

Notice of Review: 16 George Terrace, Loanhead Determination Report

Report by Derek Oliver, Chief Officer Place

1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations at 16 George Terrace, Loanhead.

2 Background

- 2.1 Planning application 20/00002/DPP for the change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations at 16 George Terrace, Loanhead was refused planning permission on 2 March 2020; a copy of the decision is attached to this report.
- 2.2 The review has progressed through the following stages:
- 1 Submission of Notice of Review by the applicant.
 - 2 The Registration and Acknowledgement of the Notice of Review.
 - 3 Carrying out Notification and Consultation.

3 Supporting Documents

- 3.1 Attached to this report are the following documents:
- A site location plan (Appendix A);
 - A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
 - A copy of the case officer's report (Appendix C); and
 - A copy of the decision notice, excluding the standard advisory notes, issued on 2 March 2020; (Appendix D) and
 - A copy of the relevant plans (Appendix E).
- 3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via www.midlothian.gov.uk

4 Procedures

- 4.1 In accordance with procedures agreed by the LRB, the LRB by agreement of the Chair:

- Have determined to consider a visual presentation of the site instead of undertaking a site visit because of the COVID-19 pandemic restrictions; and
 - Have determined to progress the review by written submissions.
- 4.2 The case officer's report identified that there was two consultation responses and no representations received. As part of the review process the interested parties were notified of the review. No additional comments have been received at the time of drafting this report. All comments can be viewed online on the electronic planning application case file.
- 4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:
- Identify any provisions of the development plan which are relevant to the decision;
 - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
 - Consider whether or not the proposal accords with the development plan;
 - Identify and consider relevant material considerations for and against the proposal;
 - Assess whether these considerations warrant a departure from the development plan; and
 - State the reason/s for the decision and state any conditions required if planning permission is granted.
- 4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.
- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported to the next LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

5 Conditions

- 5.1 In accordance with the procedures agreed by the LRB at its meeting of 13 June 2017, and without prejudice to the determination of the review, the following condition has been prepared for the consideration of the LRB if it is minded to uphold the review and grant planning permission.
1. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the planning authority:
 - a) Details of the colour of the render;
 - b) Details of the colour of all window frames and doors;
 - c) Details of the materials of any areas of hardstanding; and
 - d) Details of the design, dimensions, materials and colour finish of all new walls, gates, fences or other means of enclosure.

The development shall be implemented in accordance with the approved details.

Reason: *These details were not submitted with the application; in order to ensure that the development hereby approved does not detract from the character and appearance of the existing building and surrounding area.*

