

Braeside

12 Hope Terrace, Edinburgh, EH9 2AH
DESIGN & ACCESS STATEMENT | March 2022



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This Design & Access Statement has been prepared by Helen Lucas Architects Ltd. in support of the Planning and Conservation Area Consent applications for No. 12 Hope Terrace and is intended to outline the principles behind the proposal as well as provide information on the existing property.



Fig. 2.1.1 - 12 Hope Terrace as viewed from the street

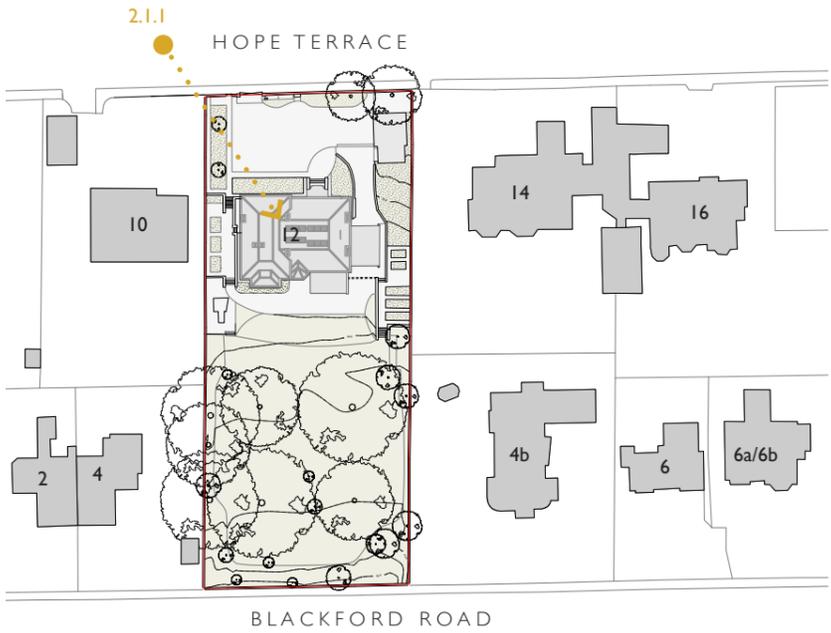




Fig. 2.1.5 - View to 14 Hope Terrace



Fig. 2.1.3 - View to 10 Hope Terrace



Fig. 2.1.4 - View to 16 Hope Terrace



Fig. 2.1.2 - View to 10 Hope Terrace

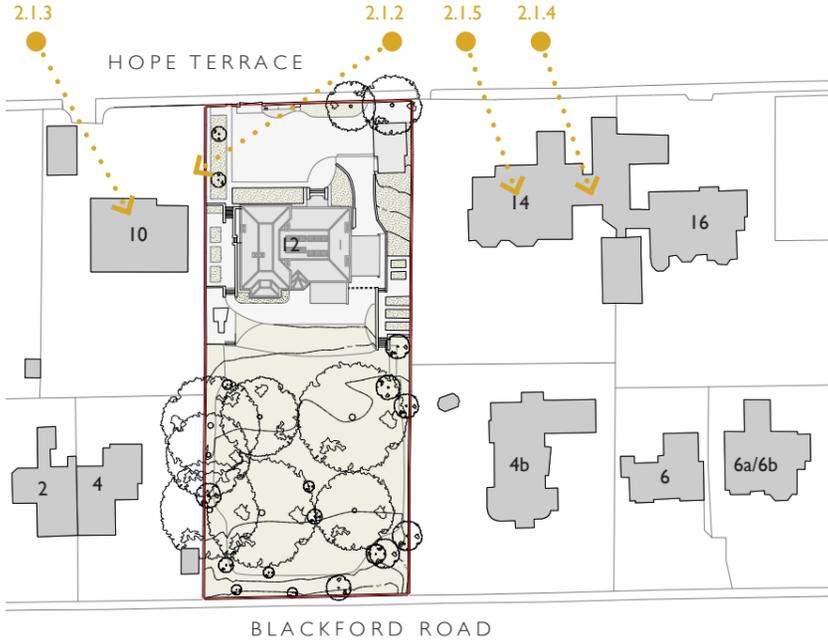




Fig. 2.1.9 - View down Blackford Road



Fig. 2.1.7 - View to 4b Blackford Road



Fig. 2.1.8 - View to 12 Hope Terrace



Fig. 2.1.6 - View to 4b Blackford Road





Fig. 2.2.1 - North Elevation



Fig. 2.2.2 - North Elevation

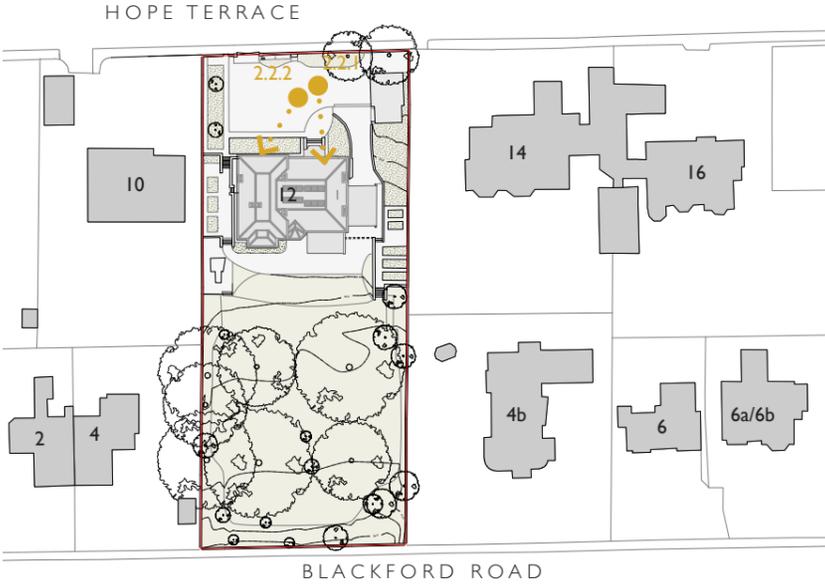




Fig. 2.2.5 - View from 14 Hope Terrace



Fig. 2.2.3 - View to detached garage roof from Hope Terrace



Fig. 2.2.4 - View to detached garage and lean to structure

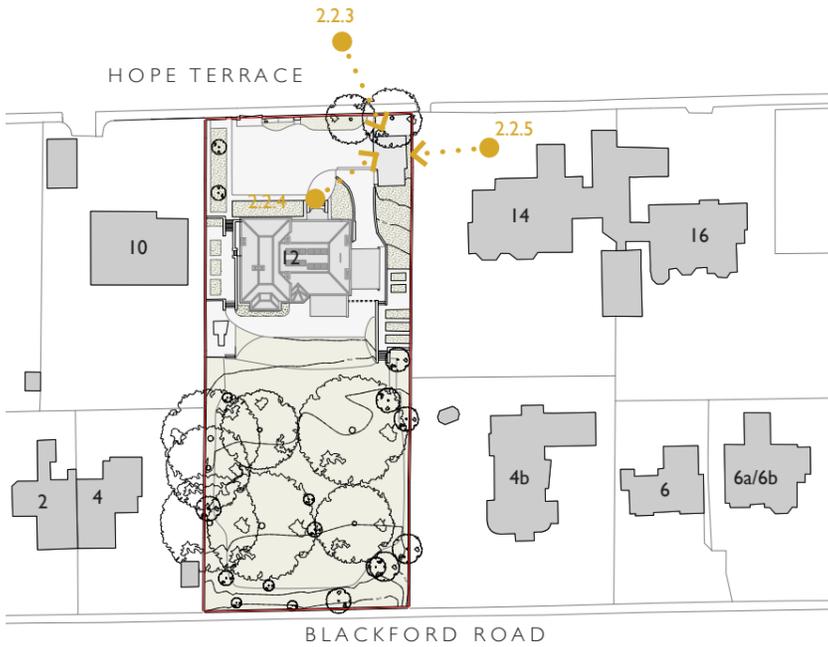




Fig. 2.2.9 - South elevation of garage side extension



Fig. 2.2.8 - South elevation of garage side extension



Fig. 2.2.6 - View from upper level of 14 Hope Terrace



Fig. 2.2.7 - North elevation of garage side extension

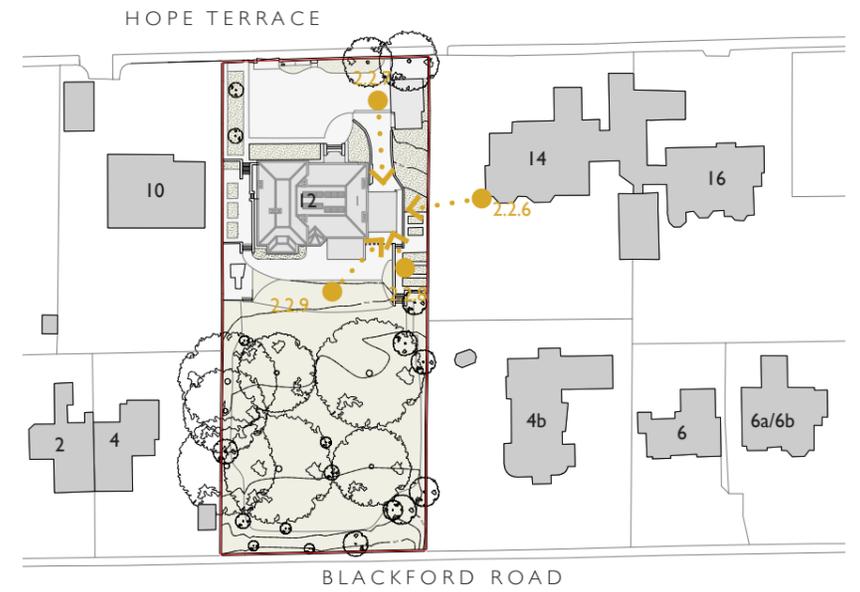




Fig. 2.2.10 - View from upper level of 14 Hope Terrace



Fig. 2.2.12 - South elevation of garage side extension



Fig. 2.2.11 - North elevation of garage side extension

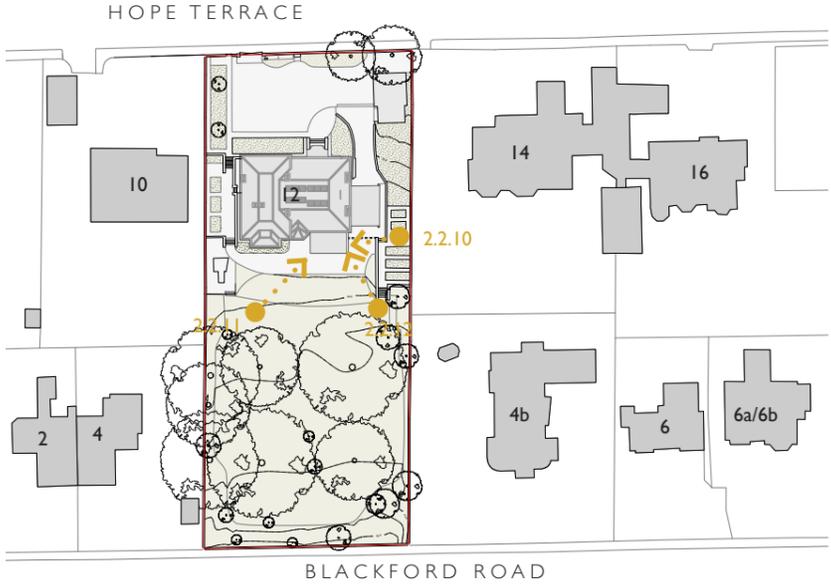




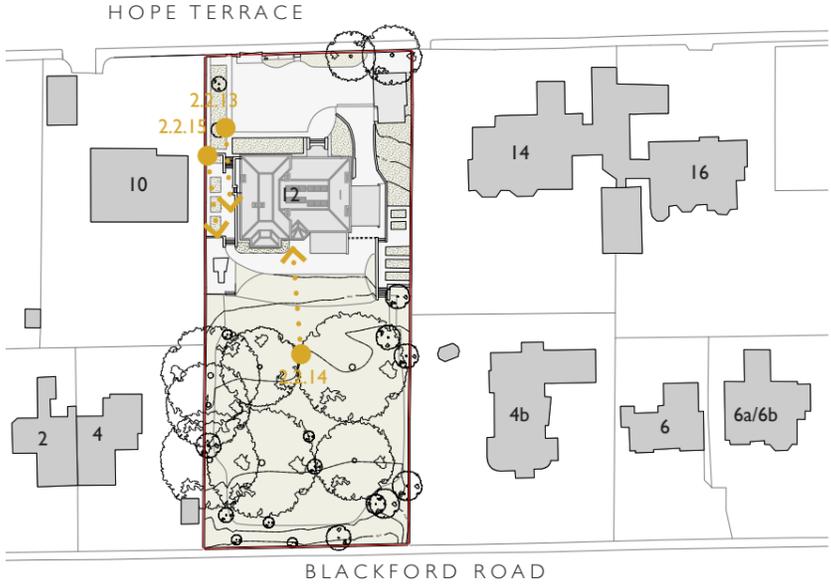
Fig. 2.2.13 - View from upper level of 14 Hope Terrace



Fig. 2.2.15 - South elevation of garage side extension



Fig. 2.2.14 - North elevation of garage side extension



original site boundary
outlined in red

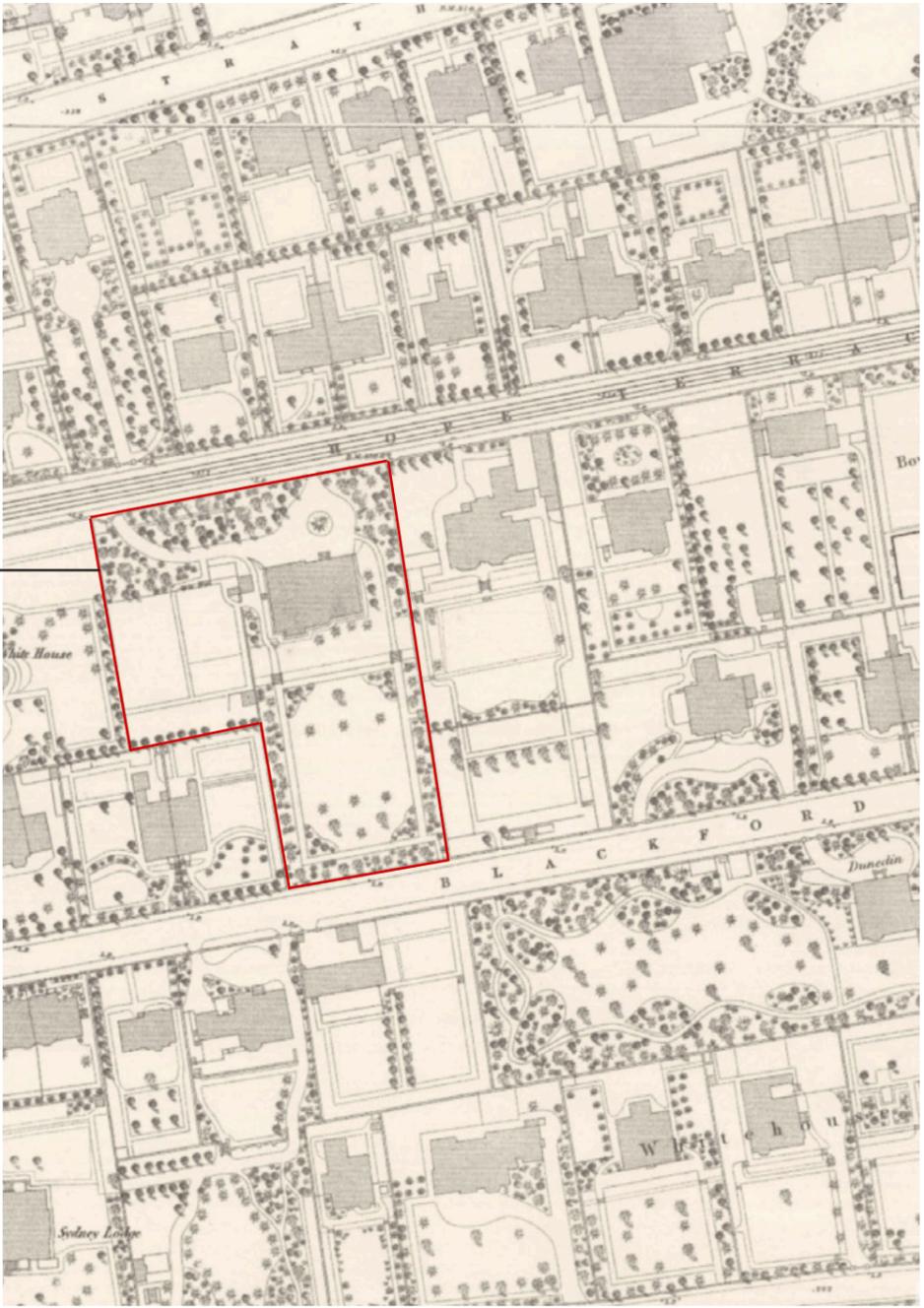


Fig. 2.3.1 - Edinburgh OS 1876

Conservation Area
The property is in the Grange Conservation Area

Listed Status
NOT Listed

Building History
Design work on the property at No. 12 Hope terrace or "Whitehouse gardens" commenced in approx. 1855 by Architect Thomas Davies. At this time the building design was a simple two-storey rectangular plan with a bay window to the rear onto the large gardens and stable buildings to the front. By 1859 (and on the death of Davies) revised designs were afoot between building owner Benjamin Hall Blythe and his Architect cousin John Dick Peddie for a much grander mansion house on the site that would now be known as "Braeside". These revised plans incorporated a new wing that was much grander and subsequently made the existing plan and form subservient. Stable buildings were removed, and the house, completed in 1865, is that that largely remains on the site today.



