension (existing at top and proposed below) along with a 3D aerial view of the terrace to which the application site lies within



4.19 The above proposal is a direct precedent of the principle of the proposed extension. The property is part of a terrace of several properties and is situated near the middle. The adjoining properties to 5 Plewlands Gardens are all of a similar style originally with a pitched roof at the front of the property and a flat roof to the rear, similar to that of the application site however several have been developed with the top floor flat forming an extension upwards onto the flat roof. 5 Plewlands Gardens is located within the Plewlands conservation area, which is not too far away from the application site south westwards.

4.20 The application property of 21/ 02193/ FUL was concluded that it was “compatible with the existing building, preserves the special character and appearance of the conservation area and has no adverse impact on neighbouring residential amenity.” The overall proposal was to reconfigure the internal layout and extend the roof space to the rear with two box dormer windows on the rear elevation. The roof ridge line was proposed to be raised on the front elevation with the creation of two new roof windows also part of the proposals.

4.21 The planning officer noted the following in the determination report “Whilst the box dormers on the rear elevation are large, this sort of development is commonplace within the area and beyond and as they will not be visible from the street, they are considered acceptable. The proposed materials on the rear elevation are considered acceptable. ... The proposals are of an acceptable scale, form and design and are compatible with the existing dwelling and will preserve the character and appearance of the conservation area.”. Similarly to our proposals, it can be seen that many flat roofs in the area have been developed upwards and the design principles/ features of our proposals also take cognisance of those seen elsewhere in the area. The 3D (figure 37) further shows the diversity of some roofs of these terraces remaining originally flat in Plewlands Gardens whilst others have been developed similarly as above. This diversity does not affect the area detrimentally.



20 Claremont Road



Figure 38 – Existing roof plan (top left), proposed roof plan (top right) and elevation proposals (below plans) for 20 Claremont Road

4.22 The above proposal is a direct precedent of the principle of the proposed extension also. The property is part of a terrace of seven properties and is situated near the middle. The adjoining properties to 20 Claremont Road are all of a similar style with a pitched roof at the front of the property and a flat roof to the rear, similar to that of the application site. None of the other properties in the terrace have developed or applied for a similar proposal.

4.23 Firstly and similarly to that of the application site, it can be seen that the Claremont Road extension sits above the existing ridge line of the front pitched roof however it was justified by the planning officer that there would be no visual impact due to the higher extension being set back from the road. The materiality chosen is also zinc to which the planning office noted would “echo the colour of the existing slate roof”.

4.24 With the terrace subdivided by chimneys and copes, the form and materials of the Claremont Road extension were noted by the planning officer to blend in with the existing roofscape. The planning officer then concluded that “Whilst there do not appear to be many other extensions of such form in the area, the proposal represents an imaginative approach to extending the property”, also noting thereafter that the proposal is of an acceptable scale, form and design and would not be detrimental to the neighbourhood character.





Figure 39 & 40 – View of roof alterations to 20 Claremont Road (rear and front) from public realm



60 N Castle Street



Figure 41 – Photos and plans of initially proposed roof extension to 60 N Castle Street

4.25 This section examines the proposals that were accepted and have been constructed to the A-listed property at 60 N Castle Street that contain similarities to the proposals of this application. 60 N Castle Street is situated within the Old and New Towns of Edinburgh World Heritage Site and the New Town conservation area.

4.26 The above images show the initial roof extension that was allowed onto a flat roofed part of the building that then joined into a pitched roof element, similarly to ours. The images below show another approved scheme that have amended the initial roof extension.