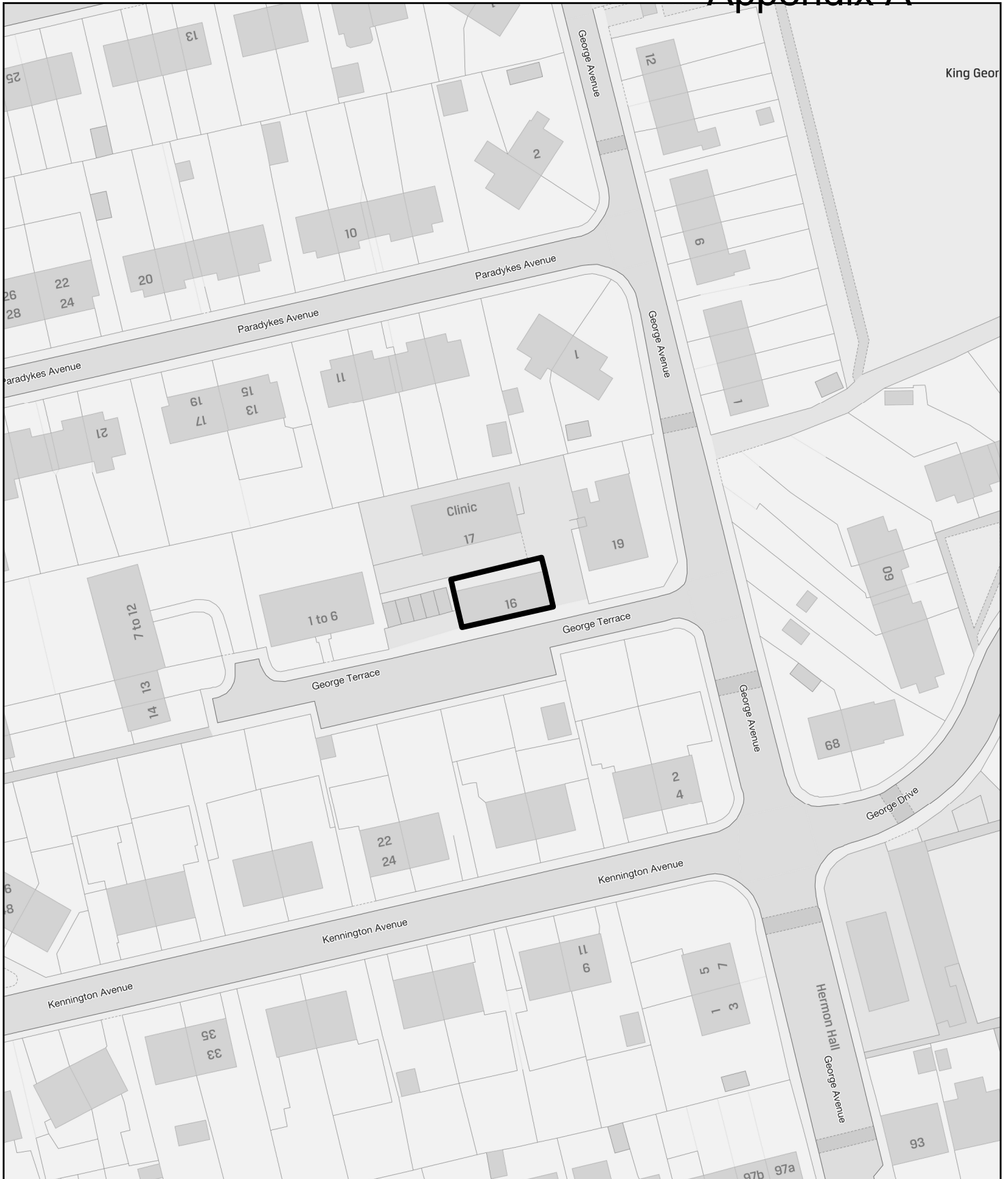
6 Recommendations

- 6.1 It is recommended that the LRB:
- a) determine the review; and
 - b) the planning advisor draft and issue the decision of the LRB through the Chair

Date: 20 November 2020

Report Contact: Peter Arnsdorf, Planning Manager
peter.arnsdorf@midlothian.gov.uk

Background Papers: Planning application 20/00002/DPP available for inspection online.



Planning Service
Place Directorate
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations at 16 George Terrace, Loanhead, EH20 9JZ

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File No: 20/00002/DPP

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Scale: 1:1,000





Fairfield House 8 Lothian Road Dalkeith EH22 3ZN Tel: 0131 271 3302 Fax: 0131 271 3537 Email: planning-applications@midlothian.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 100240742-001

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:	<input type="text" value="Architects Designworks"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Robert"/>	Building Name:	<input type="text" value="3/4"/>
Last Name: *	<input type="text" value="Bloor"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="07832956940"/>	Address 1 (Street): *	<input type="text" value="Dun-Ard Garden"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="EH9 2HZ"/>
Email Address: *	<input type="text" value="rob.bloor@architectsdesignworks.com"/>		

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="Poltonhall"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Poltonhall Industrial Estate"/>
Company/Organisation	<input type="text" value="H.A. and Co Developments Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Polton"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH18 1BW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Midlothian Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="16 GEORGE TERRACE"/>
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" value="LOANHEAD"/>
Post Code:	<input type="text" value="EH20 9JZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="66588"/>	Easting	<input type="text" value="327848"/>
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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)

Change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations at 16 George Terrace, Loanhead, EH20 9JZ

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.

See supporting document

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)

04 Supporting Statement Drawings 3075/L(2)01, 02, 03 and 04

Application Details

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

20/00002/DPP

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

08/01/2020

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

02/03/2020

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

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 Robert Bloor

Declaration Date: 13/04/2020

Local Review Body

Refusal of Planning Consent for 16 George Terrace – 20/00002/DPP

1.0 Proposed Development

Change of use from shop (class One to 3 dwellings (class 9) and associated external alterations

2.0 Reason for Review

The proposed development will add significantly to the amenity and appearance of the surrounding area by the redevelopment of a redundant shop unit.

3.0 Reasons for challenging the reasons for the Council's decision:

Reason One:

The proposed development will provide an inadequate level of amenity for future residents due to the lack of adequate private garden ground.

The shop has been closed as there is insufficient demand for a convenience store in the area, so a commercial use of the property appears not to be viable. There is also a lack of new housing within existing towns within Midlothian. The redevelopment of existing buildings to provide housing is much more sustainable approach to providing additional dwellings.

The Supplementary Guidance - Quality of Space referred to in the MLDP 2017 has yet to published. The Planning Officer could not provide the current guidance on amenity space.

The units are single bedroom apartments, each designed for one or two persons and not for family occupation. The recently developed adjacent flats at 19 George Terrace have no private amenity space, giving approximately 19sqm/bedroom of shared outside amenity space. The proposed dwellings at 16 George Terrace will provide 18sqm per dwelling of private amenity space. Other properties on George Terrace provide a similar amount of shared amenity space.

Loanhead Memorial Park is also within 250m of the development, providing further amenity space and open space.

Reason Two

The proposed development provides no off-street parking provision meaning that it does not comply with the Council's parking standards and could result in road safety concerns through inconsiderate or illegal parking.

We submitted a site plan drawing 3075/L(2)04 detailing the amount of parking required by the adjacent housing within George Terrace. The parking for existing residents is a mixture of off and on-street.

We have demonstrated that there would be an over supply of 33% of car park spaces, if the shop is converted to residential units. There are 17 spaces required to meet council standards and 25 spaces provided for all properties on George Terrace including the proposed development.

There will also be a large reduction of car activity, as the shop will be replaced by 3 dwellings which will generate considerably less vehicular activity. So would refute that the development will result in road safety concerns through inconsiderate or illegal parking. There are also currently no on-street restrictions on parking.

Reason Three

The existing building is out of character for residential properties in the area and is not appropriate to accommodate residential units.

This reason was not discussed during the consultation process.

The building will be re-rendered to match the surrounding buildings and windows and doors installed appropriate for residential use. The external areas of the development will be improved with new hard landscaping and fencing to provide enclosure to the private amenity space.

