

# **Cramond Place**

**May 2008**

**Development Brief**

## **Introduction**

This development brief sets out planning and design principles to guide any redevelopment of currently or recently owned land by the Ministry of Defence at Cramond Place. The principles should be applied to any proposals for intensification through demolition and subsequent new development. Other development (i.e. alterations, extensions, or garden ground development not involving demolition of existing houses) is outwith the scope of this brief.

The development brief covers a site that lies to both sides of Cramond Place, between Cramond Road North and Cramond Avenue (Figure 1). The site currently contains detached and semi-detached dwellings and garden grounds. There is an existing planning application to develop 11 townhouses on part of the site which the Council is 'Minded to Grant' (07/03978/FUL) (Figure 3).

The site is in an area of low density detached and semi-detached housing with gardens and mature trees, with three storey flats directly adjacent to the northern boundary and two storey terraced dwellings to the southern boundary (Figure 2).

## **Policy Context**

The development brief area is identified as part of the 'urban area' within the Finalised Edinburgh City Local Plan (ECLP, March 2007). The relevant policies within the ECLP should be referred to when reading and using this development brief.

Other documents which should be referred to when preparing or assessing proposals for new development include:

- North West Edinburgh Local Plan (1992).
- Edinburgh Standards for Sustainable Building (October 2006)
- Relevant Development Management Guidelines.

New housing development on the site is acceptable in principle subject to the principles in this brief. Uses which would have an adverse effect on the surrounding residential amenity would be inappropriate.

In accordance with ECLP Policy Hou 7 and Affordable Housing Development Management Guideline (June 2006), an affordable housing requirement would apply to any proposals for the development of 12 or more units. The payment of commuted sums in lieu of on-site provision may be appropriate where the total number of dwellings in an application is below 20.

## **Development Principles**

*Layout*

ECLP Policy Des 3 Development Design criterion f) requires development to provide active frontages along important thoroughfares to promote community security. Relevant buildings within the site should therefore be designed to front onto Cramond Road North and Cramond Avenue (Figure 5).

To allow for car parking, front gardens to houses on Cramond Place and Cramond Avenue should be 6m in depth. To enable safe access to Cramond Road North by cars the 'home zone' concept should be applied in front of the houses in line with ECLP Policy Des 4 Layout Design (Figure 5). Communal car parking should be provided in compliance with City of Edinburgh Council's Parking Standards (1999).

#### *Housing Type*

ECLP Policy Hou 2 Housing Mix aims to ensure that new development caters for growing families where practical. Family housing should be the predominant housing type within the site. This should have a minimum of 3 bedrooms, a private garden, and sufficient internal floorspace, including storage space, to accommodate the general requirements for family living.

#### *Building Form, Heights and Scale*

ECLP Policy Hou 4 Density requires an appropriate density of development that does not result in unacceptable damage to local character, environmental quality or residential amenity. The maximum density of development on this site should be limited to that associated with terraced housing (Figure 5).

ECLP Policy Des 3 criterion a) requires the height and scale of development to have a positive impact on its setting. In considering the context provided by the existing buildings, the height of new development should be no greater than 3-storeys (Figure 5). The buildings should be designed to ensure appropriate scale is achieved by careful design of the elevations and form.

#### *Materials*

ECLP Policy Des 3 Development Design criterion a) requires the use of high quality building materials that have a positive impact on the setting. The chosen materials should therefore reflect those of the relevant contemporary developments in the area. For example, if external walls are to be rendered, the render should be an acrylic based product in order to ensure that there is a minimum of expansion joints. If flat roofs are proposed, these should be finished in metal such as stainless steel, zinc or lead. Windows frames should be constructed from timber or metal. If stone is used, this should be natural stone. Synthetic materials, such as uPVC or reconstituted stone or slate should be avoided.