Figure 43 & 44 – Photos showing the roof extension at 60 N Castle Street from public realm



8 Moray Place

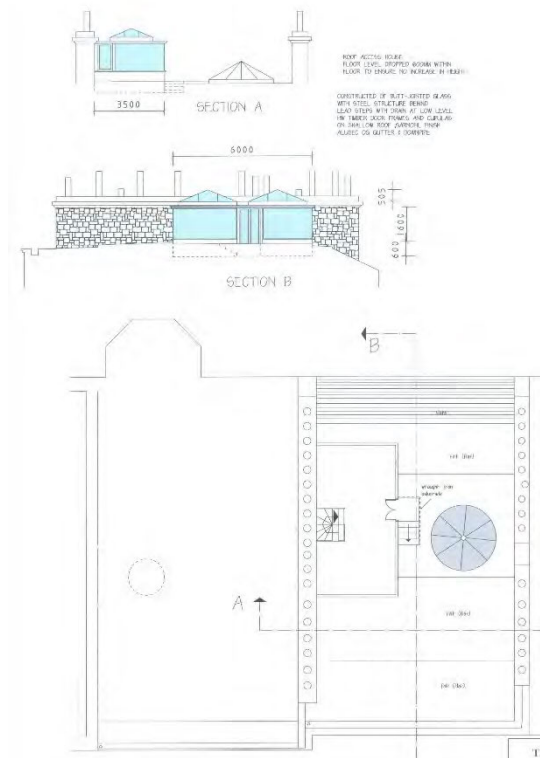


Figure 45 – Photo and plans of approved roof extension to 8 Moray Place

4.28 This section examines the proposals that were accepted and have been constructed to the A-listed property at 8 Moray Place that contain similarities to the proposals of this application. 8 Moray Place is situated within the Old and New Towns of Edinburgh World Heritage Site and the New Town conservation area..

4.29 As shown the roof extension has developed the flat roof of the townhouse partly into a lounge area with access stair and roof terrace. Similarly to 60 N Castle Street, this development can also be seen from public realm.



4.30 The precedents explored prior to this section are only a small handful of where a similar principle or design has been accepted by the council or where similar historical development has occurred around the city. 34 Hamilton Place is a great example of where modern additions have been accepted to and around listed buildings in a conservation area that has direct similarities to that of the application proposal. 9 Steel's Place (near to the application property), 19 Rodney Street, 20 Claremont Road, 3F2 Piershill Terrace and 5 Plewlands Gardens shows how the principle of extending onto a flat roof above within a terraced building has also been accepted by the council. Further to these examples, please see below figures 46 to 48 which showcase other buildings providing inspiration to the application proposals or being of relevance to the application.



Figure 46 – Contemporary development in the New Town conservation area bounded by Northumberland Place and Northumberland Place Lane, Dublin Meuse. The scheme uses slate to a pitched roof to the formal street facing elevation and a zinc flat roofed development at the rear to the rear. Juliet balconies and terraces form parts of the development at the rear





Figure 47 – Development on Young Street N Lane where zinc has been introduced at high level



Figure 48 – Residential development to the north east of the application site of a similar scale and architectural language (grey metal 5th storey on top of a 4 storey stone base) has informed our proposals greatly



4.31 As with the above precedents we have clearly shown that roof extensions to existing roofs of similar form to the application property are a design principle accepted in the city of Edinburgh both nearby and further afield. The precedents which have informed our proposals and which share many similarities have all been justified in being acceptable in their design, form, materiality and positioning. We believe that our appropriate development, which will be much less apparent from the public realm than some of the examples above and which tie in with the existing building and area as concluded, should be justified in the same way as being acceptable.



5 Planning Policy Appraisal

5.1 The purpose of this section is to establish the planning policy framework within which the planning authority can consider the proposed development, highlighting policies which are applicable to the application.

5.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that determination of planning applications “shall be made in accordance with the Development Plan unless material considerations indicate otherwise”. It is supplemented by Section 37(2) which states that “In dealing with an application the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations”.

5.3 The extant Development Plan which covers the application site comprises the City of Edinburgh Council 2016 Edinburgh Local Development Plan.

The Development Plan

5.4 The relevant policies within the ELDP19 notable to the application are DES 12 (Alterations and Extensions) and RS 1 (Sustainable Energy).