Conclusion

This development should be allowed as it will provide much needed housing for one and two person households. It will bring a property which is currently vacant back to a more sustainable use.

MIDLOTHIAN COUNCIL

DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

Planning Application Reference: 20/00002/DPP

Site Address: 16 George Terrace, Loanhead.

Site Description: The application site comprises a single storey flat roofed vacant shop unit and a small area of land to the rear of the building. The walls are brown dry dash render and most of the openings are covered by external roller shutters, with the exception of two windows which are covered by steel bars. The surrounding area is generally residential, with three storey flatted dwellings to the west and east and two storey flats to the north and south. There is a vacant clinic to the immediate north and single storey garages to the immediate west. There is informal on-street car parking in the area.

Proposed Development: Change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations.

Proposed Development Details: The application is for the change the use of the existing shop to three one bedroom dwellinghouses, with amenity space to the rear. The existing openings will be infilled and replaced with three new doors and window openings on the front and rear elevations, with no openings on the sides. The walls are to be re-rendered, the window frames will be uPVC and the doors will be timber, with a single ply membrane roof. The houses are proposed to connect to the public drainage network and water supply.

Background (Previous Applications, Supporting Documents, Development Briefs): Application site

09/00340/DPP Change of use from bakery to hot food takeaway, alterations to shop front and installation of external extraction flue. Refused – the proposal would detract materially from residential amenity as a result of noise, disturbance, smell or litter, contrary to Local Plan policies RP20 and DP7.

Consultations:

The **Policy and Road Safety Manager** recommends refusal of the application. No resident or visitor car parking spaces are proposed. The proposal would place additional pressure on the limited number of on-street spaces presently available, which could lead to an increase in inconsiderate or illegal parking in the surrounding area.

Scottish Water has no objection but states that they will not accept any surface water connections to the combined sewer.

Representations: No representations were received.

Relevant Planning Policies: The relevant policies of the **2017 Midlothian Local Development Plan** are;

STRAT2 Windfall Housing Sites advises that within the built-up areas, housing development on non-allocated sites and including the reuse of buildings and redevelopment of brownfield land, will be permitted provided that: it does not lead to the loss or damage of valuable public or private open space; it does not conflict with the established land use of the area; it respects the character of the area in terms of scale, form, design and materials; it meets traffic and parking requirements; and it accords with other relevant Local Plan policies and proposals;

DEV2 Protecting Amenity within the Built-Up Area advises that development will not be permitted where it is likely to detract materially from the existing character or amenity of the area;

DEV5 Sustainability in New Development sets out the requirements for development with regards to sustainability principles;

DEV6 Layout and Design of New Development requires good design and a high quality of architecture, in both the overall layout of developments and their constituent parts. The layout and design of developments are to meet listed criteria;

TRAN5 Electric Vehicle Charging seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals;

IT1 Digital Infrastructure supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals;

IMP1 New Development seeks to ensure that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision;

IMP2 Essential Infrastructure Required to Enable New Development to Take Place states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and; where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development; and

IMP3 Water and Drainage require sustainable urban drainage systems (SUDS) to be incorporated into new development.

Planning Issues: The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

The site is small, with the boundary including a small amount of ground to the rear of the building. A material planning consideration is whether the property will provide an acceptable level of amenity for future residents of the development.

The plans show an area of approximately 16 square metres amenity ground for each unit. The required standard for terraced units is of 100 square metres. In order to make this area private, close boarded boundaries of at least 1.8 metres high are required. At only 2.5 metres from the openings on the rear elevation, these would be overbearing on the outlook of the proposed houses. These areas are to the north of the building and so there would be limited daylight to the garden space. The proposal does not provide adequate private amenity space for future residents of the proposed dwellings.

No parking is proposed within the site. A development of this size requires five off-street parking spaces, as the requirement is 1.5 spaces for a one bedroom unit. The lack of parking has been raised as a concern by the Policy and Road Safety Manager, as this places additional pressure on the limited number of on-street parking spaces in the area and could lead to an increase inconsiderate or illegal parking in the area. They do not support the application.

The applicant's agent has submitted details of the parking provision, stating there are 25 on-street parking in the area and the number required to serve the properties on George Terrace, including the proposed houses, is 17 spaces. This includes the spaces within the garages to the west of the site.

The current parking standards do not include garages as parking spaces so the number of spaces provided, according to the applicant's agent, is reduced to 20. If the current parking standards were applied to the residential units that the applicant's agent has referred to, 25 parking spaces would be required for the existing units, below that already provided. Approving three residential units, which would require 5 additional parking spaces, would exacerbate the lack of parking in the area.

The proposal does not provide parking spaces for the future occupants and there are road safety concerns.

In some cases the Planning Authority can accept reductions in levels of amenity, such as parking and amenity ground, where sites are within town centres and are otherwise afforded high levels of amenity. This is not the case in this application. This site is not within a town centre, and future occupants would have a poor outlook and a lack of natural daylight. The Planning Authority considers that there is no reason or justification to depart from the required parking or amenity standards in this case.

The planning application relates to the reuse of the existing building, with no aesthetic improvements being proposed. The existing building is of a different character to other residential buildings in the area and it does not currently make a positive contribution to the appearance of the area. The retention of the unaltered building prolongs the negative impact on the character of the area. As the building does not reflect the character of other residential buildings in the area and no significant changes are being proposed the development will be out of character in

relation to the residential properties in the area. The building is not appropriate to accommodate residential units.