Fig. 2.3.2 - Scottish National Heritage Headquarters circa 1990's

Existing Building through the 20th Century and into the 21st Century

After the Blyth family's deaths, the property changed hands (and names) a number of times until it was purchased by Scottish National Heritage in 1950 for use as its Headquarters. In the years that followed, the building was extended into the garden grounds to the West by way of a 1960's administrative wing (fig 2.3.2).

The last decade has seen the property reinstated as a single house on a slightly smaller site (with the west garden grounds having been sold off separately for a separate residential building) and the property narrowly avoided subdivision into 4 flats in 2007. The site remains one of the only full plots occupying the land running from Hope Terrace to the North and Blackford Road to the South.

In May 2011 planning permission (reference 11/00757/FUL) was granted to erect a new coach-house, garage and two-storey conservatory to the property along with new vehicular access from Blackford road. Only the two-storey conservatory & single garage side extensions were constructed.



Fig. 2.3.3 - Excerpt from previously approved planning application (11/00757/FUL) showing the conservatory and single garage side extension

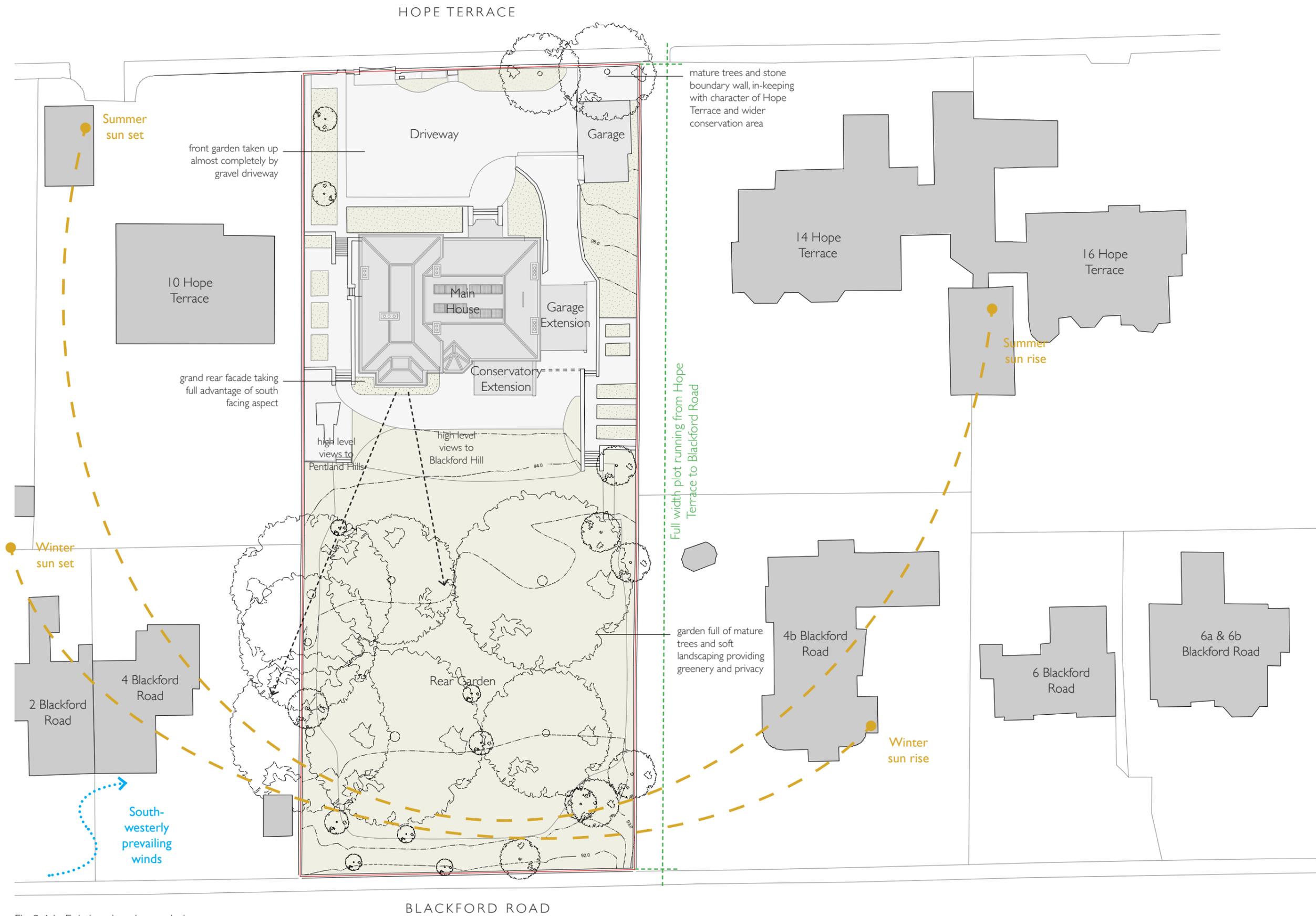


Fig. 2.4.1- Existing site plan analysis

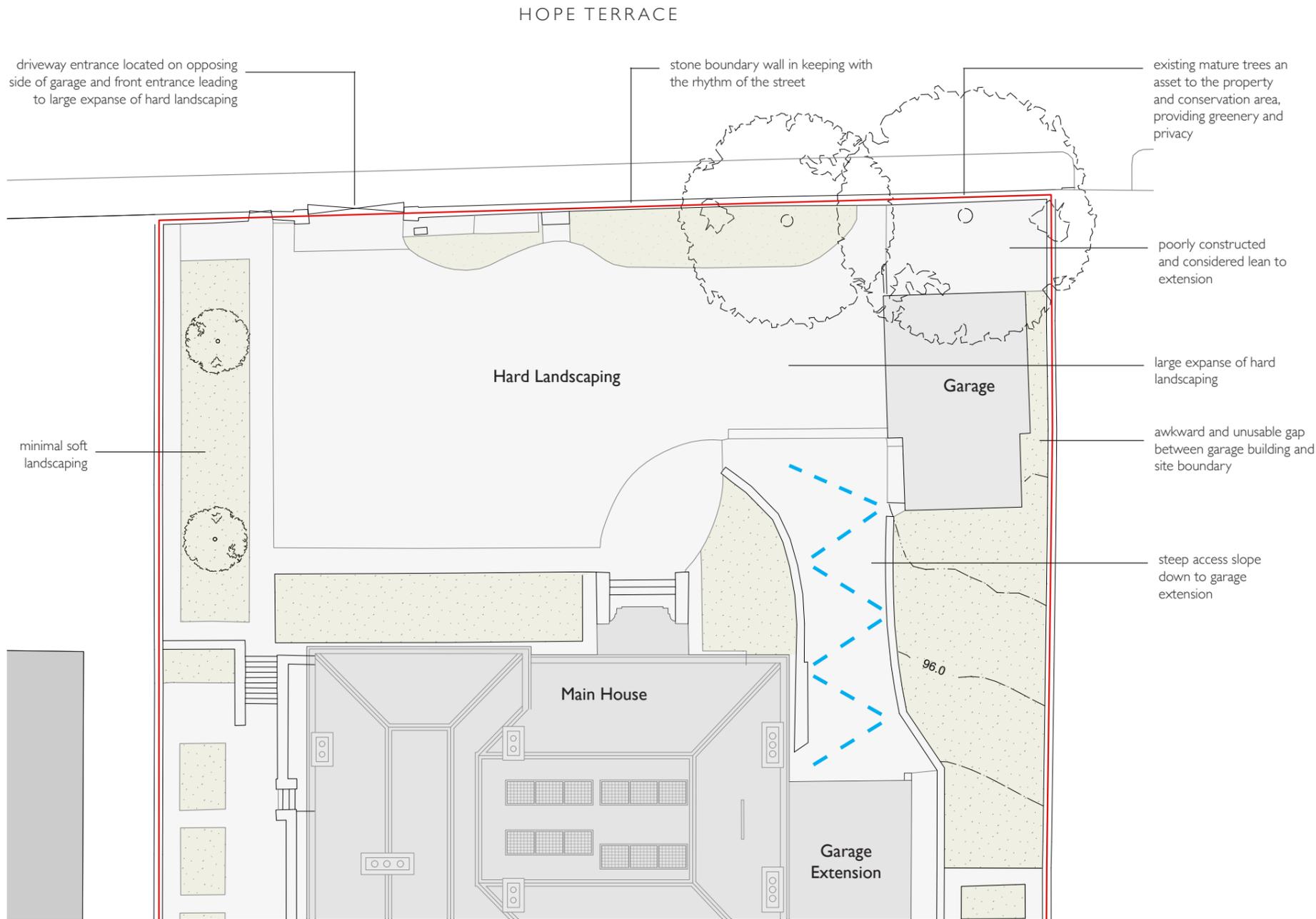


Fig. 2.5.1 - Existing front garden plan



Fig. 2.5.3 - Awkward gap between garage and boundary wall

- Location of driveway entrance bears no relation to the building
- Large expanse of hard landscaping leading to a lack of garden ground to the front of the property
- Poor quality garages and lack of overall cohesion and usability of ancillary space
- Awkward and unusable gap between garage building and site boundary that is difficult to maintain



Fig. 2.5.2 - Existing detached garage and lean to extension set amongst large expanse of hard landscaping

2.6 - Existing Street Elevation



entrance previously located centrally on the original main elevation

Fig. 2.6.2 - Edinburgh OS 1876

Fig. 2.6.3 - 'Braeside' Plans 1857



Fig. 2.6.4 - New driveway entrance constructed circa 2012

- Existing mature trees an asset to the property and conservation area, providing greenery and privacy
- Stone boundary wall in keeping with the rhythm and character of the street
- Driveway entrance located on opposing side of garage and front entrance leading to large expanse of hard landscaping
- Historical maps show that the original location of the driveway entrance was aligned with the main entry to the property



Fig. 2.6.1 - Existing street elevation

2.7 - Existing Garage Extension



Fig. 2.7.1 - Conservatory East Elevation



Fig. 2.7.3 - View from garden with 14 Hope Terrace in the background

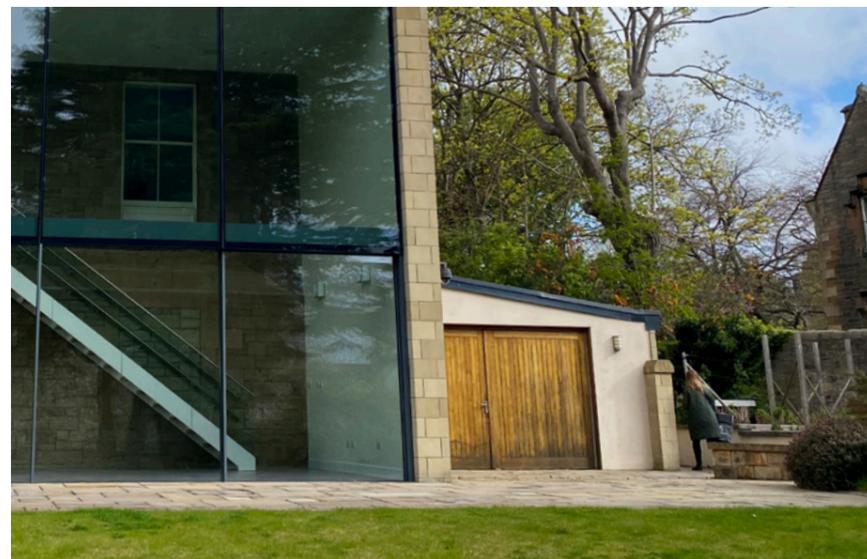


Fig. 2.7.2 - View from the garden

- Located at the bottom of a steep ramp (which includes external underfloor heating to stop ground from freezing in winter to ensure safe entry/exit)
- Subservient in scale, but lacks cohesion with the original house and rear conservatory.
- A mixture of architectural styles and materials

2.8 - Existing Conservatory Extension

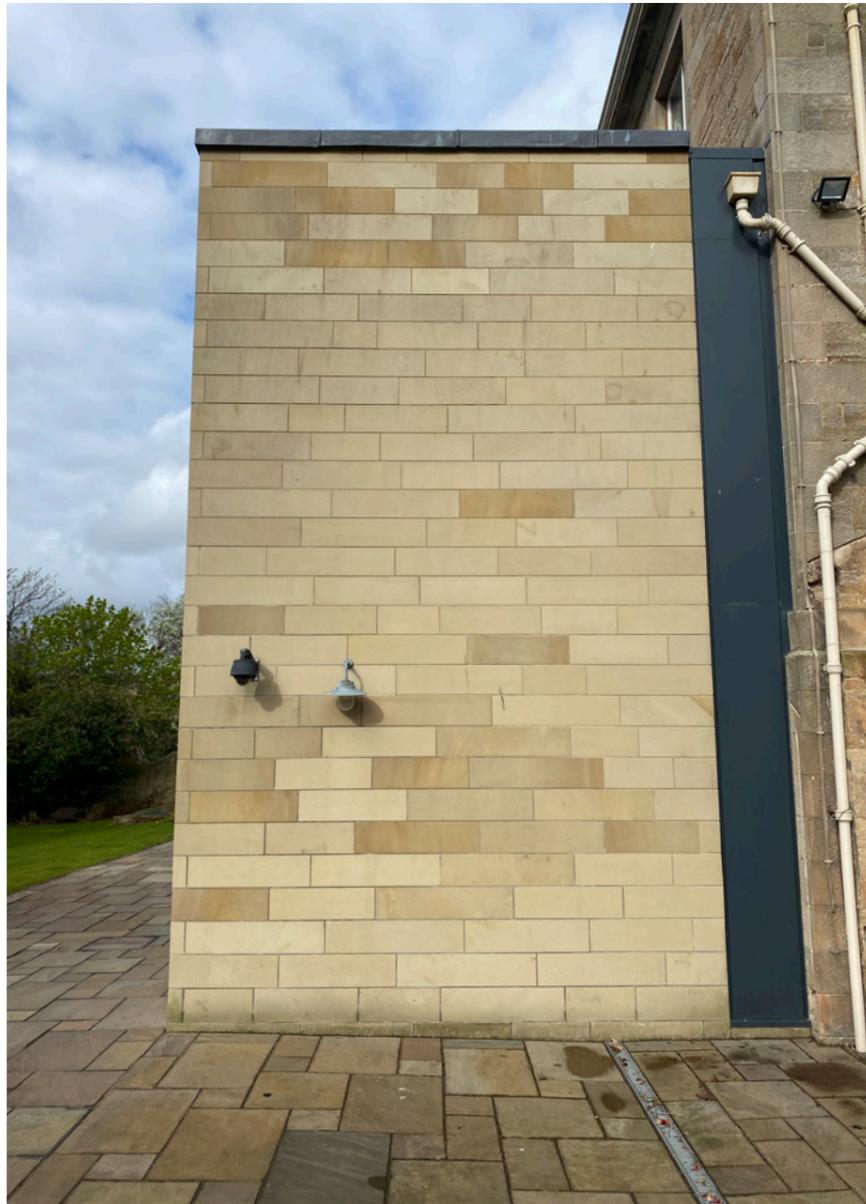


Fig. 2.8.1 - Conservatory East Elevation



Fig. 2.8.3 - View from garden with 14 Hope Terrace in the background



Fig. 2.8.2 - View from the garden

- Conservatory extension obstructs a large section of the original rear elevation when viewed from the garden
- The east elevation of the conservatory is poorly considered in both form and material, leading to a large, visually displeasing mass of stone
- Overheats due to huge sections of south facing glass with no strategy for passive or mechanical ventilation
- Serves no real practical function



views of the garden and access to natural light considerably reduced obstructed by the solid conservatory roof