5.5 Edinburgh Local Development Plan Policy Des 12 and the non-statutory "Guidance for Householders" notes planning permission will be granted for alterations and extensions to existing buildings which:

- a) in their design and form, choice of materials and positioning are compatible with the character of the existing building
- b) will not result in an unreasonable loss of privacy or natural light to neighbouring properties
- c) will not be detrimental to neighbourhood amenity and character

5.6 Section 3 justifies that the proposals are in line with a and c above through the following;

- The form of the extension is directly informed by other buildings in the immediate and further afield vicinity. The height of the extension is comparable to the existing front pitched roof and development to which it faces. The principle of this form being extended onto a flat roof has been accepted elsewhere in Edinburgh. The overall architectural language as a result of the proposals is compatible with the existing building and surrounding area.
- Zinc is a traditional material that can be seen elsewhere in the area and will allow the proposals to blend in with the existing roofscape. Timber shall add variety and both shall sit lightly on top of the existing building.
- Chimneys and copes along with the floorplan and opening layout reflected in the rear elevation mark the subdivision of the tenement. The positioning of the extension with this in mind will tie in well with the existing building.
- The overall design ties in with the area to which it is located within and the modern design will face onto other modern buildings at the rear. The extension will not be detrimental to neighbourhood amenity and character.
- As per the executive summary these new proposals were not seen whilst investigating views to the development from public realm.

5.7 In relation to privacy, sunlight and daylight, the rear elevation of the proposals are 20m+ away from the rear elevation of the building to which they face so no privacy will be detrimentally affected. With the proposals being largely set back there will be no detrimental sunlight and daylight issues caused by the development.

5.8 Policy RS 1 Sustainable Energy

Planning permission will be granted for development of low and zero carbon energy schemes such as small-scale wind turbine generators, solar panels and combined heat and power/district heating/ energy from waste plants and biomass/ woodfuel energy systems provided the proposals:



a) do not cause significant harm to the local environment, including natural heritage interests and the character and appearance of listed buildings and conservation areas

b) will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example, noise emission or visual dominance.

5.9 The proposals seek to potentially create a property run off 100% renewable energy. Solar panels located within the seams of the zinc are proposed to the flat roof part of the extension. By doing this the solar panels will not be seen from public view and will retain the appearance of the zinc on the roof. An air source heat pump is proposed to the lower flat roof part of the extension against the gable chimney wall. Similarly to the solar panels this placement will keep the plant from public view.

5.10 Using integrated renewable technology with the proposed materiality of the extension and locating the air source heat pump in a discreet location will not cause any harm to the surrounding area, nor will there be any visual amenity lost.

Scottish Planning Policy

5.11 The thirteen principles which guide the assessment of sustainable development within the Scottish Planning Policy is listed below.

5.12 Scottish Planning Policy notes that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. This means that policies and decisions should be guided by the following principles:

- giving due weight to net economic benefit;

The proposals will have a reasonable economic benefit to local contractors who would carry out the building works.

- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;

Not applicable.

- supporting good design and the six qualities of successful places;

This part of Scottish Planning Policy notes that planning should “support development that is designed to a high quality”. We believe our proposed development is of good design and is high quality. The applicable qualities that are relevant to this application are as follows; distinctive and resource efficient. The development compliments local features and attributes in a contemporary high-quality manner. The development mitigates climate change with upgrading of the insulation envelope and use of renewable energy technologies. The use of the existing building utilises and extends the in place services from the flat.

- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;

We believe our proposals are an imaginative approach to extending the property appropriately making efficient use of an existing building. A structural engineer has concluded that the existing building is capable of accommodating the development structurally.

- supporting delivery of accessible housing, business, retailing and leisure development;

Not applicable

- supporting delivery of infrastructure, for example transport, education, energy, digital and water;



Not applicable.

- supporting climate change mitigation and adaptation including taking account of flood risk;

Solar panels, an air source heat pump and a heat recovery system will all be utilised as part of the proposals.

