

5B Hope Terrace EH9 2AP

Planning Application 18/04514/AMC

OBJECTION from Grange Association

14 September 2018

The Grange Association has reviewed application 18/04514/AMC and lodges this objection, taking into account the setting within the Grange Conservation Area of 5B Hope Terrace and the neighbouring properties.

We lodged an objection to the previous application 17/06025/AMC, which has been withdrawn. Our principal objection was to the materials proposed and we requested that they be changed to a more conventional stone material. We are therefore pleased to see that the applicants' revised proposals incorporate a stone façade for the ground floor elevation and we applaud this element of the revised design.

Our objection to the revised proposals therefore relates solely to the proposed first floor. We request that the applicants be asked to reconsider the solid-to-void ratio of the first floor front elevation and to amend the proposals accordingly. While we commented previously that we have no objection in principle to a modern design, any new development must be consistent with Policy Env. 6 of the Edinburgh Local Development Plan:

"Development within a conservation area or affecting its setting will be permitted which:

a) preserves or enhances the special character or appearance of the conservation area and is consistent with the relevant conservation area character appraisal"

The Grange Conservation Area Character Appraisal (GCACA) makes specific reference to the streetscape of Hope Terrace (page 23).

In assessing compliance with Policy Env. 6, the non-statutory guidance "Listed Buildings and Conservation Areas (March 2018)" states (page 24):

"The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make [the Conservation Area] significant." "Interventions need to be compatible with the historic context, not overwhelming or imposing."

The latest proposals would present an overwhelming unbroken façade of glass to the front elevation extending over the entire width. We recognise the ambition of the applicants to create a bold modern home with light open living space but the current proposals would be a shocking contrast to the typical solid-to-void ratios of neighbouring properties, including the modern villas such as No. 10 opposite. The proposed property would not demonstrate any consistency with the villa form of the street. Although there would be screening by trees in the summer months, the internal lighting of the property would create a public screenshow that would be alien to the Conservation Area. The GCACA, in describing boundary walls and streetscape (page 23), refers to *"the public face of the more secluded, private architecture behind."* The current proposals would be neither secluded nor private.

We do not wish to frustrate the ambition of the applicants to create a modern inspiring villa on this site but we do request that this rare opportunity to build a property on such a precious site should be afforded the highest quality and care in architectural innovation that will allow the modern property to sit comfortably within the Conservation Area and with neighbouring properties.

We request that the applicants be asked to reconsider the solid-to-void ratio of the first floor front elevation and to amend the proposals accordingly.

Grange Association
14 September 2018