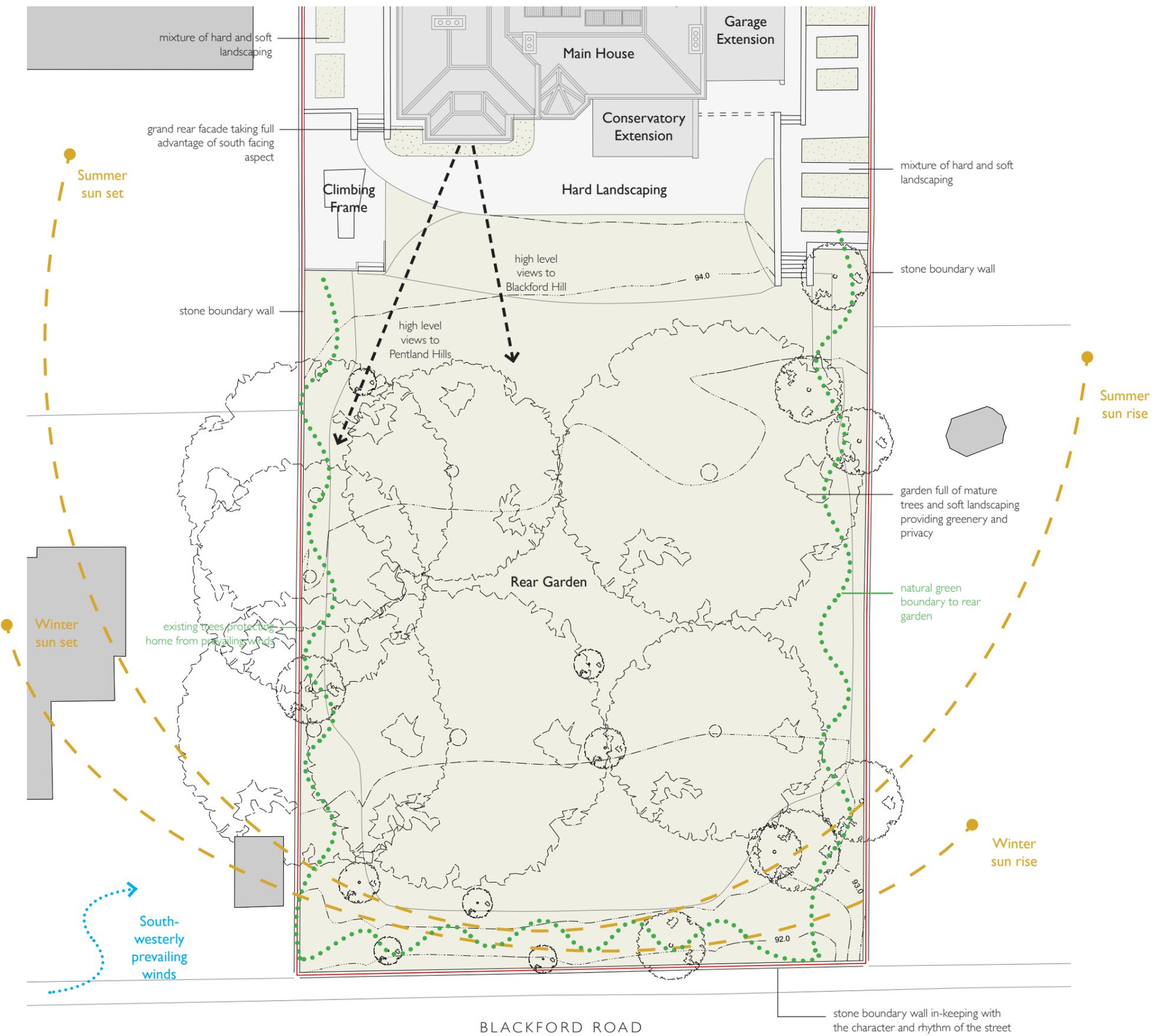


solid wall to the east side of the conservatory blocks out morning light and views

- The glass conservatory obstructs views from the kitchen out to the garden disconnecting the original floor plan with the garden
- The solid roof and east elevation, as well as tinted glazing, reduces the amount of natural light reaching the original interior spaces
- Disconnects the original house from the garden, obstructing sky & garden views and removes opportunity for natural ventilation

Fig. 2.8.4 - Conservatory East Elevation

Fig. 2.8.5 - View from the garden



- One of the few remaining full plots that run from Hope Terrace through to Blackford Road
- Large south facing aspect with views to Blackford hill and the Pentland hills beyond.
- Many existing and mature trees, some of which are protected via TPO's

Fig. 2.9.1 - Analysis of the existing rear garden

- Basement currently unfit for residential use due to damp conditions and poor internal layout
- Current roof form provides inadequate space for conversion to living space
- Previous attempts to repair/renovate/extend have only been partially successful

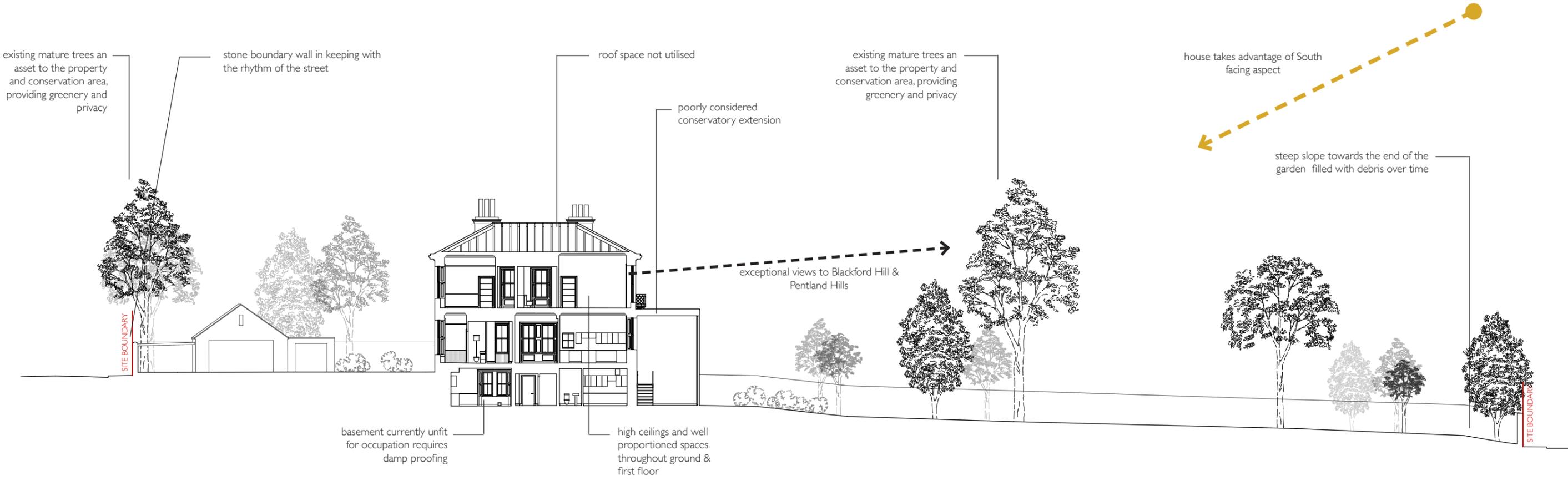


Fig. 2.10.1 - Existing long site section

The Client Brief

- Multi-generational family home
- Conservation approach to the existing building including fabric repairs
- Reinstatement of original features including driveway, green space and biodiversity
- Enhanced views from property
- Enhancing street view of the property itself
- Vibrant, light, multifunctional family home centred on well-being, fitness and open space/ garden enjoyment
- Enhanced presentation to street frontage, functionally and physically
- Enhance the overall garden and landscape setting creating usable and biodiverse garden ground to front and rear
- Efficient and sustainable use of floorspace, maximising light and southern aspect enhancing views to the Pentlands
- Removal of functional and detracting poor quality additions
- Conservation and high quality approach to upgrading in terms of materials and detailing
- Enhance roof profile and create usable living space at upper level with stunning views
- Sustainable, energy efficient heating, ventilation, lighting and reduction in overall energy usage



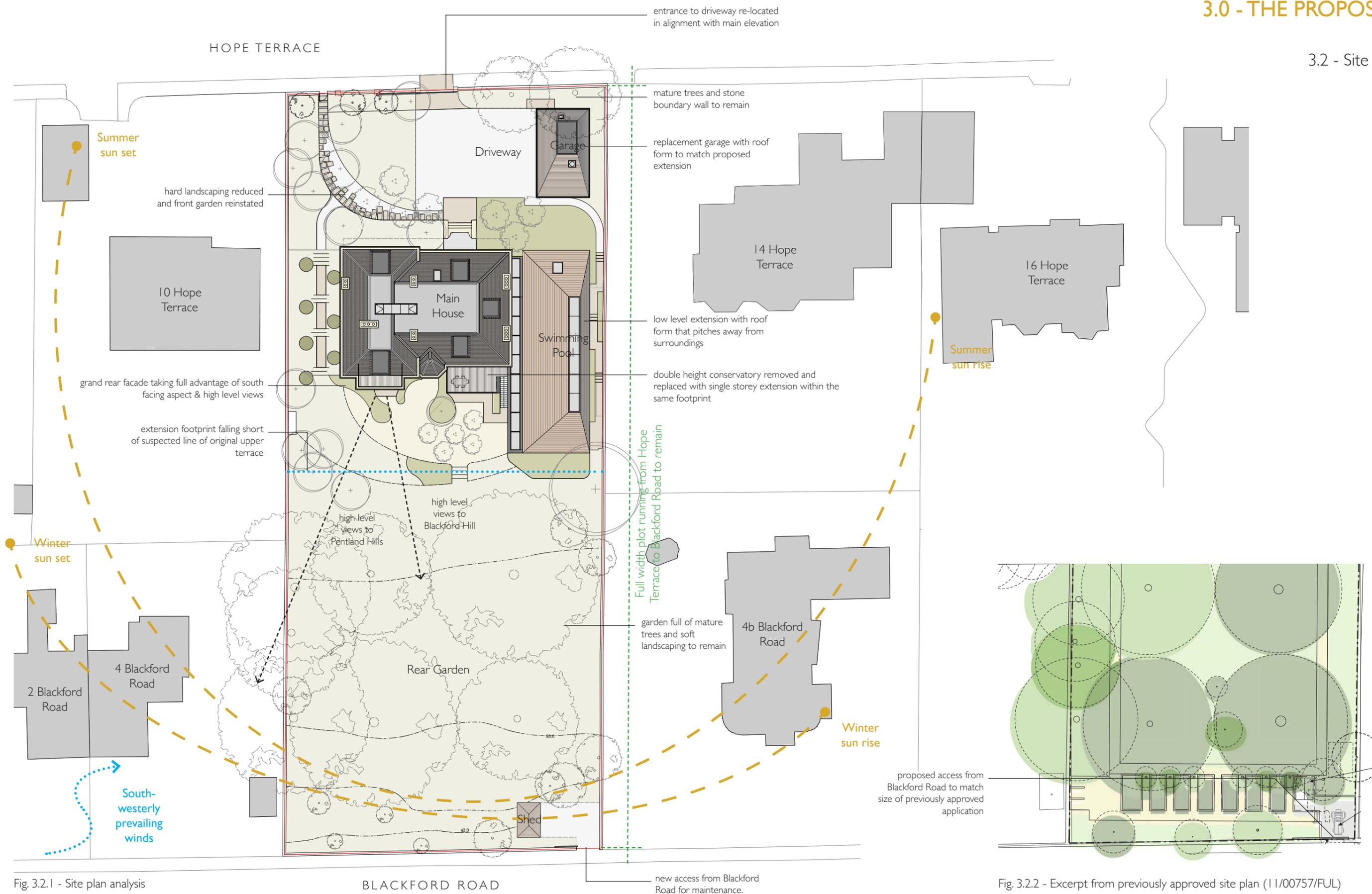


Fig. 3.2.1 - Site plan analysis

Fig. 3.2.2 - Excerpt from previously approved site plan (11/00757/FUL)



Fig. 3.3.1 - Proposed footprint plan

The alterations which form the basis of this new application fall into the following three categories;

- The Side extension (East)
- The Attic extension
- The replacement Garage buildings.

Should all of the alterations, which form the basis of this application, be approved the overall development area of the site would be under 18%.

Current Footprint of House	= 436sqm
Side Extension	= 218sqm
Replacement Garage	= 80sqm

The proposals include plans for a swimming pool building to be attached to the house at lower ground floor level and in the location of an existing Garage building built in the last decade.

The overall footprint of the proposed building including the side extension does not exceed 1.5 times that of the existing (The existing house is 436sq/m house and with side extension is 654sq/m).

3.0 - THE PROPOSAL

3.4 - Hard vs. Soft Landscaping

Total areas for the existing and proposed hard and soft landscaping are summarised in the table below.

	Existing	Proposed
Hard Landscaping	1,565m ²	448m ²
Soft Landscaping	2,510m ²	3,627m ²

Although the proposal includes an extension that leads to a larger building footprint it can be seen that with a carefully considered landscaping strategy, we are actually increasing the amount of soft landscaping within the site.