Due to the number of units proposed, had the application been supported, developer contributions would have been required for one of the units.

In summary, the proposal is for a poor quality development with severely limited levels of amenity for future residents, with a serious impact on vehicle parking in the area with no benefits through the improvement of the visual amenity of the area.

Recommendation: Refuse planning permission.

Refusal of Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 20/00002/DPP

Architects Designworks
3/4 Dun-Ard Garden
Edinburgh
EH9 2HZ

Midlothian Council, as Planning Authority, having considered the application by H.A. and Co Developments Ltd, Polton Hall Industrial Estate, Polton, EH18 1BW, which was registered on 8 January 2020 in pursuance of their powers under the above Acts, hereby **refuse** permission to carry out the following proposed development:

Change of use from shop (class 1) to 3 dwellinghouses (class 9) and associated external alterations at 16 George Terrace, Loanhead, EH20 9JZ

In accordance with the application and the following documents/drawings:

<u>Document/Drawing.</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Location Plan	1:2500	08.01.2020
Site Plan	3075/L(2)04 1:500	03.02.2020
Floor Plan	3075/L(2)01 1:100	08.01.2020
Existing Elevations	3075/L(2)02 1:100	08.01.2020
Proposed Elevations	3075/L(2)03 1:100	08.01.2020

The reasons for the Council's decision are set out below:

1. *The proposed development will provide an inadequate level of amenity for future residents due to the lack of adequate private garden ground.*
2. *The proposed development provides no off-street parking provision meaning that it does not comply with the Council's parking standards and could result in road safety concerns through inconsiderate or illegal parking.*
3. *The existing building is out of character for residential properties in the area and is not appropriate to accommodate residential units.*
4. *For the above reasons, the proposal is contrary to policies STRAT2, DEV2 and DEV6 of the adopted Midlothian Local Development Plan 2017.*

Dated 2 / 3 / 2020

A handwritten signature in black ink, consisting of a stylized 'D' and 'R'.

.....
Duncan Robertson
Lead Officer – Local Developments
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



**The Coal
Authority**

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Direct Telephone: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website:

www.gov.uk/government/organisations/the-coal-authority

INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

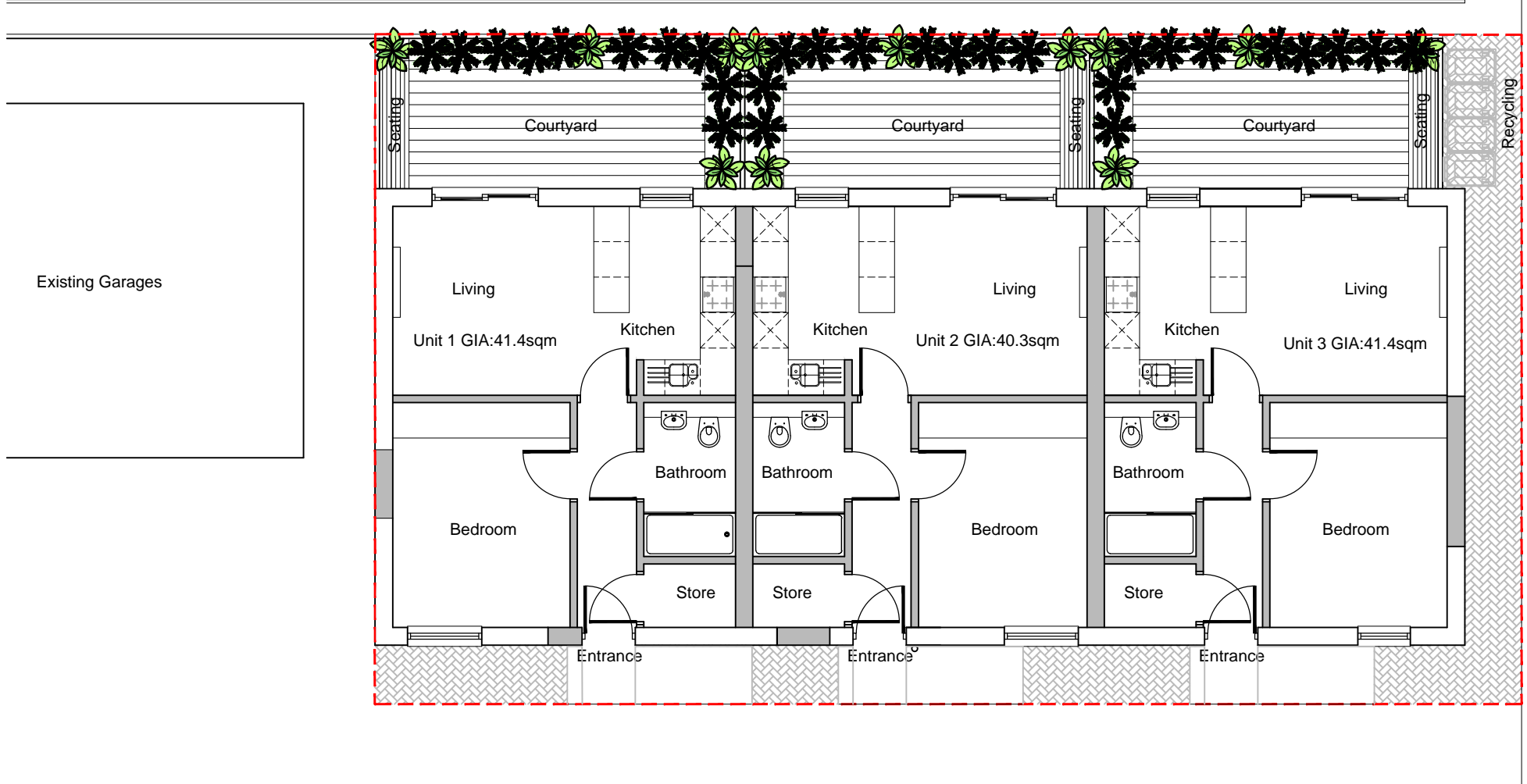
It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