#### *Landscaping*

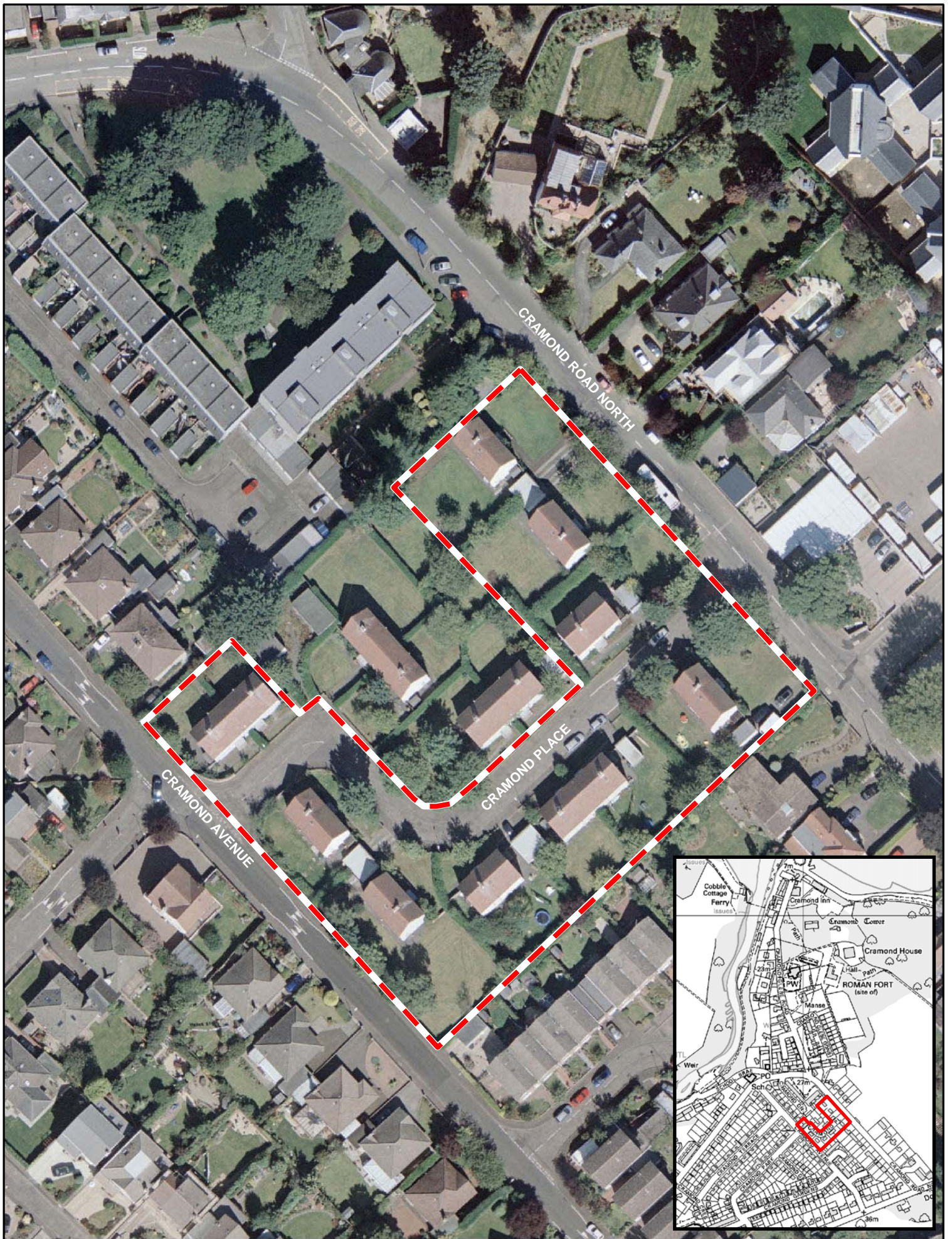
ECLP Policy Des 5 External Spaces requires natural features with the potential to enhance the quality and distinctiveness of the site to be successfully incorporated into the design. Urban trees characterise the wider residential area of Cramond and can be used to provide a setting for the buildings, boundaries and road sides. At least 1 semi-mature tree should therefore be planted in each front garden within the site to soften the visual impact of the terraced buildings (Figure 5).

