



Newbie

Posts: 3

Registered:

February 22, 2021, 19:58



Re-development of 14 -16 Hope Terrace, Edinburgh

Dear community Members of the Grange Association,

It is with delight, and I must admit a little trepidation, that I would like to present the planning application details for numbers 14-16 Hope Terrace. I have been working to keeping information following with some of the main Association leaders since my family and I purchased the site at the end of last year.

As many in the area will be aware the site was previously a NHS Child and Adolescent Mental Health Unit. Although currently screened from the road, in total it extends over approximately 0.514 hectares and consists of two original Victorian Villas and a “unique” selection of haphazard concrete extensions which connect the buildings together, these include a undercover swimming pool and a tennis court. As a side note, neither of the buildings are listed, although clearly, they are located within an important conservation area. There are at least 3 significant mature trees on site including two beautiful copper beaches and a weeping ash, (which unfortunately seems to have a case of die-back which will need to be addressed in the spring / summer).

Before my family and I purchased Hope Terrace I am aware that there were several murmurings that the buildings were being considered for redevelopment into numerous flats. The houses were to be split out, and that the tennis court site was to have two semi-detached buildings placed upon it.

[\[Our proposal\]](#) is almost the exact oppose of this.

We would like to re-instate the two existing villas, restoring the original boundary lines, creating two individual family homes, retaining as many of the original features as we can. I believe that both the Villas will benefit from new extensions, which need to be of appropriate scale and size. On the east side of the site, located on the old tennis court, I would like to propose the construction of one, new, detached single-family home.

It is my objective, where possible, to use as many of current palate of materials that are observable in area. I want to maintain the tone and character that makes the Grange special and distinctive. It is also my aim to ensure that the buildings complement and enhance their surroundings and are not obtrusive or overbearing, whilst also regenerating an empty and slightly unloved plot. This includes using stone walls, natural sandstone and slate, protecting the mature trees, retaining large gardens and green areas,

using single story extensions (where possible) and basically ensuring the regeneration of Hope Terrace is sensitive to the character of the area.

Eventually, once complete, No 16 will regain its previous name of Forteviot House and No 14 will be re-named Mansfield Lodge as per the original land documentation for the site.

With best wishes,
Betsy Jane Williamson

Betsy J Williamson



March 29, 2021, 11:21



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February 22, 2021, 19:58



Re-development of 14 -16 Hope Terrace, Edinburgh

Dear Community Members of the Grange Association,

Those of you who have been keeping an eye on the development proposal for 14-16 Hope Terrace will be aware that the date for comments on the proposed planning application with Edinburgh City Council closed on Friday the 26th of March.

During the consultation period I have been in active contact with senior members of the Grange Association and have endeavoured to keep strong, positive, and open lines of communication. I extend my personal thanks to those who have invested their time in discussing various elements of the planning process with me, and offered their valuable advice and assistance at these early stages.

In respect of the on-going feedback from members, it is reassuring to hear, at the outset, that the proposal to re-instate the Victorian Villas to their former glory as beautiful, detached, family homes has been warmly received. As a counterbalance it is naturally understandable that the proposal of a new family home on the current Tennis court site has fostered conflicting views. I fully recognise, understand, and can personally relate to this stance. I too will be living on Hope Terrace and it is also of paramount importance to me, as a resident homeowner, that any new build property meets the pre-established criteria and overall quality metrics that one would expect to see in the immediate vicinity.

Whilst the collective decision was taken by the Association to oppose and object to some of the constituent parts of the planning application, overall, the feedback from the Community appears to be relatively positive. I remain pragmatic regarding the enormous task in hand and committed to taking on board constructive and meaningful observations where possible. I

will continue to work hard to foster strong and positive community engagement as the project progresses.

I would also like to offer my personal reassurance that I have considered the potential impact on the immediately adjoining properties and introduced myself, where possible, and within the context of COVID restrictions, to those concerned. Whereas I have not yet managed to speak with everyone concerned personally, through time I hope to remedy this.

Please feel free to add your comments on this thread or, if you prefer to communicate via the Grange Association then please feel free to do so, they have my contact details and can forward correspondence on accordingly.