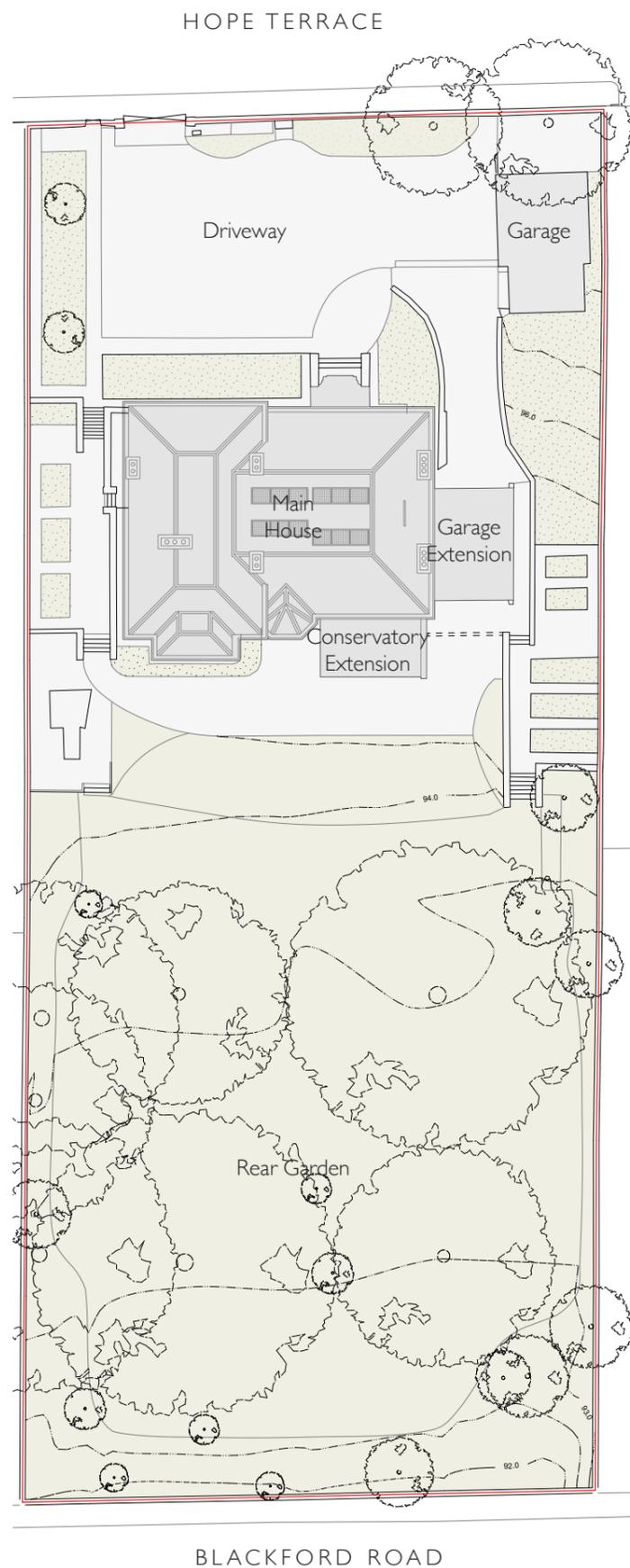


Fig. 3.4.1
- Existing
Site Plan

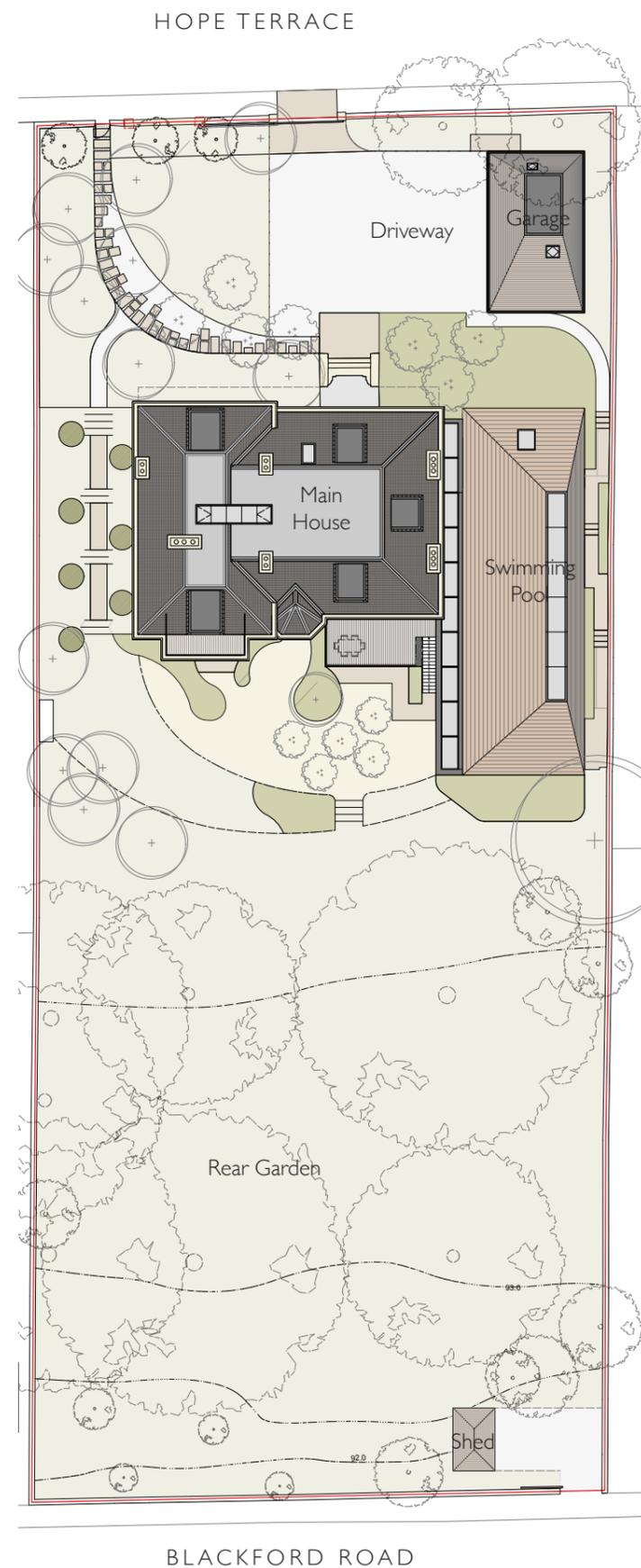


Fig. 3.4.2 -
Proposed
Site Plan



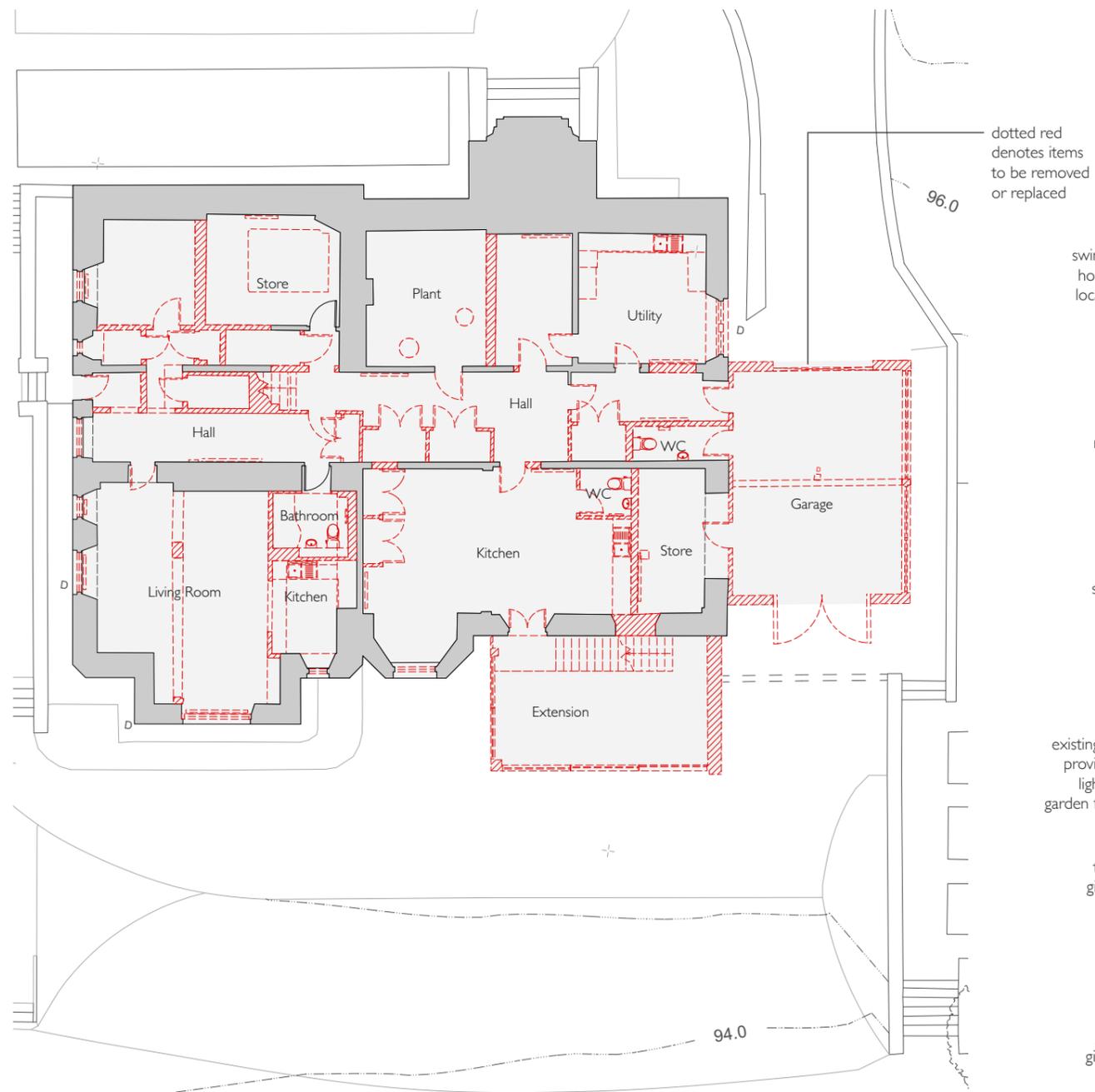


Fig. 3.5.1 - Existing Lower Ground Floor Plan

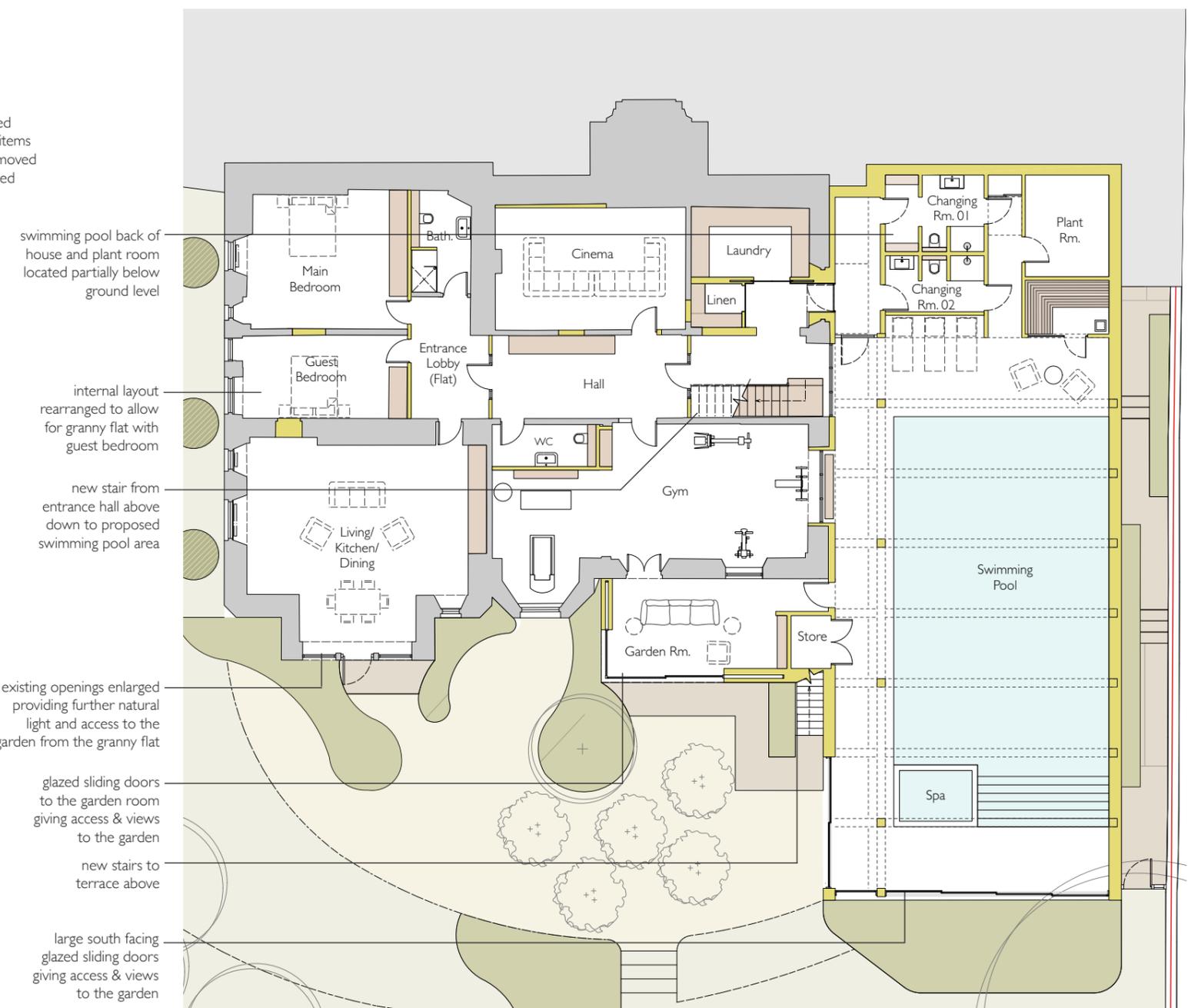


Fig. 3.5.2 - Proposed Lower Ground Floor Plan

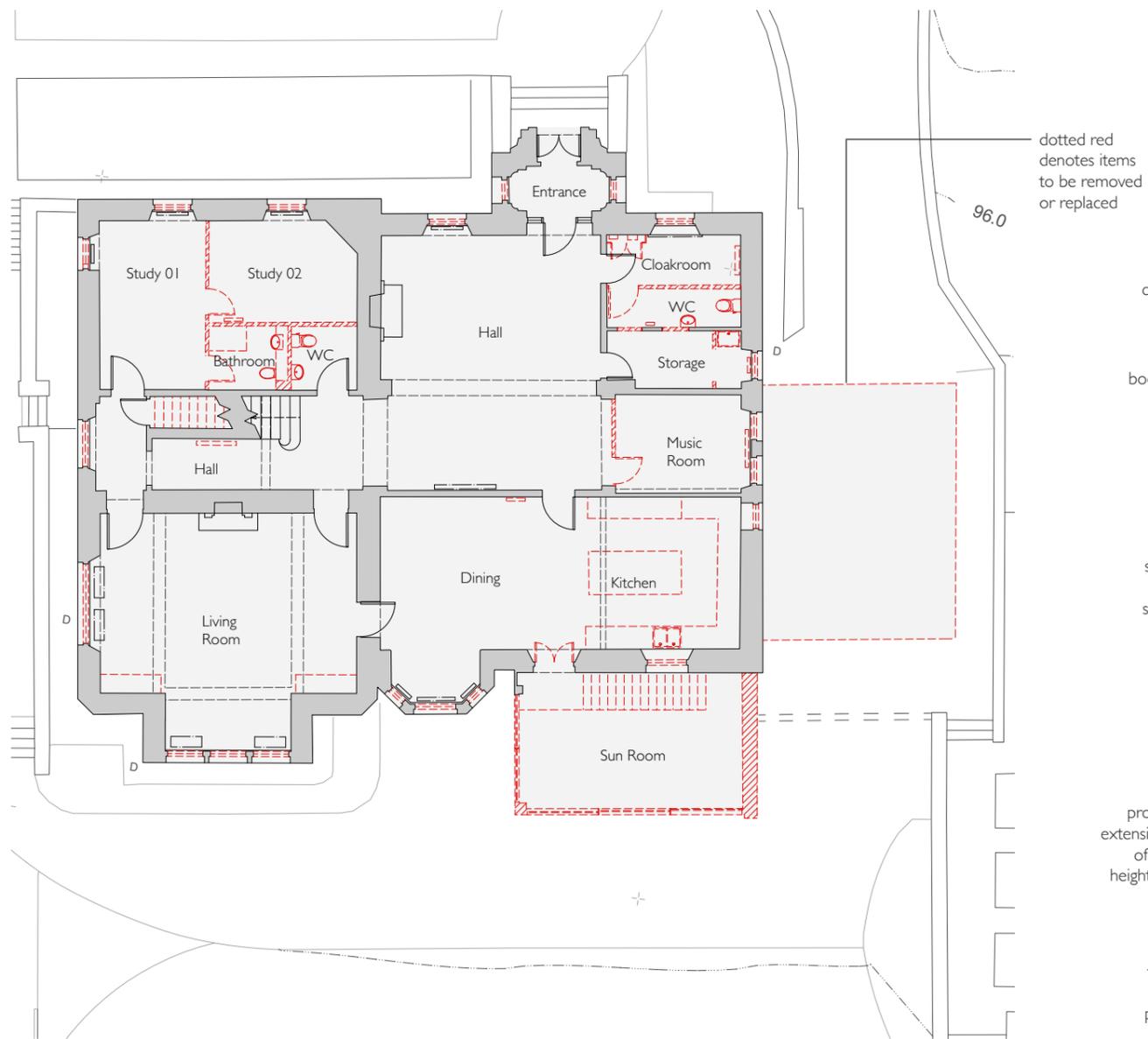


Fig. 3.5.3 - Existing Ground Floor Plan

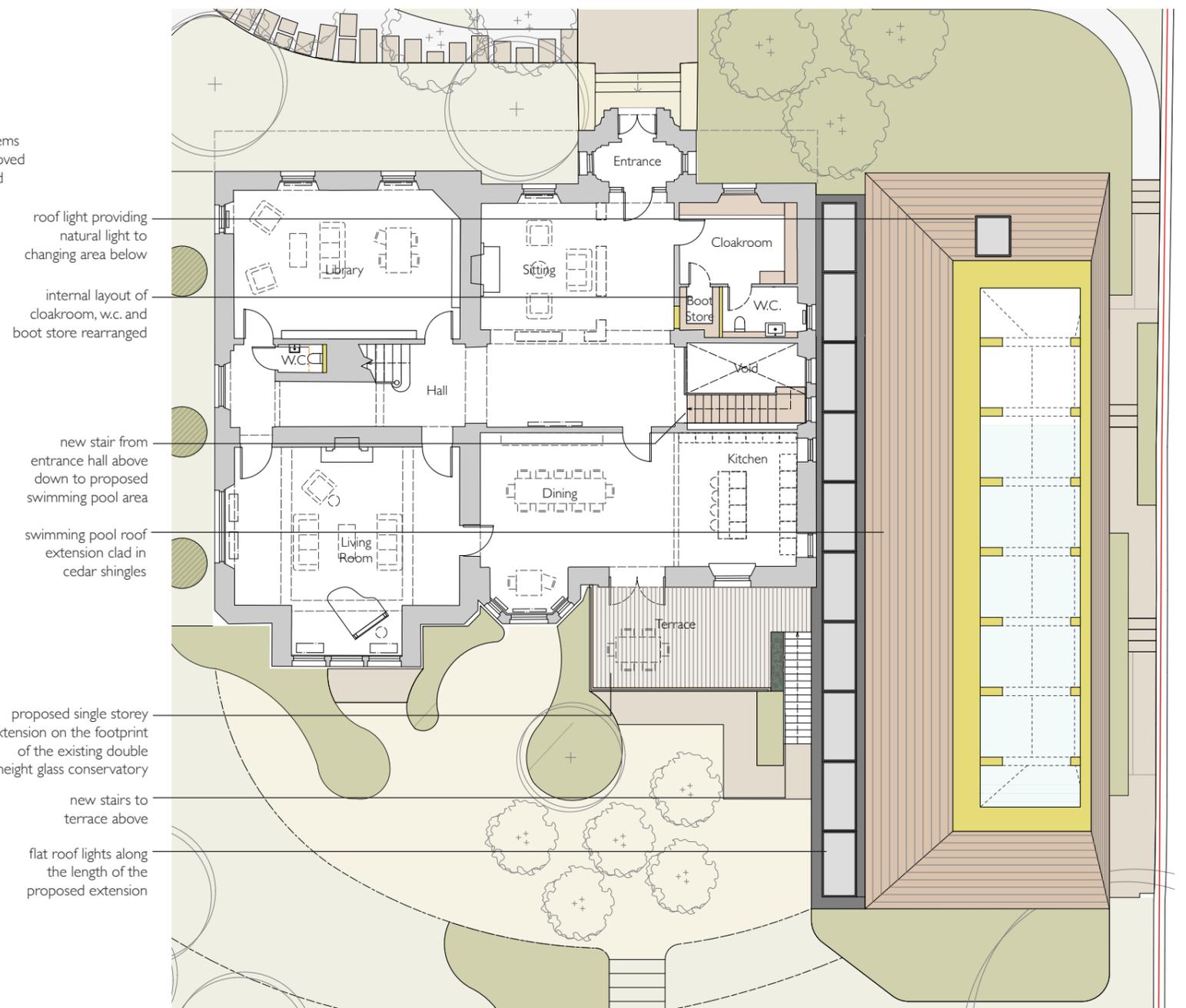


Fig. 3.5.4 - Proposed Ground Floor Plan

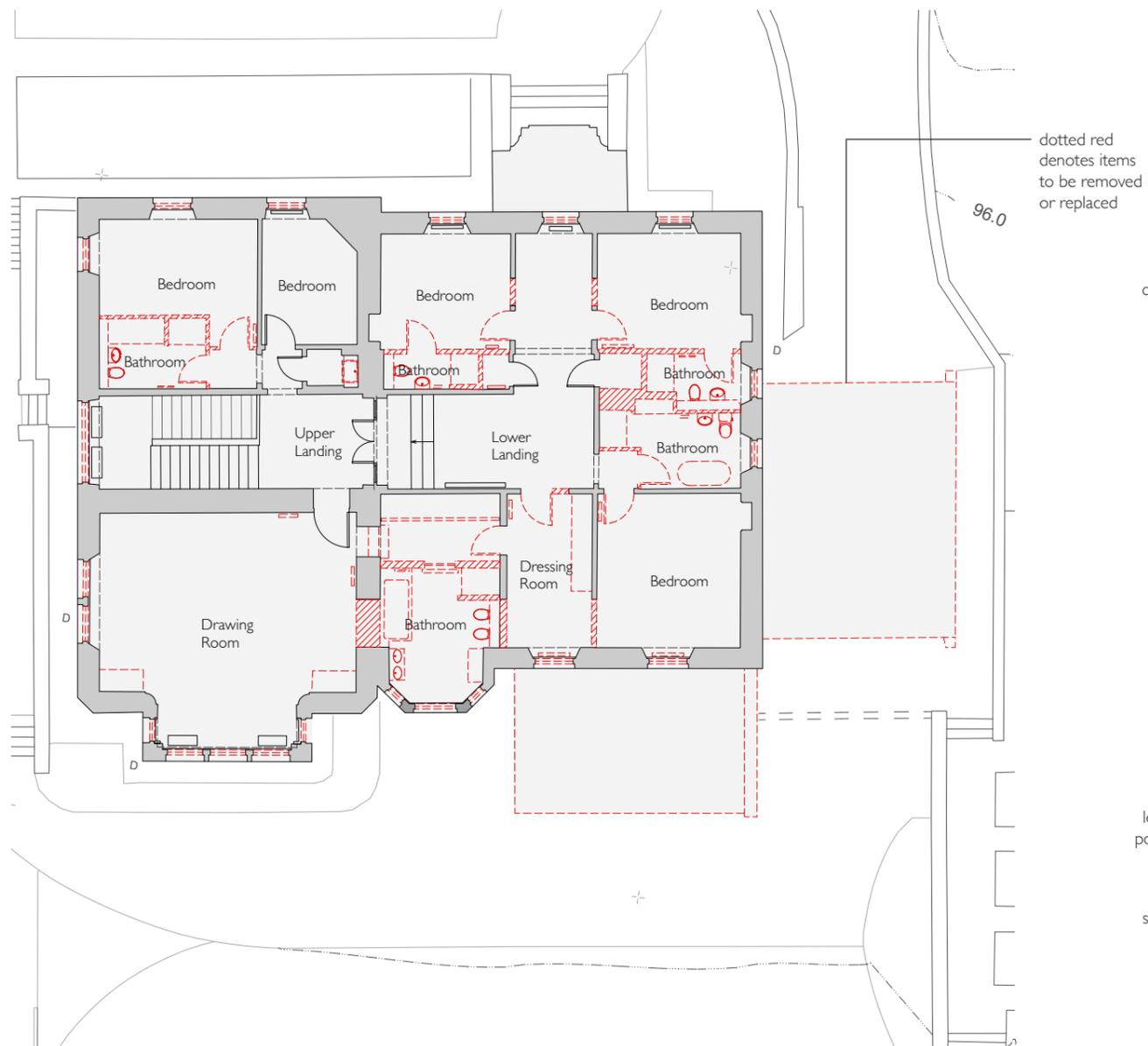


Fig. 3.5.5 - Existing First Floor Plan

dotted red denotes items to be removed or replaced

roof light providing natural light to changing area below

roof lights along length of swimming pool below providing natural light

swimming pool roof extension clad in cedar shingles