The existing insulation envelope shall be upgraded. Being able to extend the existing property would mitigate the requirement to perhaps look to a new build property elsewhere which would result in the production of a large amount of carbon. The extension being built on top of an existing building using a timber frame construction, eco-friendly insulation (such as hemp) and other sustainable materials will produce much less carbon than that of a new build property.

- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;

The small terrace area shall positively enhance the applicant's health and well being generally.

- having regard to the principles for sustainable land use set out in the Land Use Strategy;

Not applicable generally however see above on the proposals making efficient and appropriate use of land using an existing building within the city.

- protecting, enhancing and promoting access to cultural heritage, including the historic environment;

Not applicable.

- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;

Not applicable.

- reducing waste, facilitating its management and promoting resource recovery; and

Not applicable

- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

The proposals are informed by characteristics of the area both historic and modern. The design proposals are sympathetic to the existing building through design, scale, positioning and form. All neighbouring amenity is protected as a result of the proposals. The removal of the gas boiler would be a very small contribution to improving air quality.

5.13 We feel the above conclusions against the principles clearly shows our development is the right development in the right place where the development balances costs and benefits over a long term.



6 Conclusion and Recommendations

6.1 Planning permission is sought for the extension of a top floor flat onto the flat roof above on Falcon Avenue, Edinburgh.

6.2 The proposal is to develop the flat roof to allow the existing floorplan to be altered to a more contemporary living style whilst adding on additional bedrooms to the new floor above. An outside space will also be formed as part of the extension. The extension will add on much needed space for the applicant's growing family.

6.3 Overall the material of the roof and form of the extension works sensitively with other roof planes, and the building to which it sits atop and is a positive contribution to the wider roofscape. It has been justified that the proposals respond to their surroundings, integrating a contemporary addition sensitively within the area. The proposals will not be detrimental to any neighbouring amenity. The project will also benefit with sustainability in mind acting as a testbed for low energy design, learning lessons for future projects.

6.4 We believe that the new development to the rear provides potential to imaginative, high quality design, and it is seen as an opportunity to enhance the area. The proposals are an innovative way in extending the existing property over the existing footprint of the top floor flat. We also feel that what is important is not that new development should always directly imitate earlier styles, rather that it should be designed with respect to context, as part of a large whole which has a well informed appearance of its own. It is considered that the proposal is acceptable in terms of the relevant policies within the City of Edinburgh Council 2016 Edinburgh Local Development Plan.

