



INTRODUCTION

This Design and Access Statement has been prepared to accompany an application for Approval of Matters Specified in Conditions (AMSC) for a residential development at the former Corus Hotel site on Ferrymuir Gait. The site already benefits from an existing planning permission in principle for up to 125 new houses (ref: 14/01509/PPP).

The Design and Access Statement accords with the principles of PAN 68 (Design Statements). The document aims to clearly demonstrate how the conditions attached to the approved PPP have been addressed through the current design.

DESIGN TEAM

Architects / Masterplanners - EMA

Engineering Consultants – Bayne Stevenson Associates

Landscape Consultants – DWA Landscape Architects Ltd

Environmental Consultants – David R Murray

Archaeological Consultants – AOC Archaeology

Noise Consultant - Charlie Fleming Associates

Topographical Survey - Aird Geomatics





PLANNING CONDITIONS (15/01509/PPP)

CONDITION 1:

Before any work is commenced details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submissions shall be in the form of a detailed layout (including landscaping and car parking) and shall include detailed plans, sections and elevations of the buildings and all other structures.

Approval of Matters:

- a) design and external appearance of all buildings, open space, public realm and other structures;
- b) detailed site layout;
- c) boundary treatments (overall site and individual plots);
- d) car and cycle parking;
- e) detailed design of roads, footpaths and cycle routes;
- f) surface water management plan and SUDS;
- g) waste management and recycling facilities;
- h) full details of sustainability measures in accordance with Edinburgh Standards for Sustainable Building;
- i) existing and finished site and floor levels in relation to Ordnance Datum;
- j) external lighting, including floodlighting and street lighting, arrangements for the development;
- k) landscaping:
 - (i) detailed landscaping plan,
 - (ii) a schedule of all plants to comprise species, plant size and proposed number and density,
 - (iii) inclusion of hard landscaping details,
 - (iv) landscape management plan including schedule for implementation and maintenance of planting scheme:
 - (v) tree protection measures:
- l) Site survey (including intrusive investigation where necessary): and
- m) Archaeological evaluation up to 10% of the site.
- n) Access arrangements.

CONDITION 2:

The details of the matters specified in condition 1 pursuant to this permission shall be substantially in accordance with the Design Principles as defined in the Masterplan prepared by EMA Architecture and Design accompanying this planning application.

CONDITION 3:

Prior to the commencement of construction works on site:

- (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

CONDITION 4:

That the site layout to be submitted as part of the AMC application required under condition 1 above shall include full details of the location and design of the surface water drainage scheme to be installed within the application site and shall be submitted for the approval of the Head of Planning, and for the avoidance of doubt the scheme shall comply with the Scottish Environmental Protection Agency's (SEPA) principles of Sustainable Urban Drainage Systems (SUDS) and contain a surface water management plan.

CONDITION 5:

The maximum number of residential units on the site shall be restricted to 125 units.

CONDITION 6:

Prior to the commencement of any development, a detailed plan outlining the final design of all hard and soft landscaping including planting species, location and quantity; tree protection measures and a maintenance schedule shall be submitted to and agreed in writing by the Head of Planning.

CONDITION 7:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

CONDITION 8:

Prior to the submission of any AMC application, required under condition 1 above, a noise impact assessment which takes into account the noise from the neighbouring compound located at the western site boundary, shall be submitted and where necessary provide specific details of any required mitigation measures.

Any required mitigation measures shall be incorporated into any AMC application in accordance with the approved schedule, and documentary evidence to certify those works shall be provided, to the satisfaction of the Head of Planning

PLANNING CONDITIONS (15/01509/PPP)

CONDITION 1:

Before any work is commenced details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submissions shall be in the form of a detailed layout (including landscaping and car parking) and shall include detailed plans, sections and elevations of the buildings and all other structures.

Approval of Matters:

a) design and external appearance of all buildings, open space, public realm and other structures;

RESPONSE:

The design and external appearance of all buildings, open space, public realm and other structures has been submitted as follows:

Site layout - EMA has developed the site layout in accordance with the PPP and the relevant conditions

Building design - EMA has prepared plans and elevations of all proposed buildings proposed

Open space - EMA and David Wilson Landscape Architects (DWA) have developed the open space strategy and design

Public Realm - EMA DWA / Bayne Stevenson Associates (BSA) have developed the design for roads, footpaths, open space, public realm etc.

Detailed Landscape Proposals have been prepared by DWA Landscape Architects, providing planting schedule and full installation & maintenance specifications. Landscape layout takes into account the recommendations of Safeguarding of Aerodromes Advice Note 3 and allows for aesthetic as well as biodiversity enhancement throughout the site, with species rich wildflower meadow mixes used in open space, SUDS and boundary areas to minimise extensive amenity grassland.





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Approval of Matters:

b) detailed site layout;

RESPONSE:

The detailed site layout has been developed to incorporate comments made by the local community, the community council and the local authority. In our view this now more accurately reflects the principals of the original PPP.