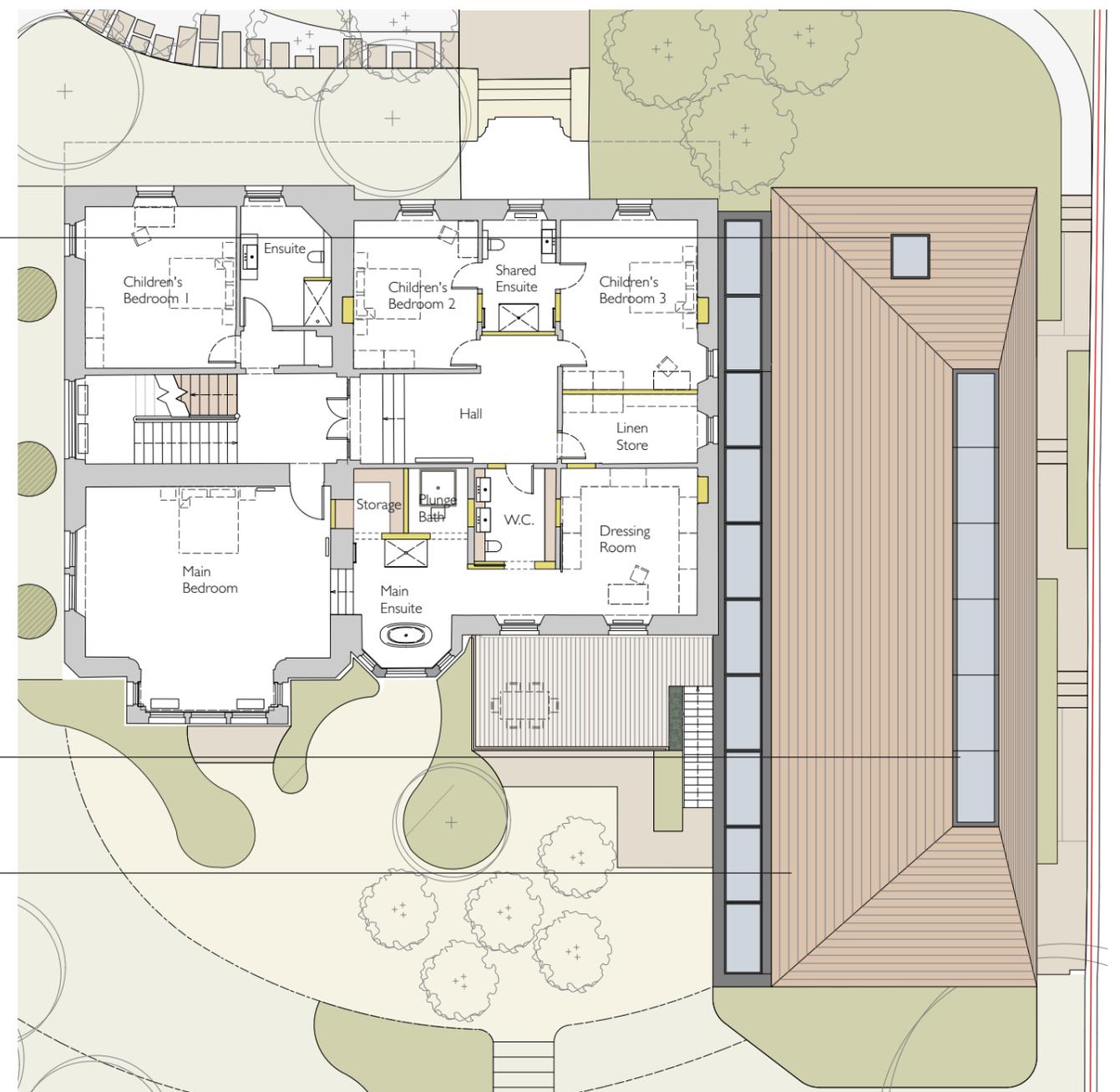


Fig. 3.5.6 - Proposed First Floor Plan

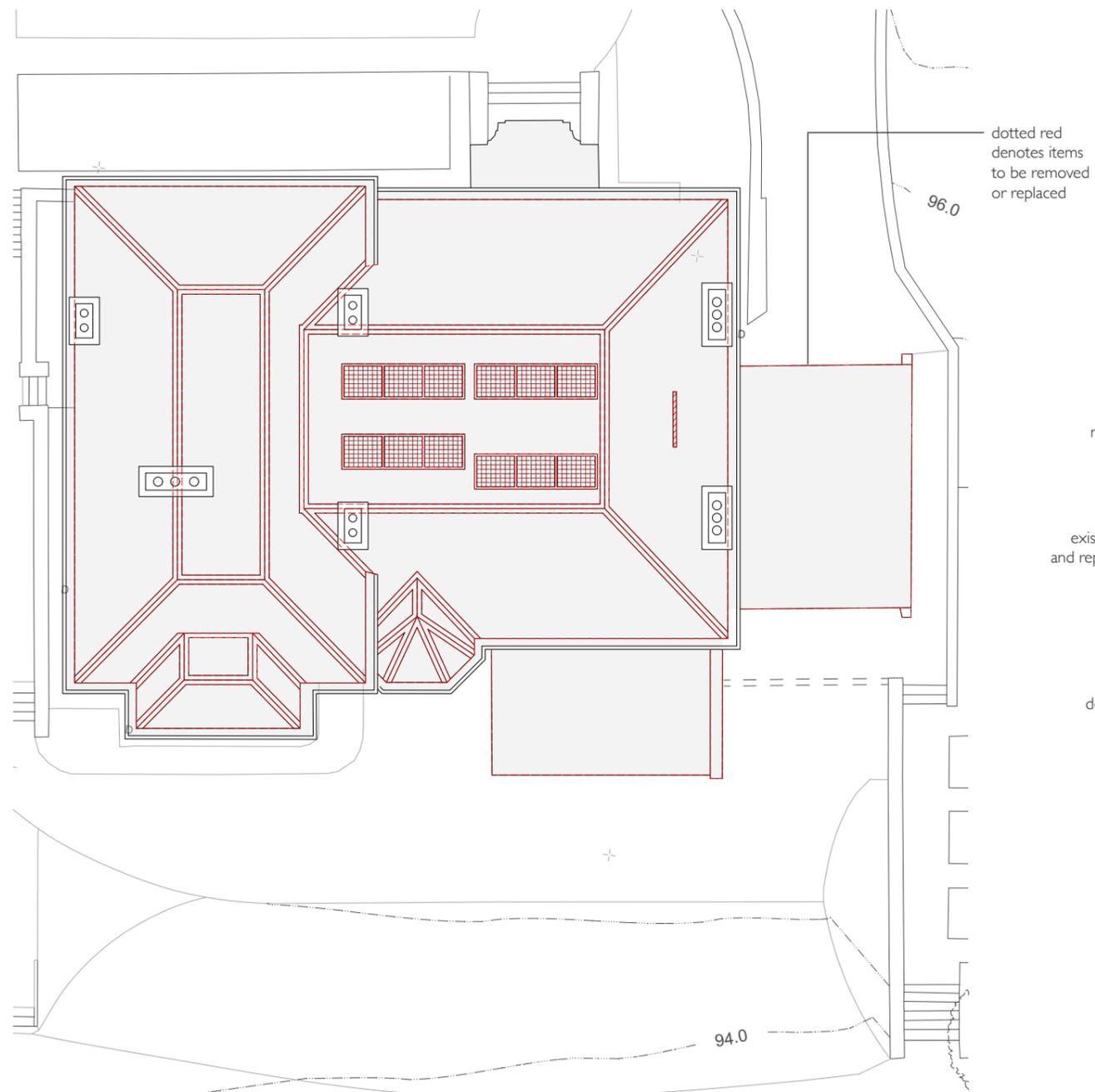


Fig. 3.5.7 - Existing Attic Plan

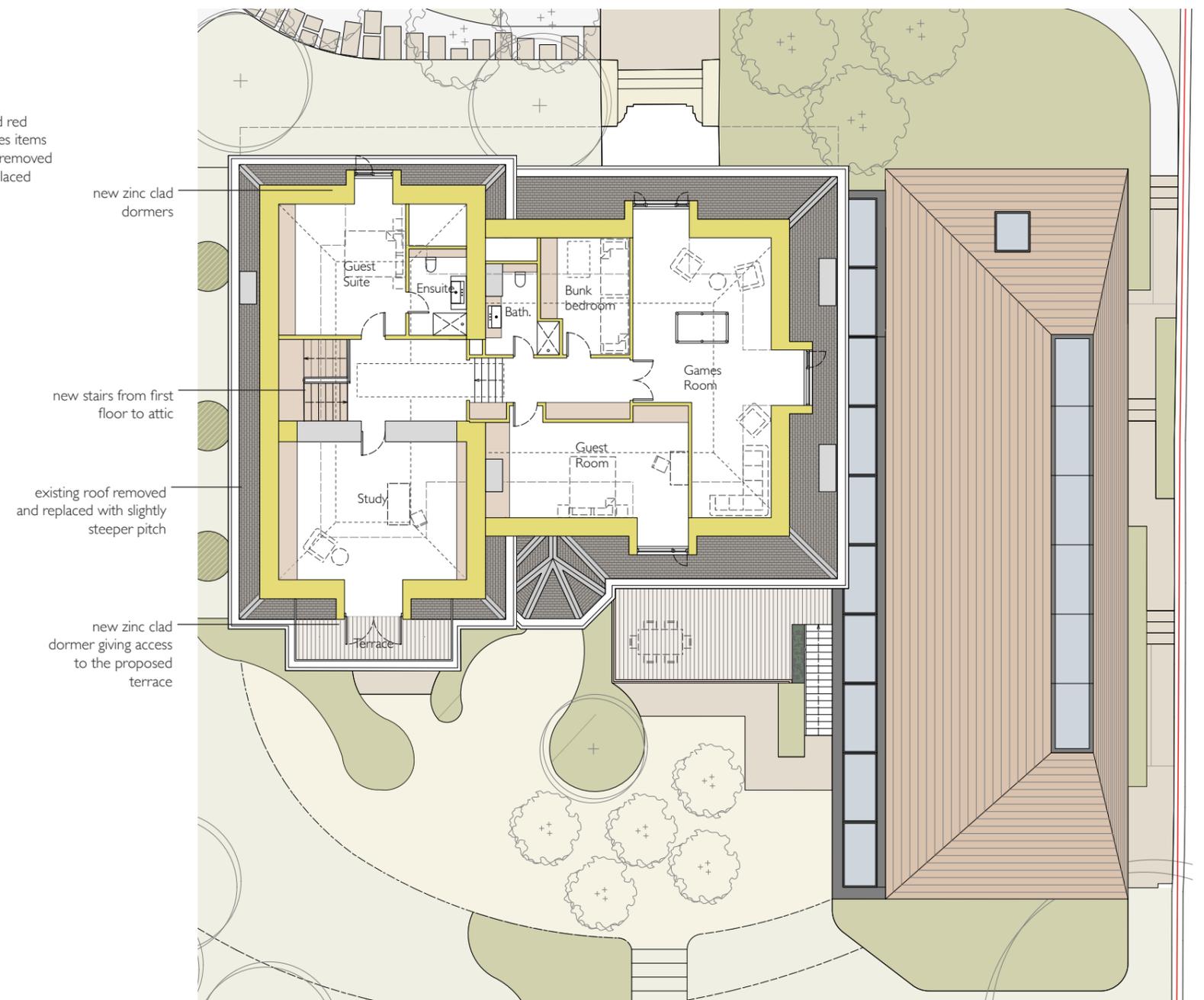


Fig. 3.5.8 - Proposed Attic Floor Plan

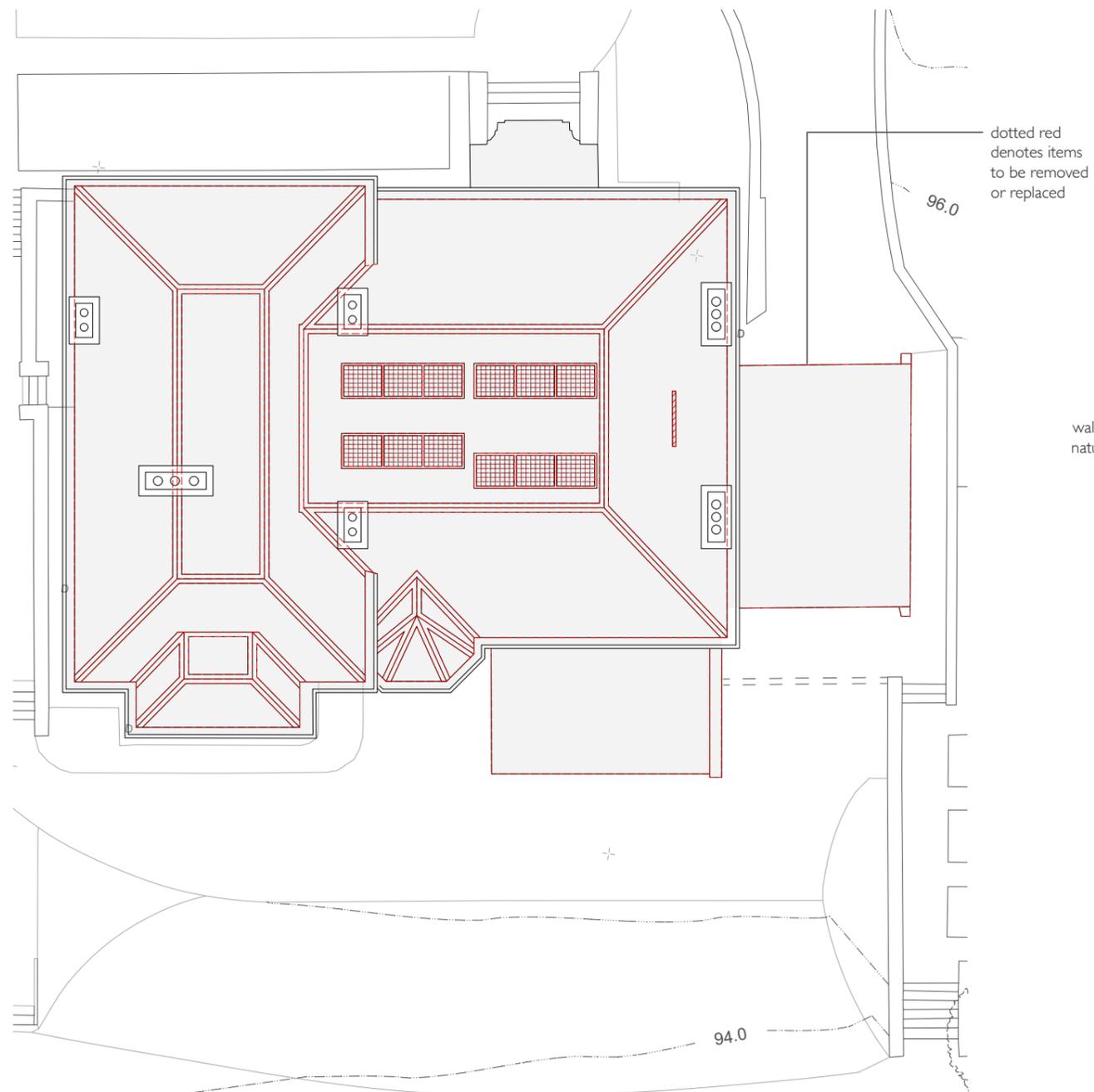


Fig. 3.5.9 - Existing Roof Plan

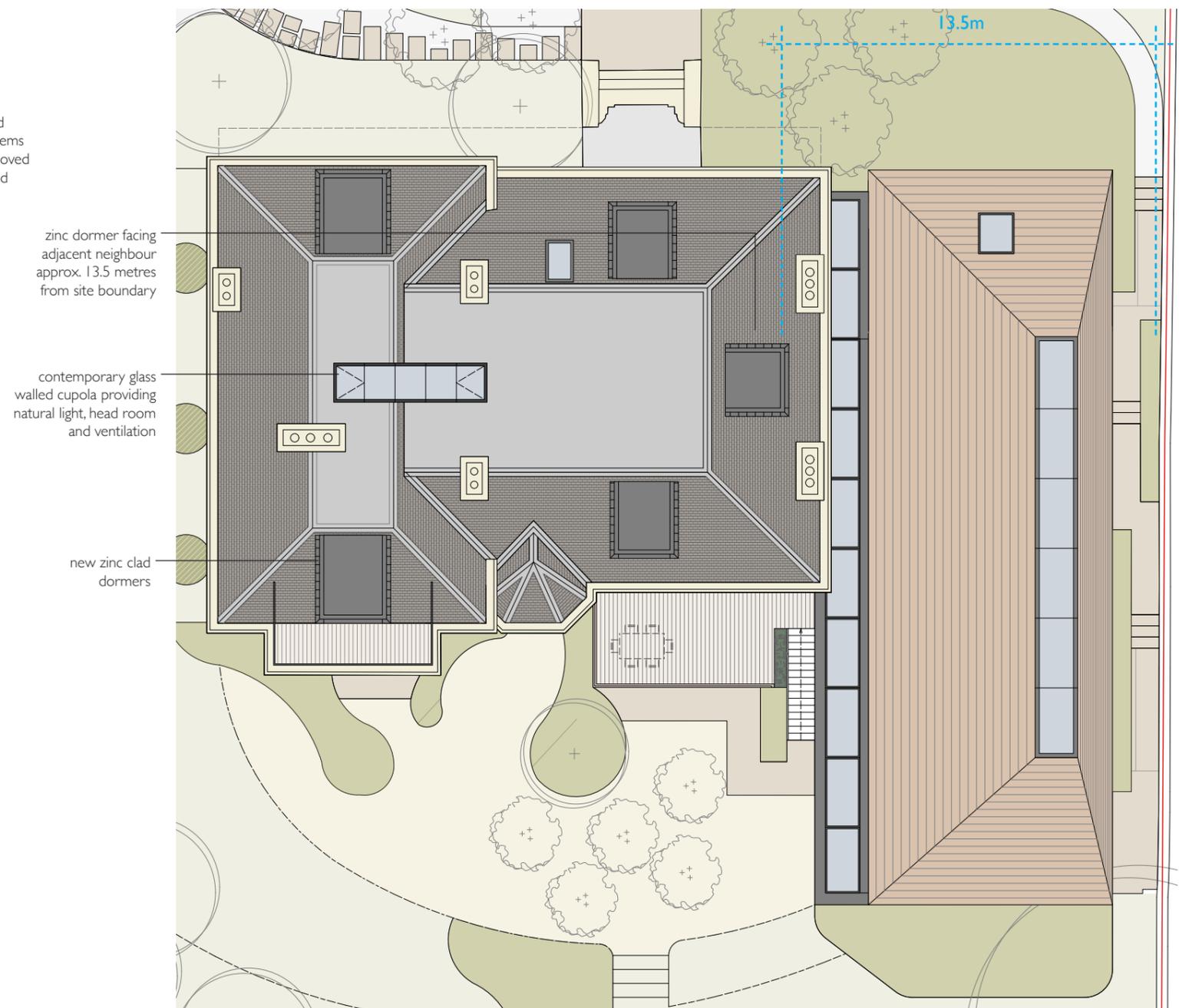


Fig. 3.5.10 - Proposed Roof Plan



Fig. 3.6.1 - Existing North Elevation



Fig. 3.6.2 - Proposed North Elevation

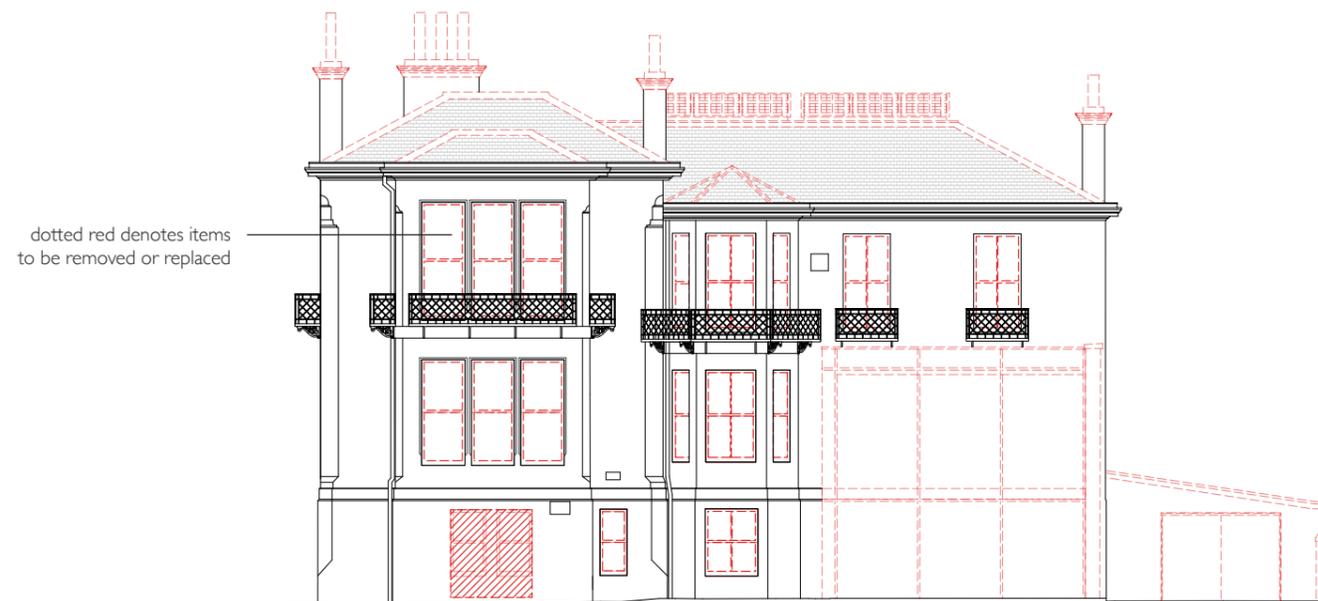


Fig. 3.6.3 - Existing South Elevation



Fig. 3.6.4 - Proposed South Elevation



Fig. 3.6.5 - Existing West Elevation



Fig. 3.6.6 - Proposed West Elevation



Fig. 3.6.7 - Existing East Elevation

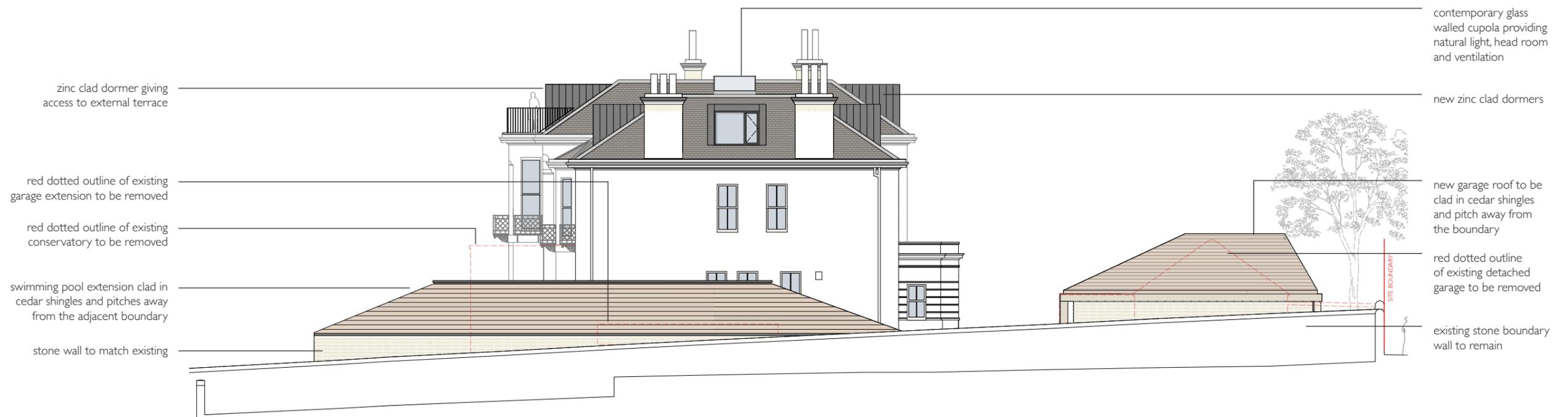


Fig. 3.6.8 - Proposed East Elevation