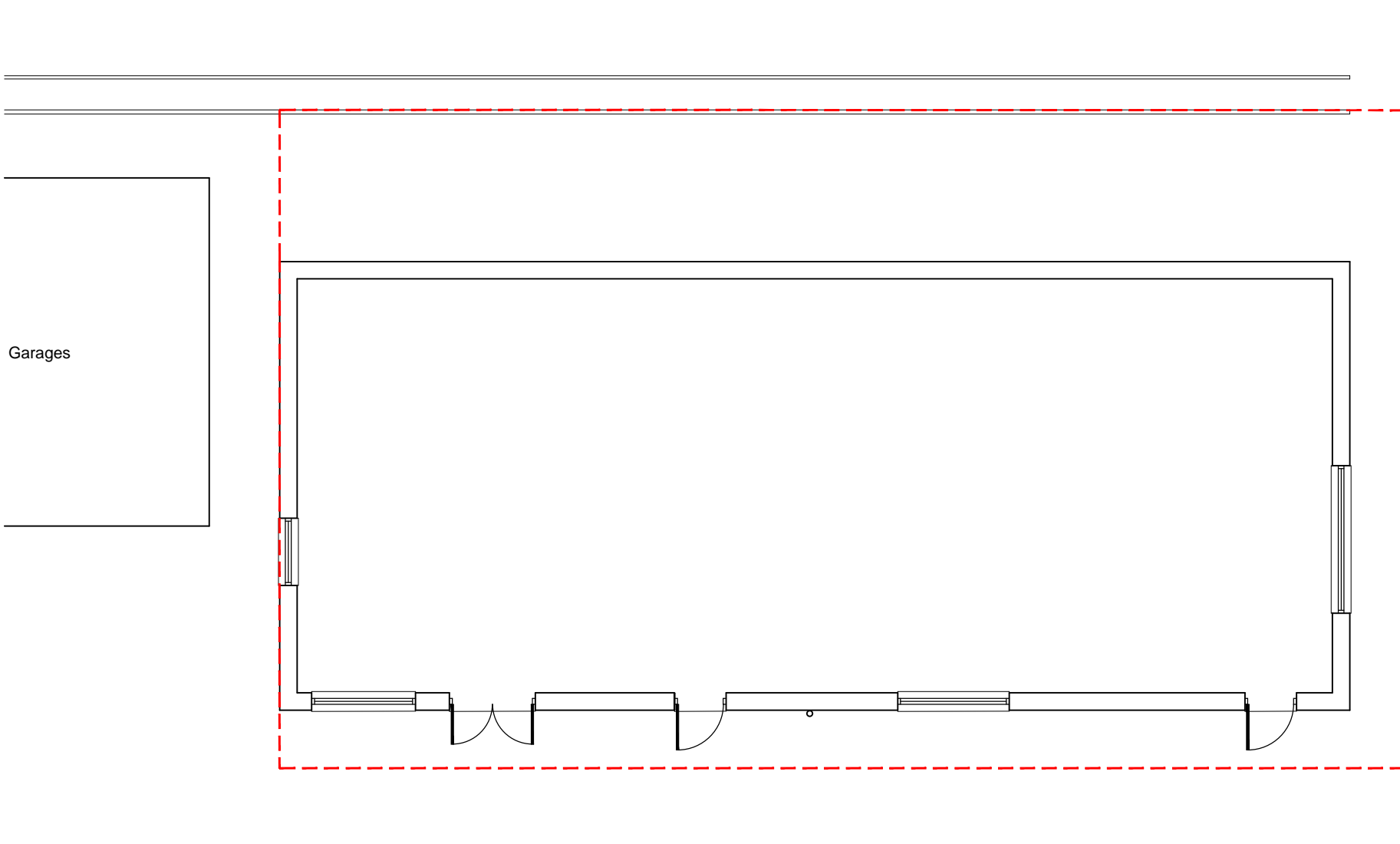
If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

This Informative Note is valid from 1st January 2019 until 31st December 2020



Proposed Ground Floor Plan

GEORGE TERRACE



Existing Ground Floor Plan

GEORGE TERRACE

Architects Designworks

Architecture Masterplanning
 12 Dryden Place Edinburgh EH9 1RP
 T 0131 672 3609
 F 0131 662 0359
 email: rob.bloor@architectsdesignworks.com