PLANNING CONDITIONS (15/01509/PPP)

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Approval of Matters:

c) boundary treatments (overall site and individual plots);

RESPONSE:

The boundary treatments have been shown on the DWA Landscape Architects drawing 439.09.01b, 439.09.02b, 439.09.03b and 439.09.04b. This includes hedges to front gardens, walls to rear gardens and definition of public open space within the site.

Per BS 5837 2012: Trees in Relation to Design, Demolition & Construction, boundary trees are to be retained and protected. Any small-scale loss of existing material is suitably mitigated for by extensive tree planting as part of the proposals.



HEDGES



MASONRY WALLS



PLANNING CONDITIONS (15/01509/PPP)

CONDITION 1:

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Approval of Matters:

d) car and cycle parking;

RESPONSE:

The area is located within zone 3 of the parking standards guidance which requires 2 spaces for 4 rooms, 1.5 spaces for 3 rooms and 1 space for 2 rooms. These are maximum standards.

The detached houses are provided with 2 spaces each which are incorporated within driveways. The semi detached, townhouse and terraced properties have been provided with 1 space each. The private flats have been provided with 1 space each and the affordable flats have been provided with 7 no. spaces for 30 flats. This works out at a ratio of approx. 25%. 1 in 6 spaces are required to have the capacity to accommodate an electric charge point.

Cycle parking is provided within the private gardens / curtilage of the individual housing plots. 200% cycle parking has been included within the flatted blocks. For further details see SWECO Transport Assessment.

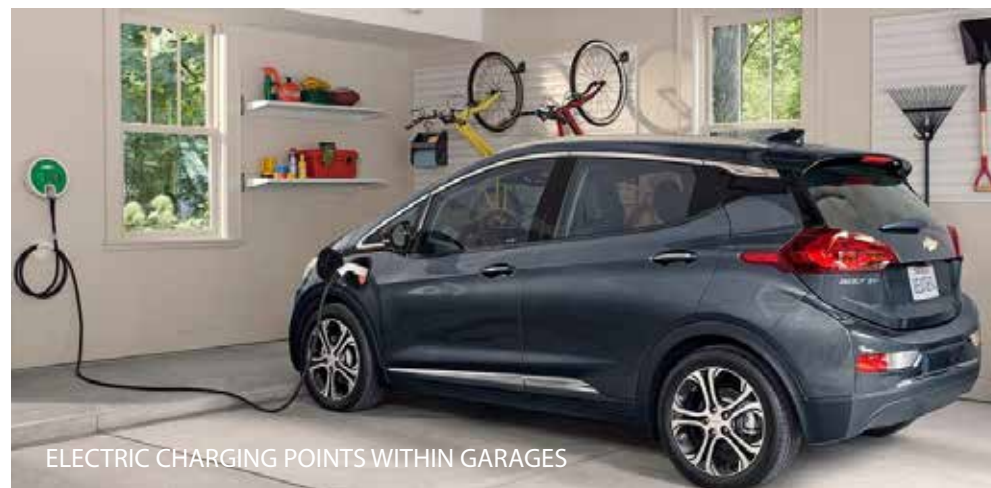
e) detailed design of roads, footpaths and cycle routes;

RESPONSE:

The site layout has been developed to incorporate appropriate roads, footpaths and cycleways. The east to west footpath connecting the existing settlement with the visitor centre has been reinstated within the latest design. Detailed road / footpath drawings have been provided by BSA Consulting Engineers drawing ref: J5096-001.



CYCLE PARKING WITHIN FLATS



ELECTRIC CHARGING POINTS WITHIN GARAGES

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Approval of Matters:

f) surface water management plan and SUDS;

RESPONSE:

A Surface Water Management Plan has been developed and submitted in support of the application by BSA Consulting Engineers. This includes the design of the SUDS basin shown at the lowest part of the site and in accordance with the PPP.

g) waste management and recycling facilities;

RESPONSE:

Refuse will be stored within the private gardens of the individual houstypes and presented at kerb side on collection days. Communal refuse storage is incorporated within the ground floor of the flatted blocks. This is shown on the EMA flat plan drawings 18027(PL)220 and 222.

h) full details of sustainability measures in accordance with Edinburgh Standards for Sustainable Building;

RESPONSE:

An updated S1 form has been prepared and submitted.



PLANNING CONDITIONS (15/01509/PPP)

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Approval of Matters:

- i) existing and finished site and floor levels in relation to Ordnance Datum;

RESPONSE:

The existing levels are shown on BSA drawing J5096-009. The proposed levels are shown on BSA drawing J5096-001rev.F. The levels are also shown on the EMA section drawings 18027(PL)015.





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Approval of Matters:

j) external lighting, including floodlighting and street lighting, arrangements for the development;

RESPONSE:

The street lighting design was carried out in support of the previous layout. This is currently being updated to reflect the latest layout and will be submitted in support of the application.

k) landscaping:

- (i) detailed landscaping plan,
- (ii) a schedule of all plants to comprise species, plant size and proposed number and density,
- (iii) inclusion of hard landscaping details,
- (iv) landscape management plan including schedule for implementation and maintenance of planting scheme:
- (v) tree protection measures:

RESPONSE:

The landscape design has been carried out by DWA Landscape Architects. See drawings 439.09.01b, 439.09.02b, 439.09.03b and 439.09.04b. This includes detailed landscape, planting schedules, maintenance plan and tree protection. Hard landscape materials are shown on EMA drawing 18027(PL)010L. Trees on site and adjacent to property have been the subject of Tree Survey. Per BS 5837 2012: Trees in Relation to Design, Demolition & Construction, boundary trees are to be retained and protected. Any small-scale loss of existing material is suitably mitigated for by extensive tree planting as part of the proposals.