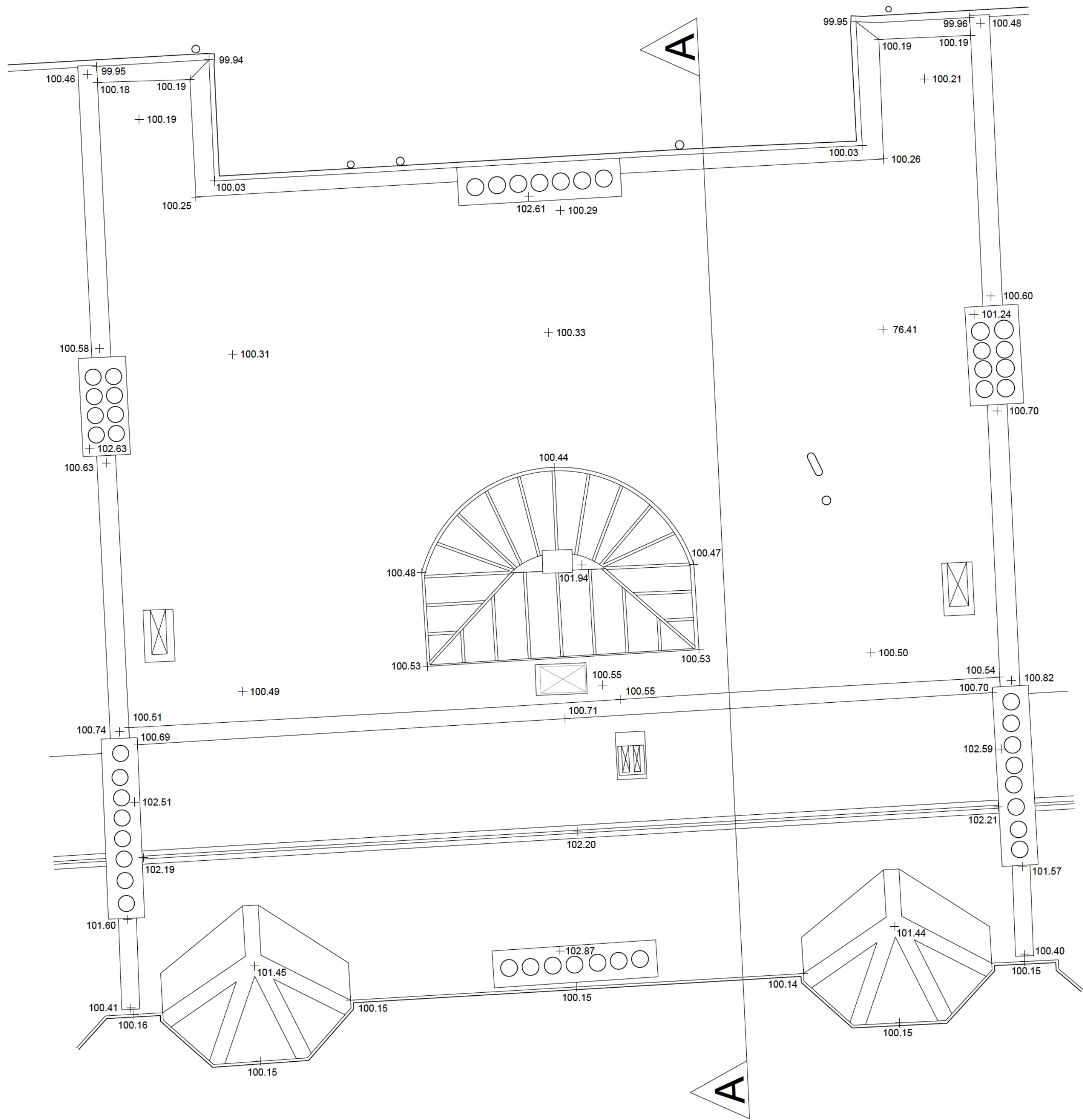
6.5 We have justified that the design principle, form, scale, massing and materiality of the roof extension is appropriate to the existing building and the fabric of the area. Overall, we feel that our proposed design, informed by architectural and urban elements within the area, along with precedent and general architectural language in the area creates an appropriate development that is in keeping with the existing building and neighbourhood.

6.6 In conclusion, the proposal complies with the development plan and supplementary Guidance. The principle of development is acceptable in this location without prejudicing any local character or amenity. It is acceptable in all other respects and there are no material considerations that are considered to outweigh these conclusions.

6.7 We therefore respectfully request that the Council support this application for the extension of a top floor flat onto the flat roof for the reasons stated above.