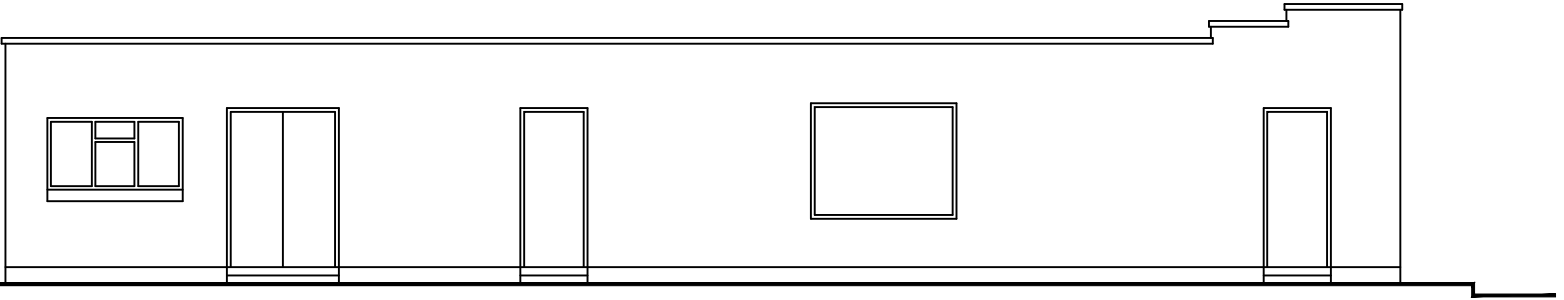
Project:
**16 George Terrace
 Loanhead EH20 9JZ**
 Drawing:
**Existing & Proposed
 Ground Floor Plan**

Scale:
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 Date:
 Aug 19
 Drawn:
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 Dwg No:
 3075/L(2)01

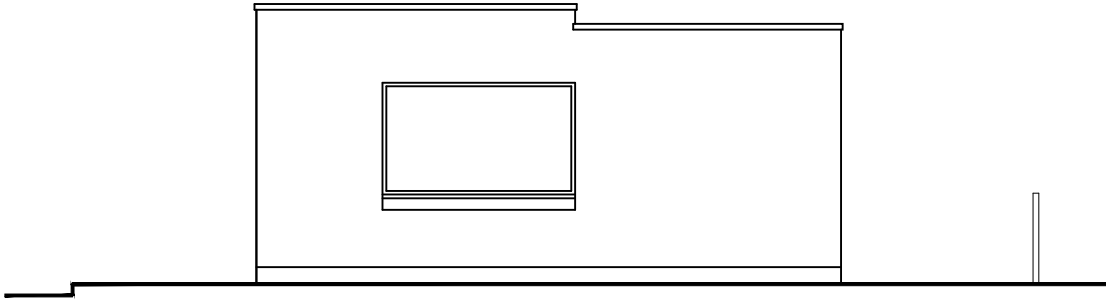
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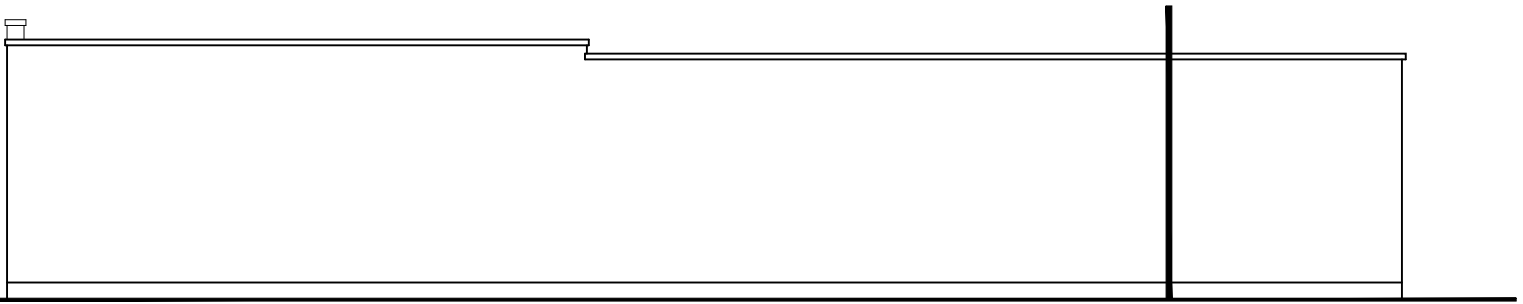
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 12 Dryden Place Edinburgh EH9 1RP
 T 0131 672 3609
 F 0131 662 0359
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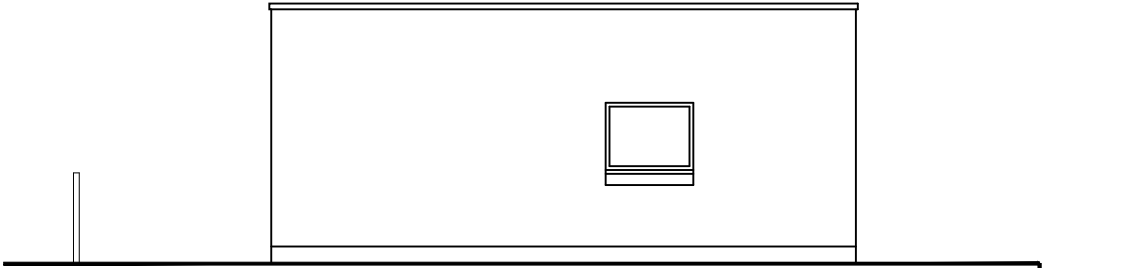
Existing South Elevation



Existing East Elevation



Existing North Elevation



Existing West Elevation

Project:
 16 George Terrace
 Loanhead EH20 9JZ
 Drawing:
 Existing
 Elevations

Scale:	
Date:	1:100 @ A3 Dec 19
Drawn:	rb
Dwg No:	3075/L(2)02
Rev:	