As a short additional point of note, it's been brought to my attention that Design Statement link in my initial outline correspondence has now expired, as such should you wish to review the proposed plans further, they can be accessed via [\[this link\]](#);

With best wishes,

Betsy Jane Williamson

Planning



March 29, 2021, 16:47



Administrator

Posts: 245

Registered:

April 4, 2018, 13:36



Re-development of 14 -16 Hope Terrace, Edinburgh

The specific application is available on the Council's planning portal with reference [21/00857/FUL](#). We are grateful to Betsy Williamson for engaging with the Grange Association concerning this application. As Betsy notes, there is a range of views about the proposals, but a number of members raised concerns with us about the proposals for the new house to be built on the former tennis court, as No. 16A. We have submitted [this objection](#).

All current planning applications are tabulated on our [planning pages](#).

Betsy J Williamson



April 10, 2021, 09:38



Newbie

Posts: 3



Re-development of 14 -16 Hope Terrace, Edinburgh

Dear Community Members of the Grange Association,

As part of the on-going development proposals for numbers 14 -16 Hope Terrace we will be conducting a evening / early morning bat survey. The

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February 22, 2021, 19:58

study will take place over 3 evenings and is scheduled to be phase two of the daytime study which has already been completed.

To date we have not found any specific evidence of bats roosting or breeding in the buildings or on the grounds, however within 2-3 kilometres of Hope Terrace there are a number of native species and as such we, (I) have a duty of care to ensure that we are taking relevant steps to ensure these beautiful little creatures are fully protected.

The process is designed to be non-intrusive, and there will be no immediate disruption, however it will mean that in the late evenings and very early mornings on the proposed dates there will be people moving around, and using equipment which may look a little odd! Please note that the study is weather dependent. Outline dates are noted below.

- Monday 3rd May – sunset survey – on site 19:45 – 22:45
- Monday 17th May – sunset survey – on site 20:15 – 23:15
- Monday 31st May – dawn survey – on site 02:15 – 04:45

Any questions on the above please feel free to contact myself or the Grange Association directly.

Kindest regards
Betsy J Williamson

Planning



September 3, 2021, 17:16



Administrator

Posts: 245

Registered:

April 4, 2018, 13:36



Re-development of 14 -16 Hope Terrace, Edinburgh

The Case Officer has completed the [report assessing the application](#). The report is submitted for the Development Management Sub-Committee on 8 September 2021 and is recommending that the application is granted.

Planning



September 11, 2021, 12:05



Administrator

Posts: 245



Re-development of 14 -16 Hope Terrace, Edinburgh

The application was granted at the Development Management Sub-Committee on 8 September 2021.

Registered:

April 4, 2018, 13:36

Planning



July 16, 2022, 11:14



Administrator

Posts: 245

Registered:

April 4, 2018, 13:36



Re-development of 14 -16 Hope Terrace, Edinburgh

Application [21/00857/VARY](#) was submitted in April 2022 for a 'non-material variation' to the planning permission at 14 - 16 Hope Terrace EH9 2AR. The proposals related only to 14 Hope Terrace and were to "Remove north-east wing gable and roof structures; Enlarge lower first floor extension and relocate stairs; Addition of flush glazed roof light within new flat roof". That variation was granted on 24 May 2022.

There is now a second request for a non-material variation [21/00857/VAR2](#). This time the changes are described as:

"Request is for a non-material variation (NMV) covering several small matters as a result of the technical development of the design in line with the building standards and further on site investigations.

- Landscaping updates throughout the scheme.

Areas of hard and soft landscaping have been adjusted to facilitate better access into and around the site.

- Design of the proposed ground floor extension to No.14 Hope Terrace Ground floor extension has been increased to improve daylighting and utility
- Chimney and roof alterations to No.14 Hope Terrace

Redundant chimneys proposed to be removed, repairs and improvements to fabric longevity

- Stone balustrade removal to No.14 Hope Terrace

Partial removal due to condition

- Design of the proposed extension to No.16 Hope Terrace

Slight increase in height to allow insulation upgrades and fenestration adjustments

- Additions to prevent falling from windows

Barriers installed to comply with building regulations

- Rain water ironmongery

Updated from consented grey to traditional black

- Stone / masonry cleaning

Proposed cleaning and methodology outlined

- Entrance gates from Hope Terrace

Gates and entrances adjusted to allow better circulation and car access/exit in a forward gear"

This [Design Statement](#) includes helpful illustrations to explain the proposed variations and the reasons for them.

Pages: **1**