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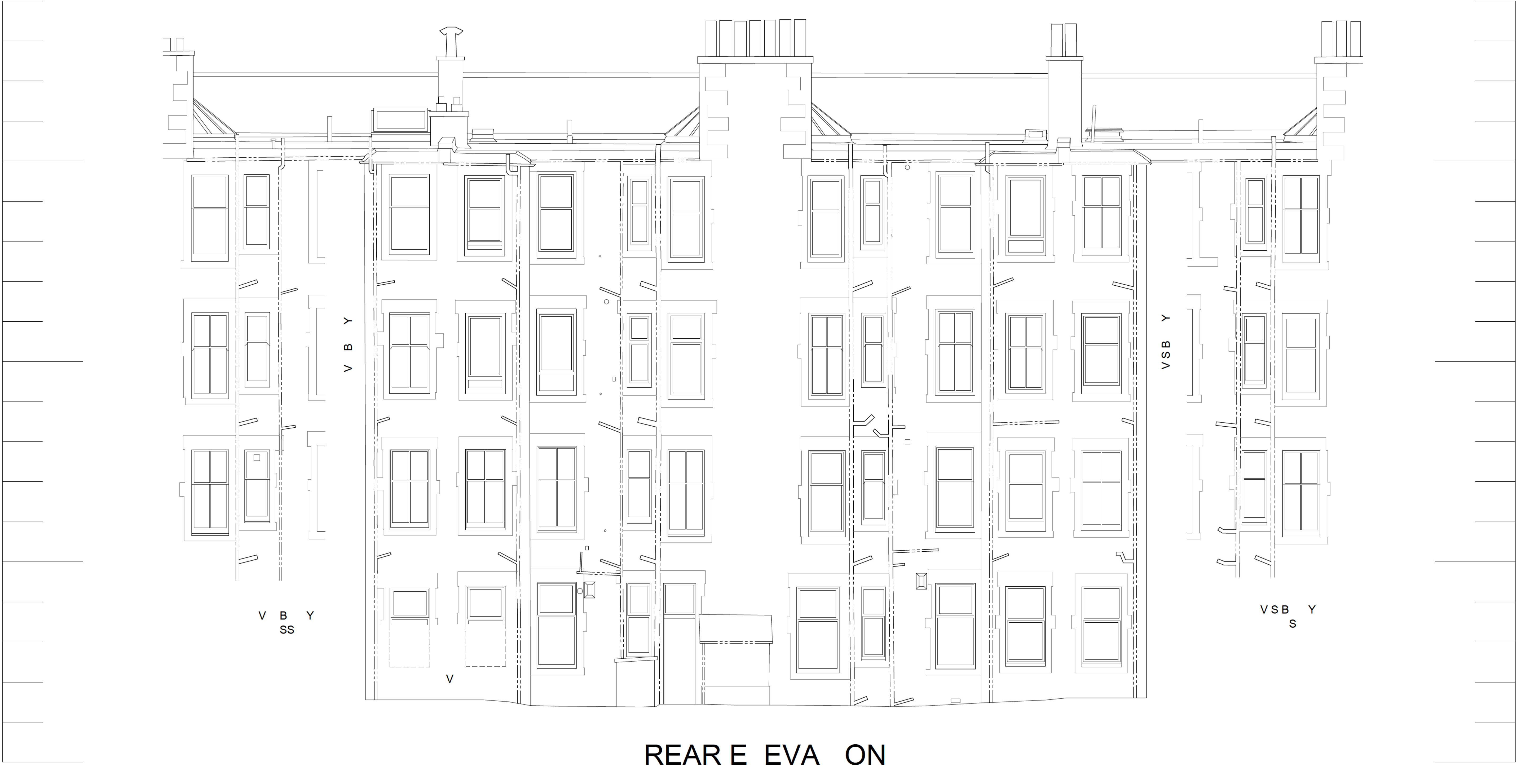
61/5 FALCON AVENUE, EDINBURGH

MEASURED BUILDING SURVEY
ROOF PLAN

Job No.	Drawing No.	Date	Revision
21/680	21/680/02	November 2021	
REVISION	NOTES	DATE	

Notes:
Grid relates to OS Active Network OSTN15.
All levels relate to OS Datum OSGM15.





