

## **17 Bath Street Lane Portobello**

### **Design Statement**

#### **Site and Location**

The site is located in Bath Street Lane which is accessed from the South end of Bath Street in Portobello.

The site is located in the Portobello Conservation Area.

The site is vacant at present and is bounded by stone walls on the East Boundary and a single storey flat roof extension to the rear of the commercial premises on Portobello High Street on the South boundary.

The North and West boundaries are open to the Lane and are currently screened with Heras security fencing.

The site area is approximately 99m<sup>2</sup>.

Bath Street Lane is a mixture of garages and lockups of various sizes which are used for domestic parking / storage / light business use.

#### **History**

The site previously contained a workshop building extending to the boundaries of the site which had a pitched slate roof and gable ends with an eaves height of approximately 3.7m high and a ridge of approximately 6.4m high.

This building has since been demolished with only the East boundary walls remaining.

The site has been subject to previous planning applications with the most recent being granted in July 2007 for a work/live unit. (07/02120/FUL.)

#### **Proposals**

The application proposes the erection of a 2 bedroom / 2 storey live / work unit which will extend to the extremities of the boundaries of the site.

The development is similar in principal to the previously approved application although a different design approach has been taken to provide a decent level of living space for the domestic part of the unit.

The previous scheme was designed to reflect the profile and massing of the former workshop building which created sub-standard accommodation in terms of minimal headroom in the attic rooms being created.

The current design proposal is a flat roof and mansard arrangement to maximise the possible headroom internally to achieve a reasonable standard of living

accommodation for the upper part of the development. The massing and detailing of the proposed building will not conflict with the size and scale of the surrounding buildings.

The building has been designed with a more contemporary look and feel which would reflect other back land developments in the Portobello Conservation area, picking up on some of the form of the existing terraced workshop units whilst retaining a similar eaves and ridge height to the existing buildings. The overall height of the proposal is approximately 1.0m lower than the ridge of the former building.

The East boundary has been designed with a lowered eaves and sloping roof which is no higher than what the former building would have been to prevent any over shading of the rear ground of the High Street tenements.

Parking shall be provided in the workshop part of the development through a garage door on the West Elevation.

The proposed house has an external terrace space at first floor which will be screened from the adjacent properties with a parapet wall and timber fence to maintain privacy to the new property and the properties around it.

The existing masonry walls on the East boundary are to be retained, fitted with weather copes and made structurally sound.

### **Issues**

Due to the location of the site in a mixed use area, the proposed development would be provided with noise mitigation measures in order that any noise issues relating to the existing activity in the Lane would not cause any amenity issues to future occupants of the building.

The following noise mitigation measures would be taken:

Acoustic rated double glazed window to be fitted to the South and West Elevations. Windows are not to be fitted with trickle ventilators. Trickle ventilation to be provided by wall vents, ducted through the building to the rear terrace area using acoustic rated passive vents. No ventilation ducts to be taken through South or West Elevations.

To alleviate the need to open windows where background noise may be an issue, the lounge and bedrooms are to be provided with Sonair mechanical acoustic ventilators to provide adequate background ventilation whilst the windows are closed.

The above noise mitigation measures would ensure that the amenity of the property would not be adversely affected by ongoing activities in the surrounding lane.

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