



10 Gillsland Road, Edinburgh EH10 5BW

Planning Summary

Context

The site, extending to approximately 0.268 hectares (0.662 acres), comprises a traditional Victorian villa with associated garden ground set within the Merchiston area of Edinburgh. Any development proposals would be subject to the policies of the **Adopted Edinburgh Local Development Plan (LDP) 2016** and associated supplementary planning guidance.

Development Principles

The site is located within the **established urban area** where new development would be acceptable in principle subject to relevant wider policies in relation to specific proposals.

Heritage Considerations

The property is **not Listed** and there are no Listed buildings adjoining the site. However, the site is located within the **Merchiston and Greenhill Conservation Area** and is subject to the provisions of [LDP Policies ENV5 and ENV6](#) which restricts demolition of unlisted buildings and seeks new development to preserve or enhance the special character of the area and preserve trees, hedges, boundary walls, railings and other features that positively contribute to the character of the area. Development proposals must demonstrate high standards of design and utilise appropriate materials with applications being of sufficient detail to enable assessment of development impact upon the character and appearance of the area. Further guidance is provided within Edinburgh's [Listed Buildings and Conservation Areas supplementary guidance](#) (2016).

Housing Proposal Considerations

Proposals for new-build housing as an extension of the existing villa or within the garden ground would be subject to specific [housing policies](#), namely:

- LDP Policy Hou2 (provision of a **mix of house types and sizes** where practical)
- LDP Policy Hou3 (provision of adequate **private green space**; for flatted developments where communal provision is necessary a standard of 10m² per flat should be provided with 20% of total site area being useable greenspace)
- LDP Policy Hou4 (appropriate **density** relative to surrounding area, public transport accessibility etc)

- LDP Policy Hou6 (**affordable housing** amounting to 25% of total unit numbers should be provided for proposals of 12 units or more, including conversions, and should normally be on-site – however where less than 20 units are proposed, off-site contribution may be acceptable)

In terms of the illustrative proposals prepared by HFM Architects, Clarendon's objective professional planning view is that same are generally compliant with relative policy directives (subject to specific design considerations to ensure suitable scale, massing and height of the new-build element relative to the existing building) and conversant with other newbuild development within the area. Naturally, massing and residential amenity associated with the proximity of new build to the curtilage of the adjoining Orwell Lodge is a consideration. However, given the plot depth, it is considered that there is scope to achieve concurrent coverage should a greater standoff to the neighbouring building be considered beneficial.

Environmental Considerations

While the site is not subject of any Tree Preservation Orders, the site is within a Conservation Area which **protects against the loss of trees**. [LDP Policy Env12](#) also protects trees from development and promotes replacement planting where removal of trees is necessary.

Design Considerations

The design of any new development within the site (and conversion of the existing building) would be subject to compliance with [relevant LDP design policies](#) and [Edinburgh Design Guidance](#), which was recently approved in October 2017.

Relevant LDP design policies requiring consideration include Des1 (design quality and context), Des3 (development design, incorporating and enhancing existing and potential features), Des4 (development design, impact on setting), Des5 (development design, amenity), Des6 (sustainable buildings), Des7 (layout design), Des8 (public realm and landscape design) and Des12 (alterations and extensions to existing buildings).

Detailed design requirements and technical guidance is provided within the [Edinburgh Design Guidance](#). Car parking and cycle storage requirements are also set out within [LDP Policies TRA2-4](#).

Developer Contribution Considerations

In accordance with [LDP Policy Del1](#) (and in addition to affordable housing requirements noted above), any redevelopment of the site would be subject to developer contributions, for transport and educational requirements and potentially healthcare and greenspace provision. The 2017 Supplementary Guidance on [Development Contributions and Infrastructure Delivery](#) (which was submitted to Scottish Ministers in September 2017) provides the Councils most recent requirements. Confirmation of financial contributions per unit would be required via discussion with the Council.