### *Developer Interest*

Figure 4 shows developer interest as is currently known to the Council. Figure 5 shows the indicative layout of development if individual plots were to be amalgamated, although there is no current developer interest for this known to the Council.

### **Contacts**

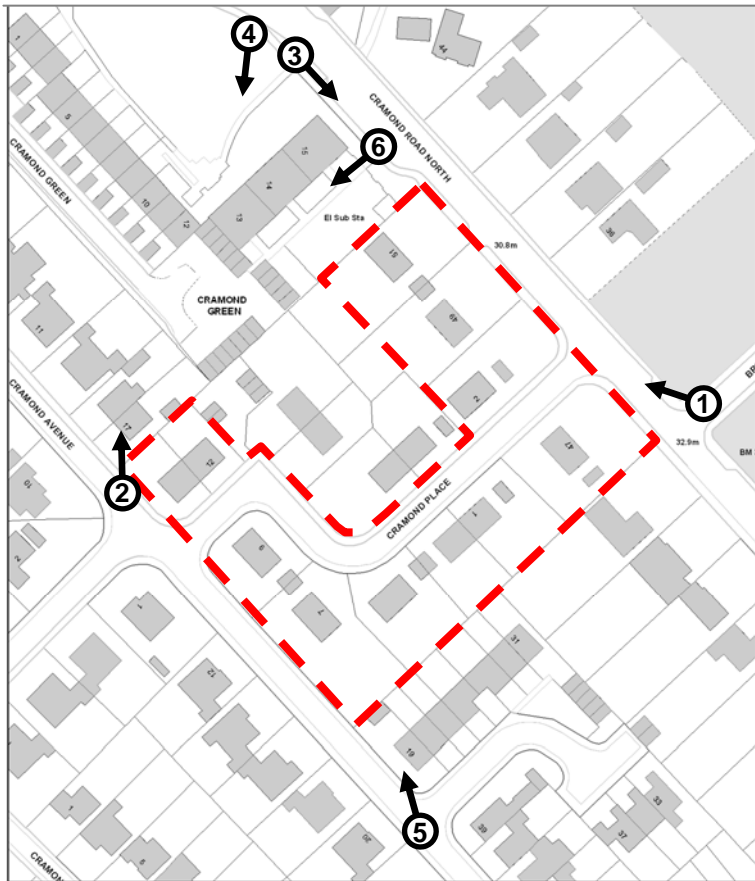
If you would like to request copies of this brief or have any queries, please contact Ian Tame (0131 529 6133) or David Givan (0131 529 3679). The brief can also be viewed online at [www.edinburgh.gov.uk/devbriefs](http://www.edinburgh.gov.uk/devbriefs).