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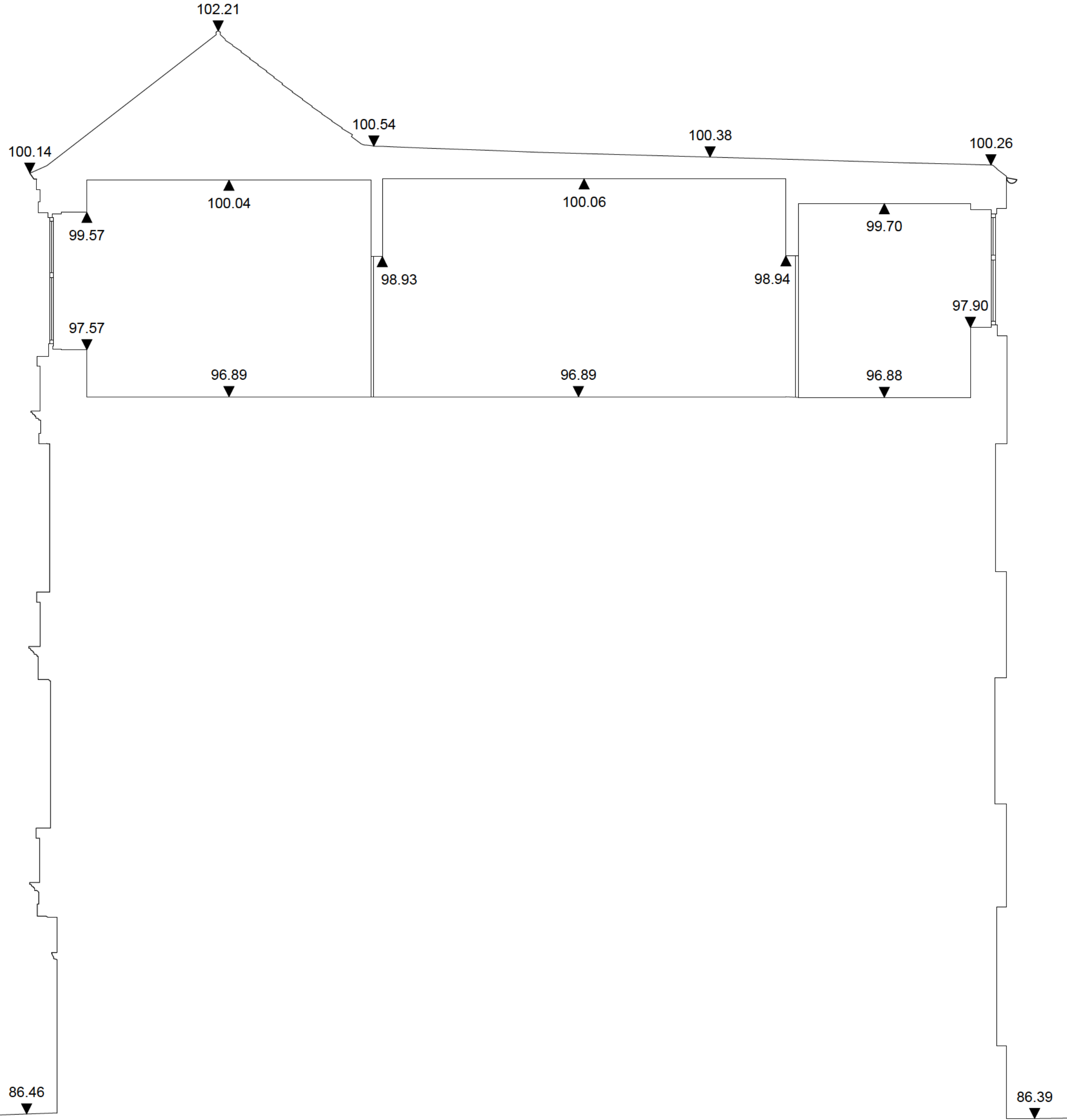
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SECTION A-A