- Massing of the building is within the '45 degree rule' set out in Edinburgh City Planning Policy

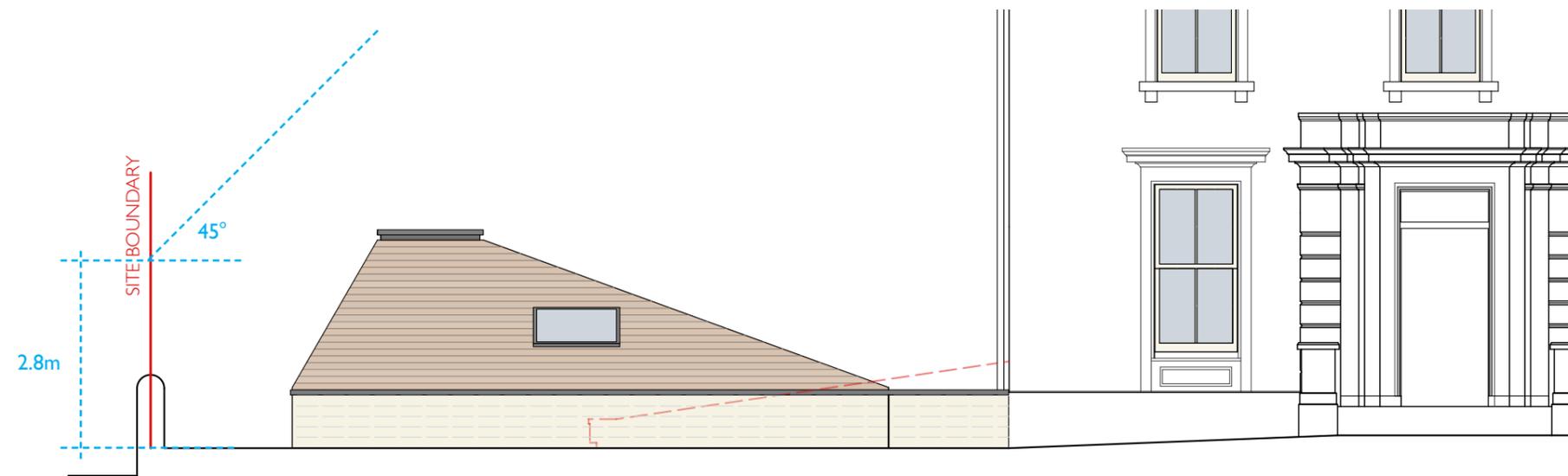


Fig. 3.7.2 - North elevation demonstrating compliance with the '45 degree rule'

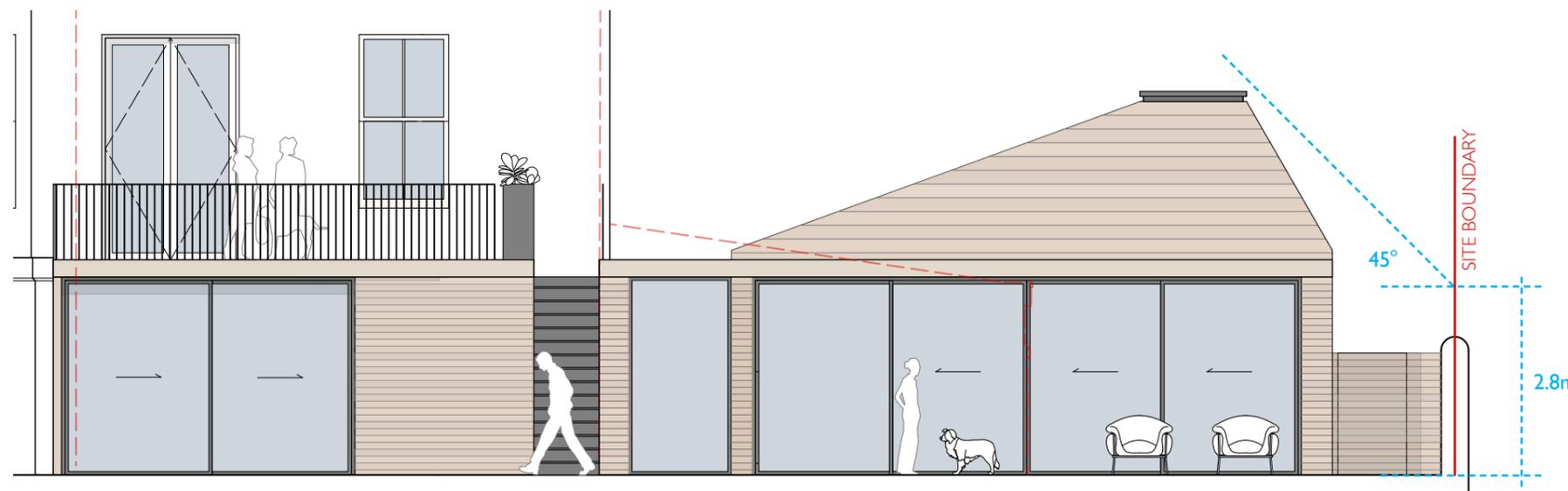


Fig. 3.7.1 - South elevation demonstrating compliance with the '45 degree rule'



Fig. 3.7.4 - Photograph of East elevation from 14 Hope Terrace



Fig. 3.7.3 - East elevation as viewed from 14 Hope Terrace

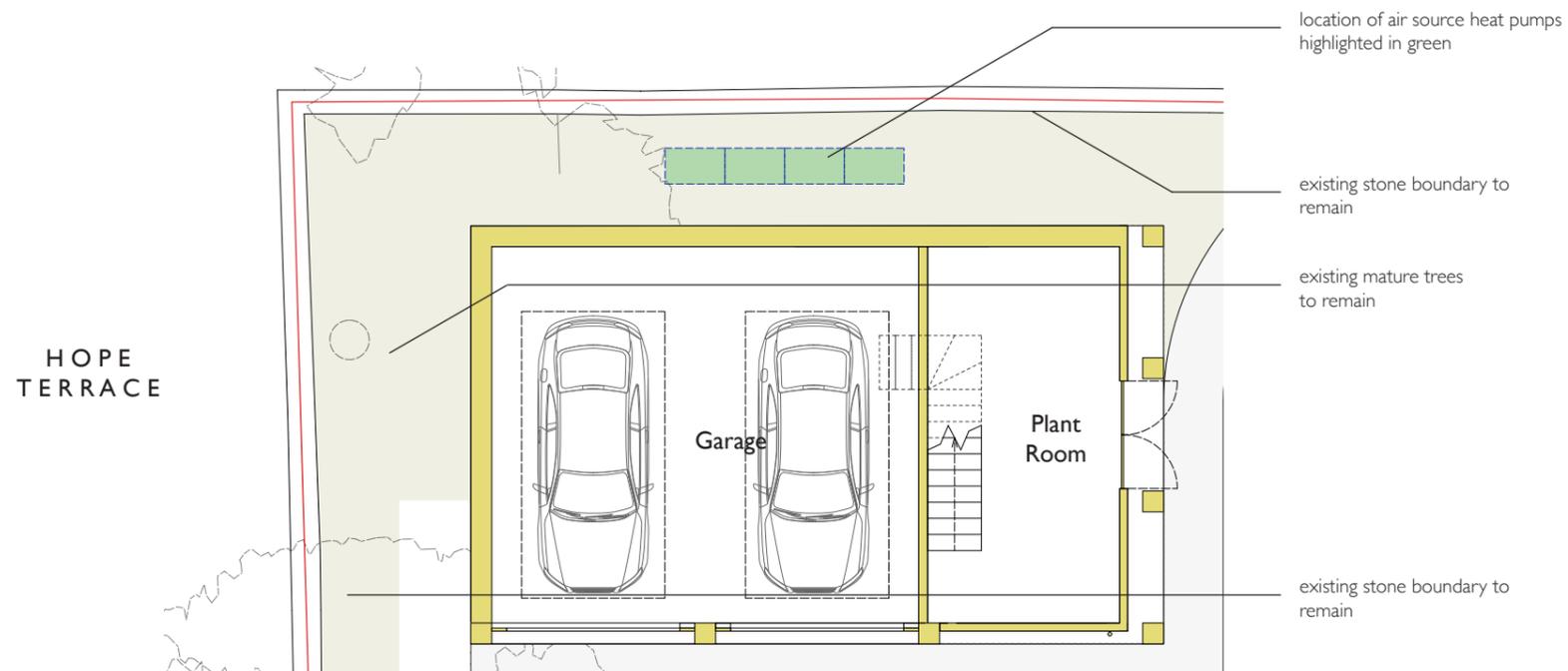


Fig. 3.7.6 - Garage floor plan

- Massing of the building is within the '45 degree rule' set out in Edinburgh City Planning Policy
- ASHP located between garage and boundary wall to help attenuate any noise pollution
- Footprint of proposed garage matches that of previously approved application (11/00757/FUL)