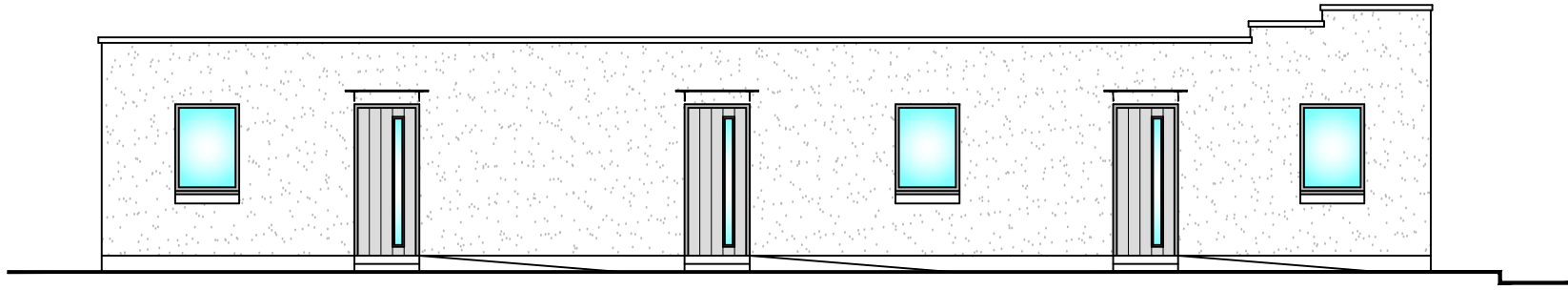
External Materials

Walls: Walls overclad insulation with 2 coat render finish

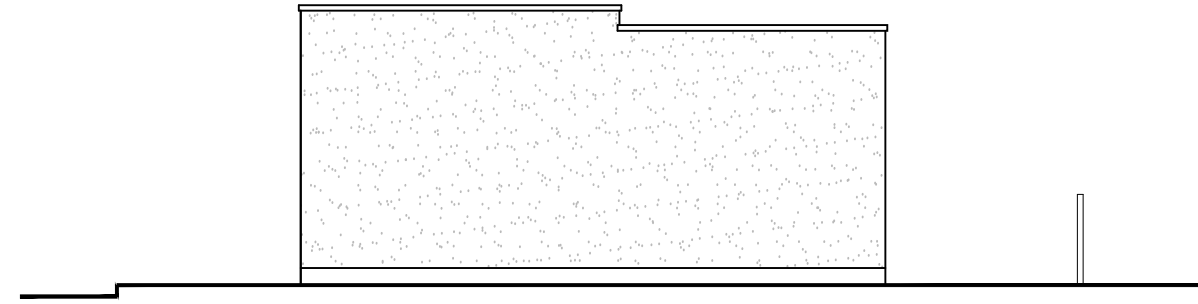
Windows: upvc double glazed

Doors: Timber painted

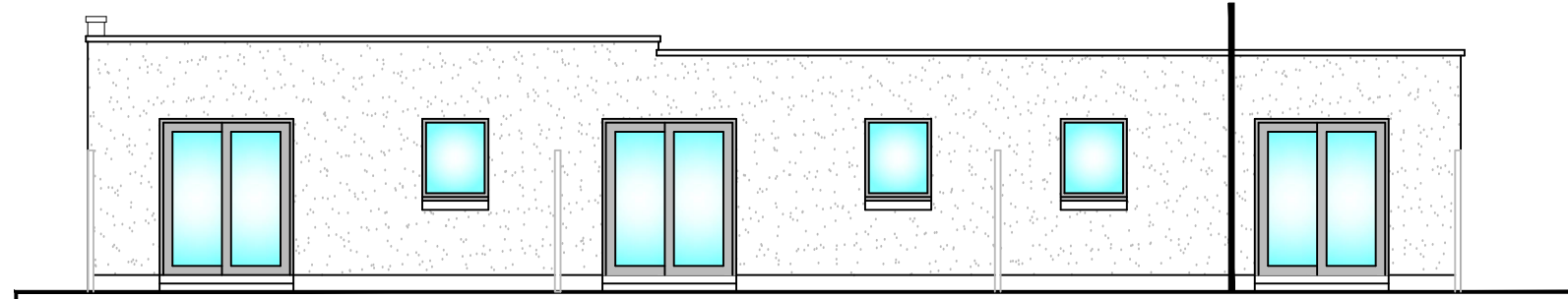
Roof: Single ply membrane



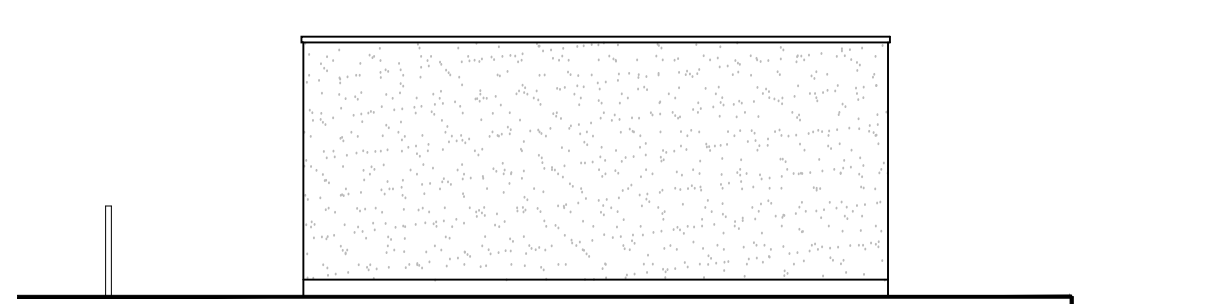
Proposed South Elevation



Proposed East Elevation

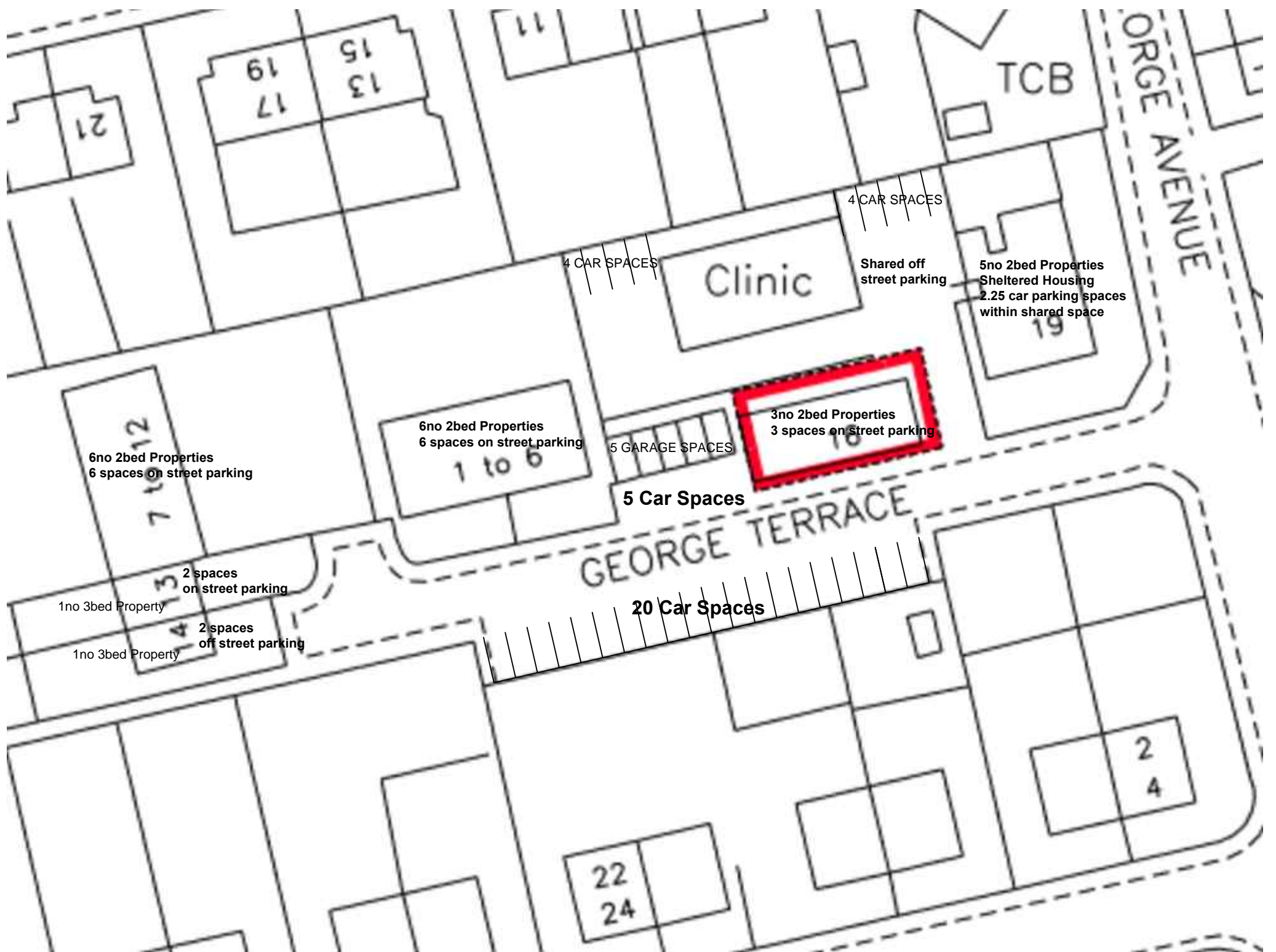


Proposed North Elevation



Proposed West Elevation

Project:	16 George Terrace Loanhead EH20 9JZ	Scale:	1:100 @ A3
Drawings:	Proposed Elevations	Date:	Dec 19
Drawn:	rb	Drawn:	rb
Dwg No:	3075/L(2)03	Rev:	



Site Plan

Existing On Street Car Parking

- 1, 2, 3, 4, 5 & 6 George Terrace 2 Bed properties 1 space per dwelling
- 7,8,9,10,11 & 12 George Terrace 2 bed properties 1 space per dwelling
- 13 George Terrace 3 Bed property 2 spaces
- 14 George Terrace 3 Bed Property 2 spaces provided within curtilage
- 16 George Terrace Proposed 3no 2bed properties 1 space per dwelling
- 19A, 19B, 19C, 19D & 19E George Terrace Sheltered Housing 2.25 spaces provided within shared off street area

Total on street existing parking : 25 Car Spaces

Total on street parking required: 17 Car Spaces