**CRAMOND PLACE DEVELOPMENT BRIEF  
SITE BOUNDARY ON AERIAL PHOTOGRAPH & SITE  
LOCATION MAP**

**FIGURE 1**

**1:1000 @ A4**



**CRAMOND PLACE DEVELOPMENT BRIEF  
PHOTOGRAPHS OF AREA**

**FIGURE 2**

**1:2000 @ A4**



**CRAMOND PLACE DEVELOPMENT BRIEF  
EXISTING PLAN WITH APPLICATION 07/03978/FUL SHOWN**

**FIGURE 3**

**1:1000 @ A4**





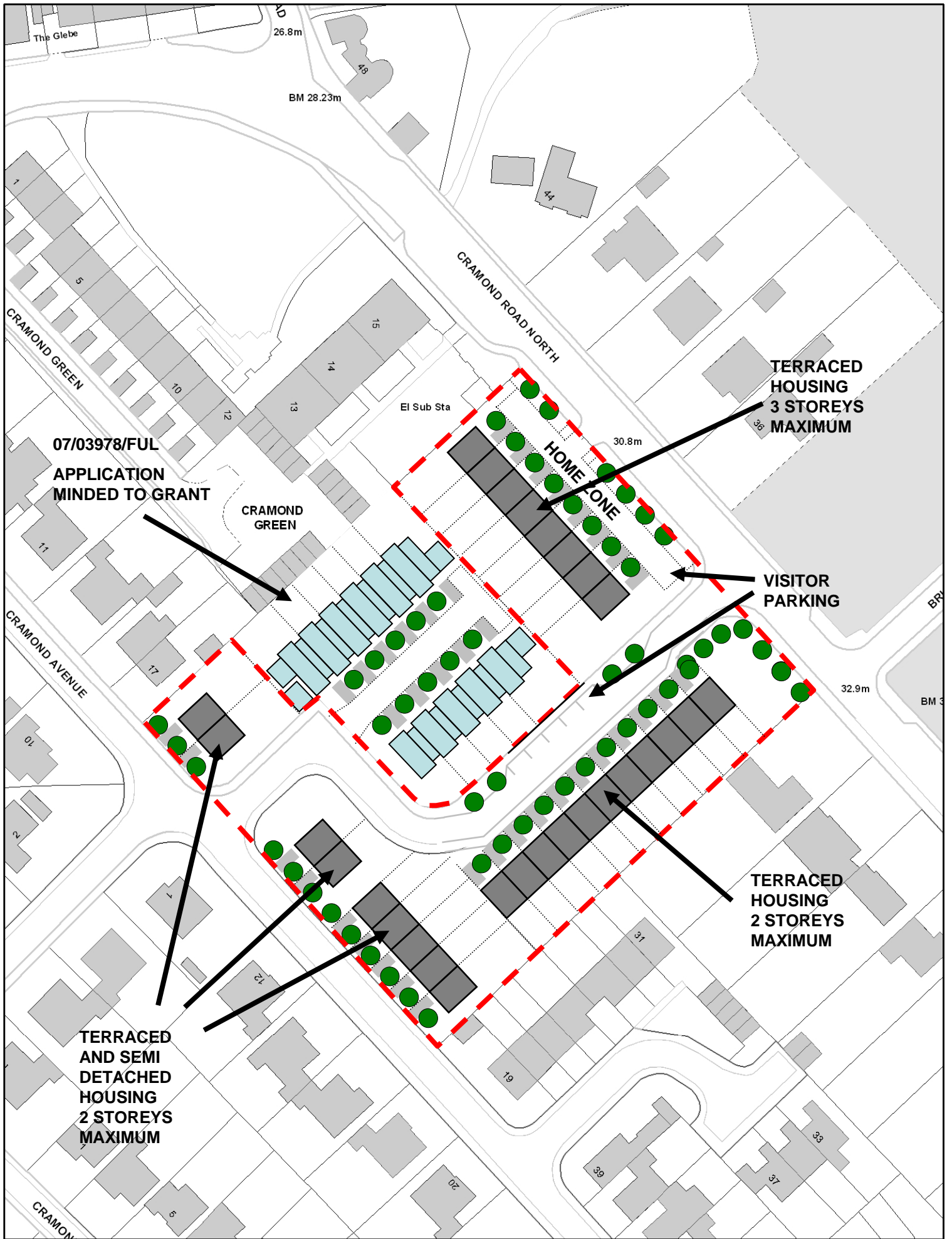
**CRAMOND PLACE DEVELOPMENT BRIEF  
INDICATIVE LAYOUT PLAN**

**FIGURE 4**



**1:1000 @ A4**





**CRAMOND PLACE DEVELOPMENT BRIEF  
INDICATIVE LAYOUT PLAN IN SCENARIO WHERE INDIVIDUAL  
PLOTS ARE AMALGAMATED**

**FIGURE 5**

**1:1000 @ A4**

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**This development brief sets out land use and design principles for its area.**

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