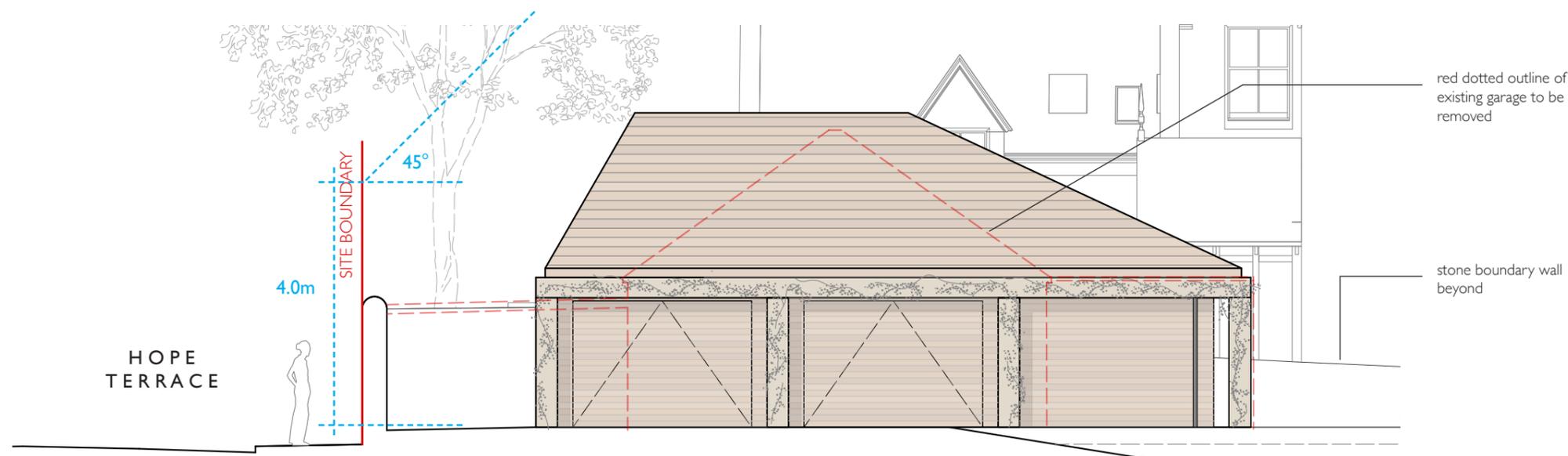


Fig. 3.7.5 - Garage West elevation demonstrating compliance with the '45 degree rule'

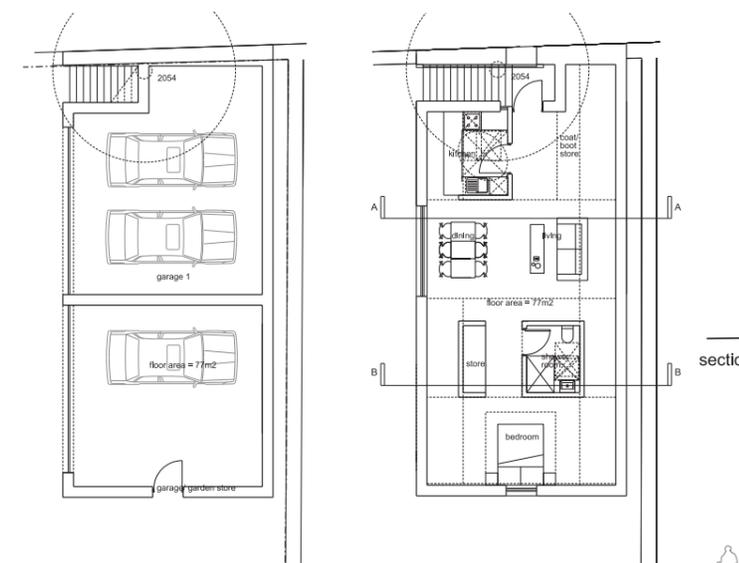


Fig. 3.7.7 - Excerpt from previously approved garage plans (11/00757/FUL)



Fig. 3.7.9 - Photograph of Garage East elevation from 14 Hope Terrace

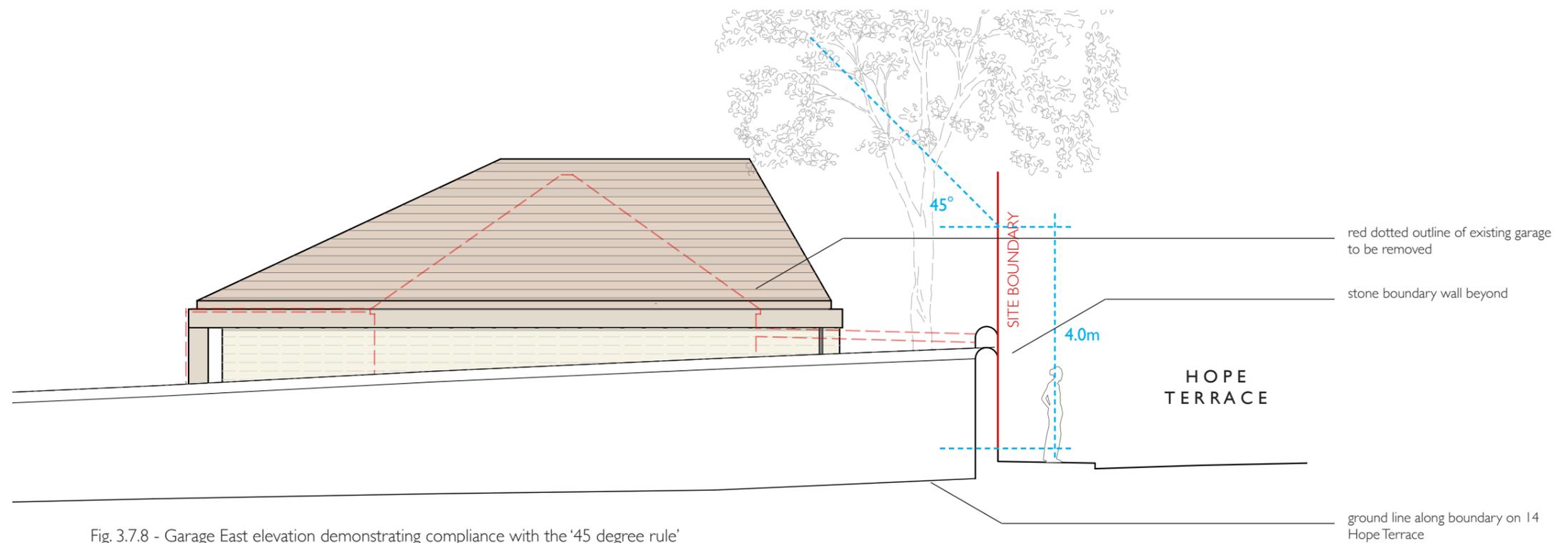


Fig. 3.7.8 - Garage East elevation demonstrating compliance with the '45 degree rule'



Fig. 3.8.1 - Proposed North Elevation

The proposals incorporate changes to the existing roof that would allow for the sizeable roof void to be occupied as living accommodation. To do so the roof structure will need to be replaced. The intention is to strip and re-use the existing roof slates. The overall height of the roof structure would require to be raised between 400-600mm and the pitch of the roof adjusted from 30 degrees to 35 degrees. The new roof would otherwise reflect the form of the existing roof. Currently solar panels occupy a large section of the flat roof and sit approximately in excess of 1000mm above the existing structure, these will be removed.

The proposed new roof would have 5 new dormer windows and a contemporary cupola. The new dormers have been carefully designed to ensure that they are no greater in width than one third of the average roof width. The new cupola that sits over the Main Stair would provide natural light, ventilation, head room to the corridor space and access to the roof for maintenance.

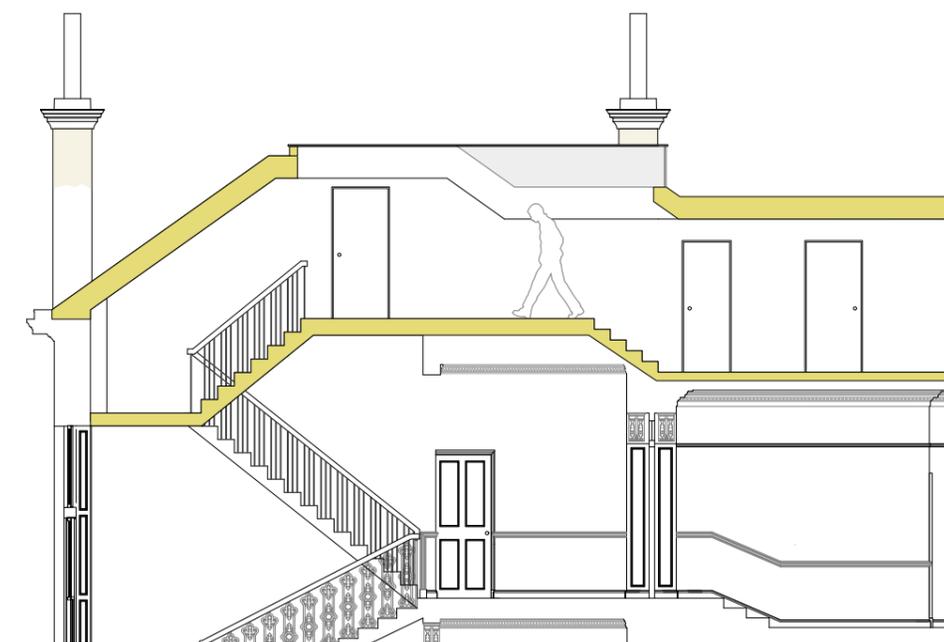


Fig. 3.8.2 - Section through Proposed Roof Light



Fig. 3.8.4 - Photograph of the existing

- The extension is subservient in scale and form and sits largely a full level below that which is visible from the front of the property to Hope terrace.

- The pool extension is a low lying structure clad in natural materials, making it more in-keeping with the garden, rather than the existing building.



Fig. 3.8.3 - View of the proposed extension from the rear garden

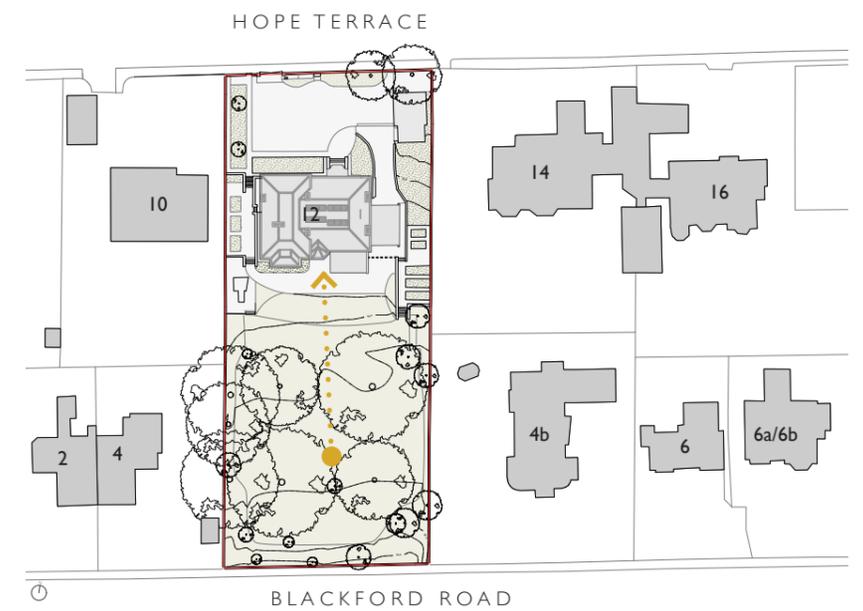
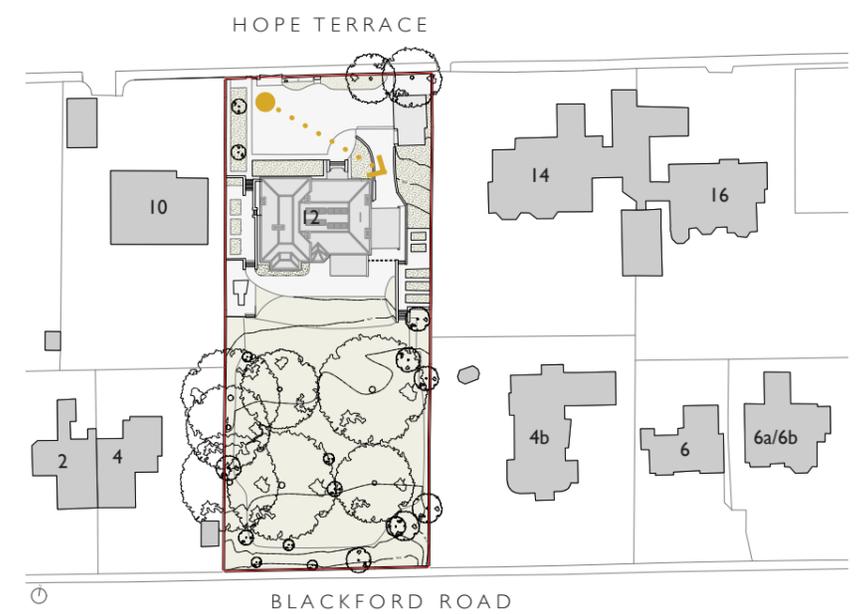




Fig. 3.8.6 - Photograph of the existing



Fig. 3.8.5 - View of the proposed extension and detached garage from the front garden



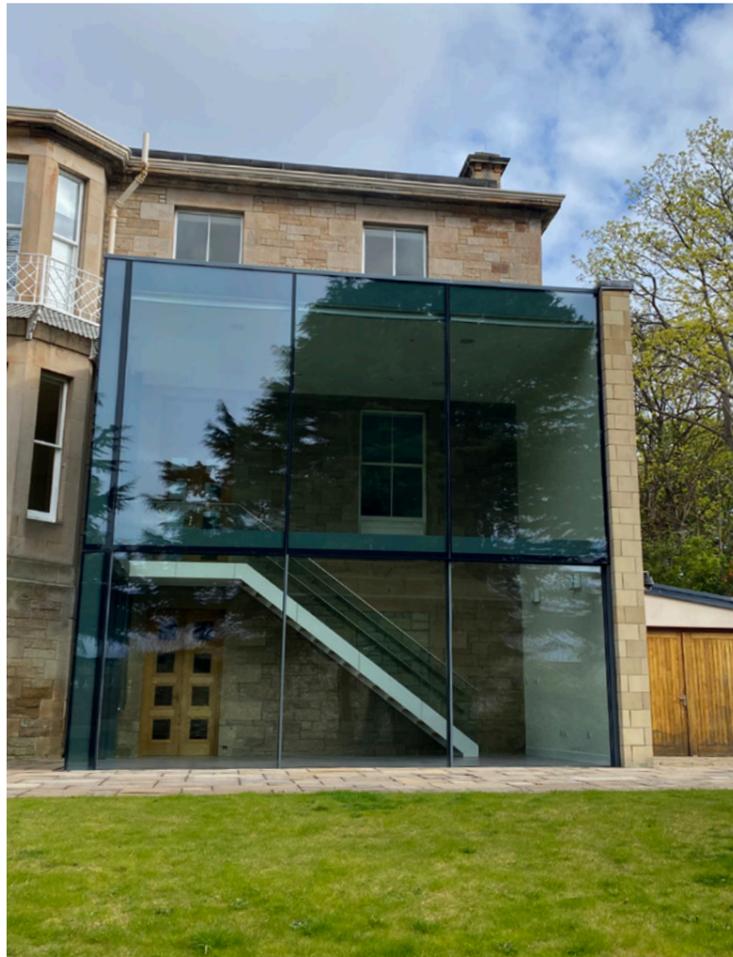
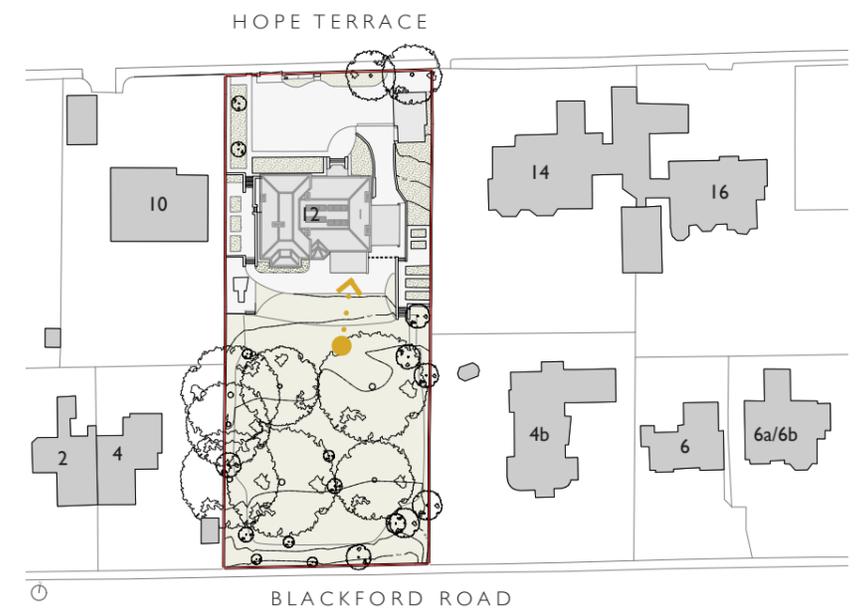