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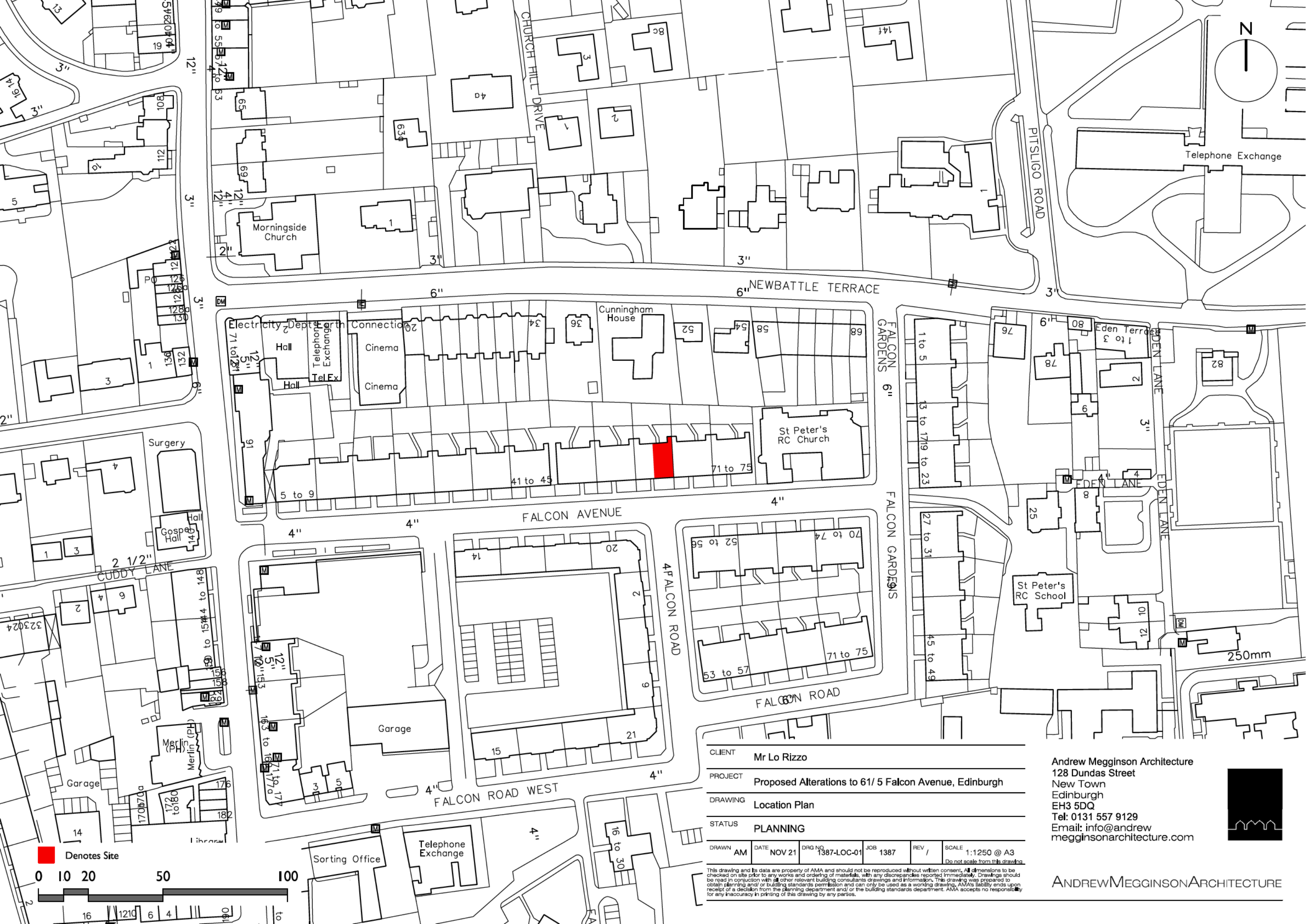
SECTION SURVEY
SECTION A-A

Job No.	Drawing No.	Date	Revision
21/680	21/680/04	November 2021	

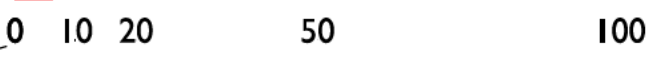
REVISION	NOTES	DATE
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Notes:
Grid is arbitrary.
All levels relate to OS Datum OSGM15.





Denotes Site



CLIENT	Mr Lo Rizzo					
PROJECT	Proposed Alterations to 61/ 5 Falcon Avenue, Edinburgh					
DRAWING	Location Plan					
STATUS	PLANNING					
DRAWN	AM	DATE	NOV 21	DRG NO	1387-LOC-01	JOB
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