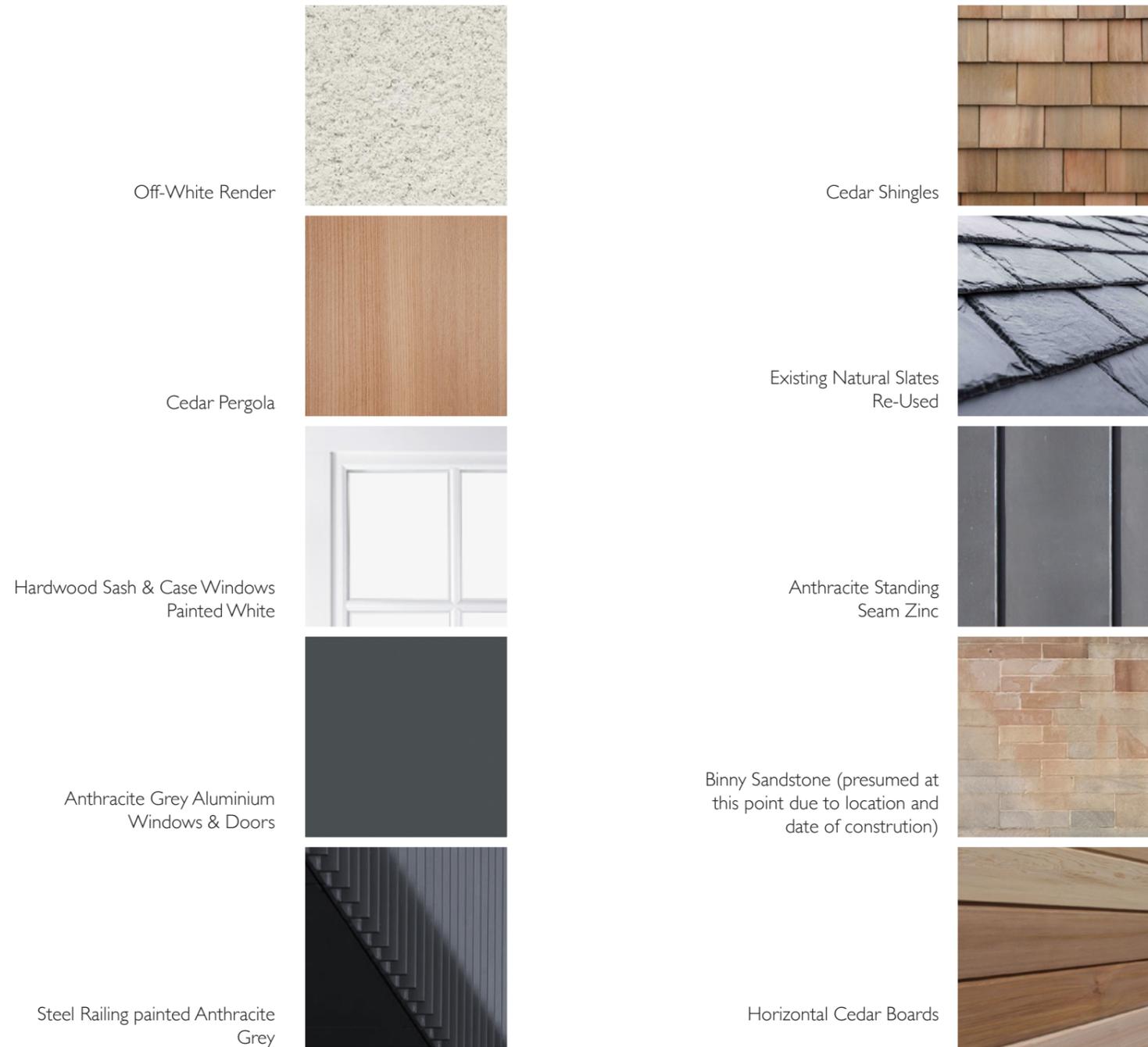
Fig. 3.8.7 - View of the proposed extension and detached garage from the front garden



Fig. 3.8.8 - View of the proposed extension and detached garage from the front garden

- Existing overbearing double height conservatory extension to be removed
- Replacement extension to match the existing footprint and reduced in height, opening up original rear elevation and connecting kitchen to the garden.





- Natural materials that are in keeping with the existing in terms of tone and colour
- Choice of Cedar cladding inspired by trees on site and will blend the proposed extensions into the existing landscape
- Materials that will age well and blend into the landscape



Fig. 3.9.1 - Cedar shingle cladding at Five Acre Barn by Blee Halligan



Fig. 3.9.3 - Cedar shingle cladding at Five Acre Barn by Blee Halligan



Fig. 3.9.2 - Cedar shingle cladding at Sannich Farm by Scott & Scott Architects



Cedar Shingles



Fig. 3.9.4 - Combination of cedar shingles and vertical cedar boards at Sannich Farm by Scott & Scott Architects



Fig. 3.9.6 - Horizontal cedar cladding by Christofferson Welling Architects



Fig. 3.9.5 - Cedar cladding at Georgica Cove by Bates Massi



Cedar Boards

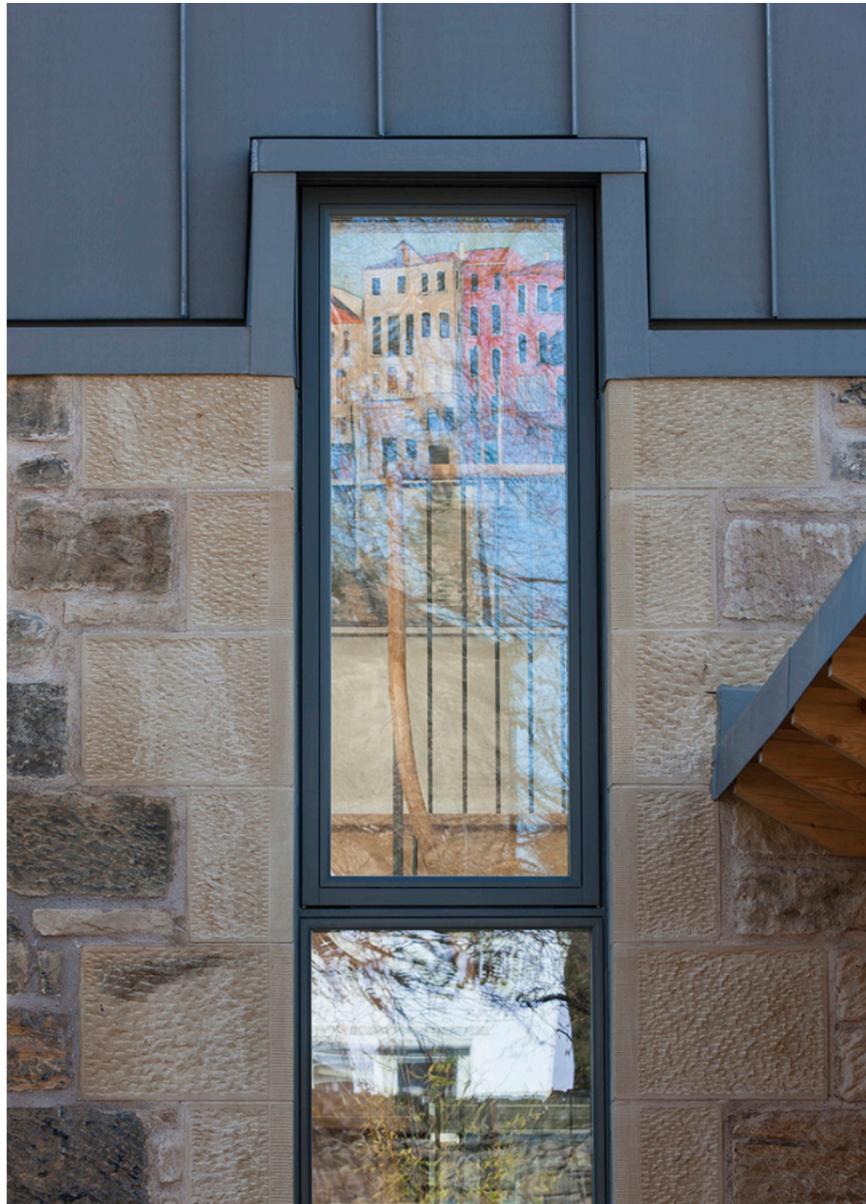


Fig. 3.9.7 - Combination of existing sandstone and zinc at Stanhope Place by Helen Lucas Architects



Fig. 3.9.9 - Zinc cladding detail at Merchiston Place by Helen Lucas Architects



Fig. 3.9.8 - Zinc cladding extension to an early 19th century house in Berwickshire by Helen Lucas Architects



3.0 - THE PROPOSAL

3.10 - Sustainable Construction



Fig. 3.10.4- Rainwater harvesting



Fig. 3.10.3- Glulam Structure



Fig. 3.10.1 - Typical Air Source Heat Pump



Fig. 3.10.2 - Wood Fibre Insulation

Sustainably sourced materials will be considered throughout including a glulam structure and timber cladding. Compared with steel and concrete construction, glulam is a low impact material with a much lower embodied carbon footprint. Where concrete is required, it will be specified using recycled fly ash to help reduce the environmental impact.

The project also aims to use natural building products where possible including wood fibre insulation. This has similar credentials to glulam and timber cladding in that it's non-toxic, sequesters carbon and is reusable. It also uses a high percentage of industry waste, is renewable, breathable and compostable.

Significant upgrades to the existing envelope, such as interior insulation and new double glazed windows, as well as a highly insulated extension will lead to a property with the highest standards of thermal performance.

Renewable energy sources will be incorporated into a fully electric system that will provide heating, cooling and ventilation and where feasible the passive operation of the house in terms of comfort and energy will be applied. This will include utilising the South facing elevation for solar gain and stack ventilation to provide natural cooling when required.

The property will be future proofed to deal with the changing climate and include air source heat pumps for power and mechanical heat recovery systems to recycle heat where possible.

A rainwater harvesting system will be incorporated into the drainage strategy to recycle grey water for use in both the gardens and pool. Where this isn't possible, water will be discharged via soakaways on site.

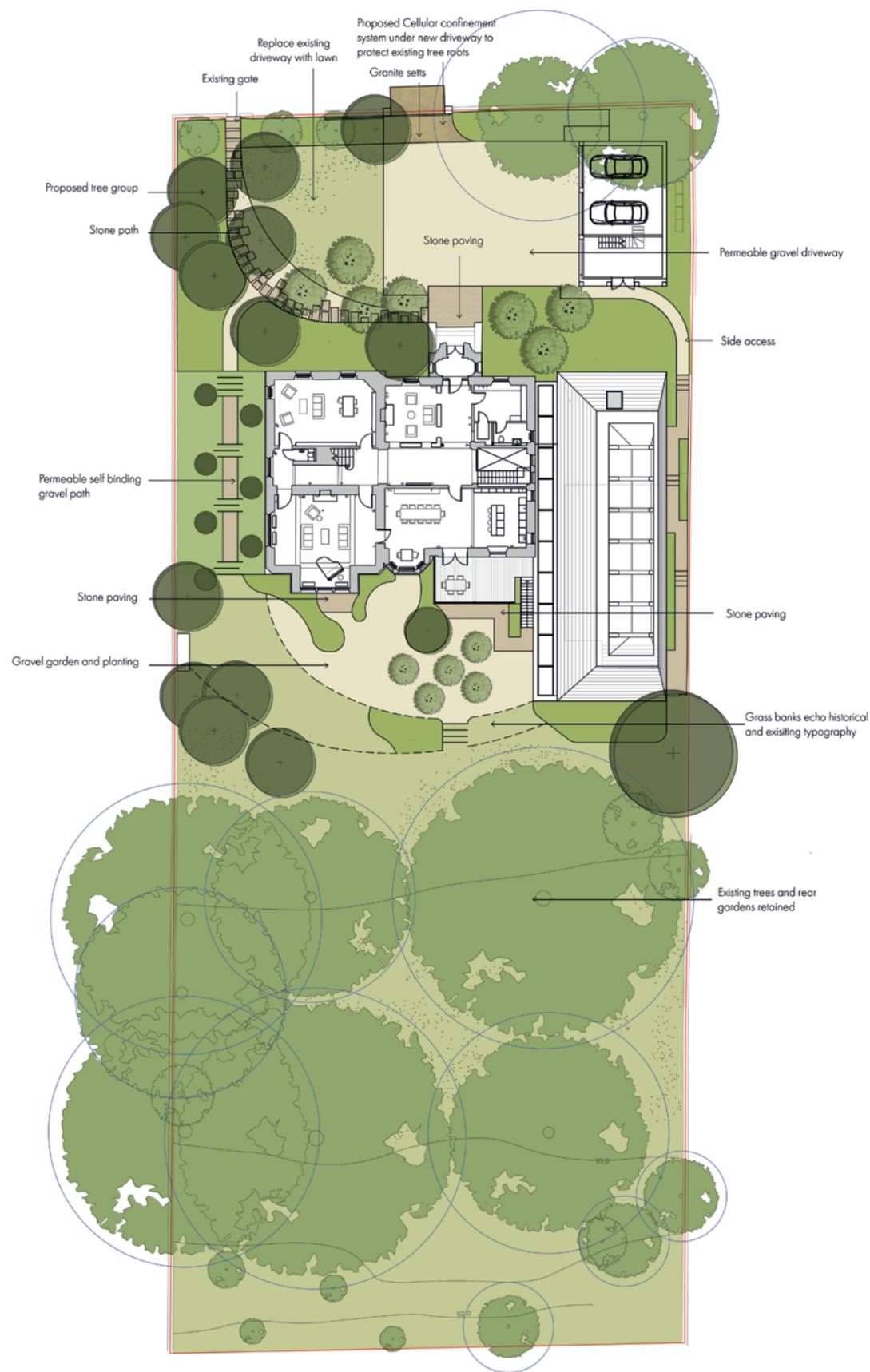


Fig. 3.11.1 - Landscape Plan

The overriding intention is to enhance the setting of the house and its relationship to the street through improvements to hard and soft landscaping. This approach will simultaneously benefit the conservation area.

The vehicular entrance gate is moved to the West to separate it from the adjacent tree. This is primarily for the long-term health of the tree but also facilitates the significant reduction of the existing drive area by approximately 50%. This creates the space and opportunity for a rich landscape of trees, shrubs and lawn which will enhance the setting of the house with the proposed trees providing a visual amenity for the wider neighbourhood.

An apron of paving is proposed at the foot of the steps to the front door and the older portion of the building is subtly framed with planting.

Where the Eastern end of the house is to be reconfigured, there will also be the removal of the driveway to the existing garage. This will allow proposed planting close to the footprint of the extension and proposed garage and will include small multistem trees and shrubs to visually anchor the new buildings in their setting.

The Western side garden will be improved with planting and existing steps and paths will be rebuilt to work with the existing topography.

The rear south facing garden is simple and respects the existing changes in level and Root Protection Areas.

Hard landscaping is relatively minimal and kept close to the buildings with planting being introduced where possible. This will include strategically sited trees to partially screen neighbouring buildings which will in turn improve the views looking back into the site.

Overall there will be a significant net gain in soft landscaping and a reduction in hard surfacing facilitating the creation of new habitats and a significant uplift in biodiversity.

3.0 - THE PROPOSAL

3.12 - Helen Lucas Architects Ltd



Fig. 3.12.4 - Grange Conservation Area, Dick Place, Edinburgh



Fig. 3.12.3 - Grade A Listed Property, Barony St., Edinburgh



Fig. 3.12.1 - Extension of staircase, Grade A Listed Property, North Castle Street, Edinburgh



Fig. 3.12.2 - Extensive repair of property and gardens, Merchiston & Greenhill Conservation Area, Edinburgh

At Helen Lucas Architects Ltd. we have a great deal of experience in the care, conservation of traditional Scottish stone-built dwellings both Listed and within Conservation areas, many within the Grange Conservation Area. We always take great care to respect the scale and nature of the existing building, the garden ground and the neighbouring properties.

Adjacent are some examples of other similar properties that we have repaired, restored and extended. All examples are either listed or are in conservation areas within Edinburgh.

Further examples of the type and quality of work we do can be found at www.helenlucas.co.uk.

At Helen Lucas Architects Ltd, our approach is always to maximise the use of natural light, to capture any available sunlight maximizing the benefits of solar gain but also the spiritual benefits of sunny sheltered external spaces. Providing views of the garden, safe supervised play areas for children and generous family cooking and eating spaces reflect the changes in modern day families. These requirements must be met to ensure the continued popularity of these historic properties. In our experience, this is an essential partner to good repair and maintenance.