STREET LIGHTING DESIGN TO BE PROVIDED



GREEN CORRIDOR RE-INTRODUCED

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Approval of Matters:

l) Site survey (including intrusive investigation where necessary): and

RESPONSE:

The site survey has been carried out by David R Murray Consulting Engineers and is submitted in support of the application. We have also submitted confirmation from David R Murray that the report is still valid.

m) Archaeological evaluation up to 10% of the site.

RESPONSE:

The applicant has undertaken the archaeological work required by this condition including a 10% evaluation of the site. A report was undertaken and submitted by AOC Archaeology and this condition has been formally discharged by the local authority.

n) Access arrangements.

RESPONSE:

The access arrangements to the site are in line with the approved PPP. Adopted access will be provided from Hugh Russell and Henry Ross Place in the east. The applicant will also utilise a 3rd access point from Ferrymuir Gait which is reflected in the Transport Assessment prepared by SWECO. It is likely the majority on vehicles accessing the site will do so from Ferrymuir Gait.



PLANNING CONDITIONS (15/01509/PPP)

CONDITION 2:

The details of the matters specified in condition 1 pursuant to this permission shall be substantially in accordance with the Design Principles as defined in the Masterplan prepared by EMA Architecture and Design accompanying this planning application.

RESPONSE:

The new layout more accurately reflects the requirements of the PPP including the original access point. It is intended to provide a 3rd point of access from Ferrymuir Gait which is included within the Transport Assessment.

CONDITION 3:

Prior to the commencement of construction works on site:

- (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

RESPONSE:

As per condition 1. (I) the site survey has been carried out by David R Murray Consulting Engineers and is submitted in support of the application. We have also submitted confirmation from David R Murray that the report is still valid.

David R Murray and Associates



**CORUS HOTELS LIMITED
PHASE I DESK STUDY APPRAISAL
FORMER FORTH BRIDGES HOTEL
SOUTH QUEENSFERRY, EDINBURGH**



E10034/DWH/NJH

October 2013

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PLANNING CONDITIONS (15/01509/PPP)

CONDITION 4:

That the site layout to be submitted as part of the AMC application required under condition 1 above shall include full details of the location and design of the surface water drainage scheme to be installed within the application site and shall be submitted for the approval of the Head of Planning, and for the avoidance of doubt the scheme shall comply with the Scottish Environmental Protection Agency's (SEPA) principles of Sustainable Urban Drainage Systems (SUDS) and contain a surface water management plan.

RESPONSE:

As per condition 1. (f) A Surface Water Management Plan has been developed and submitted in support of the application by BSA Consulting Engineers. This includes the design of the SUDS basin shown at the lowest part of the site and in accordance with the PPP. This has been designed in line with SEPA and Scottish Water guidance.



CONDITION 5:

The maximum number of residential units on the site shall be restricted to 125 units.

RESPONSE:

The number of residential units on the site is 124.

CONDITION 6:

Prior to the commencement of any development, a detailed plan outlining the final design of all hard and soft landscaping including planting species, location and quantity; tree protection measures and a maintenance schedule shall be submitted to and agreed in writing by the Head of Planning.

RESPONSE:

As per condition 1. (k) the landscape design has been carried out by DWA Landscape Architects. See drawings 439.09.01b, 439.09.02b, 439.09.03b and 439.09.04b. This includes detailed landscape, planting species, location and quantity, tree protection and maintenance schedule. Hard landscape materials are shown on EMA drawing 18027(PL)010L



PLANNING CONDITIONS (15/01509/PPP)

CONDITION 7:

No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis & reporting, publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

RESPONSE:

As per condition 1. (m) the applicant has undertaken the archaeological work required by this condition including a 10% evaluation of the site. A report was undertaken and submitted by AOC Archaeology and this condition has been formally discharged by the local authority.

CONDITION 8:

Prior to the submission of any AMC application, required under condition 1 above, a noise impact assessment which takes into account the noise from the neighbouring compound located at the western site boundary, shall be submitted and where necessary provide specific details of any required mitigation measures.

Any required mitigation measures shall be incorporated into any AMC application in accordance with the approved schedule, and documentary evidence to certify those works shall be provided, to the satisfaction of the Head of Planning

RESPONSE:

A noise impact assessment has previously been carried out by Charlie Fleming Associates and has been submitted in support of the application. This report has been updated to reflect the latest layout.







CONCLUSION

The proposals are in accordance with the current PPP application which establishes the principle of residential development on the site. In summary:

The development will deliver 123 new homes with a mix of types including 1 and 2 bedroom flats to 4 and 5 bedroom family homes

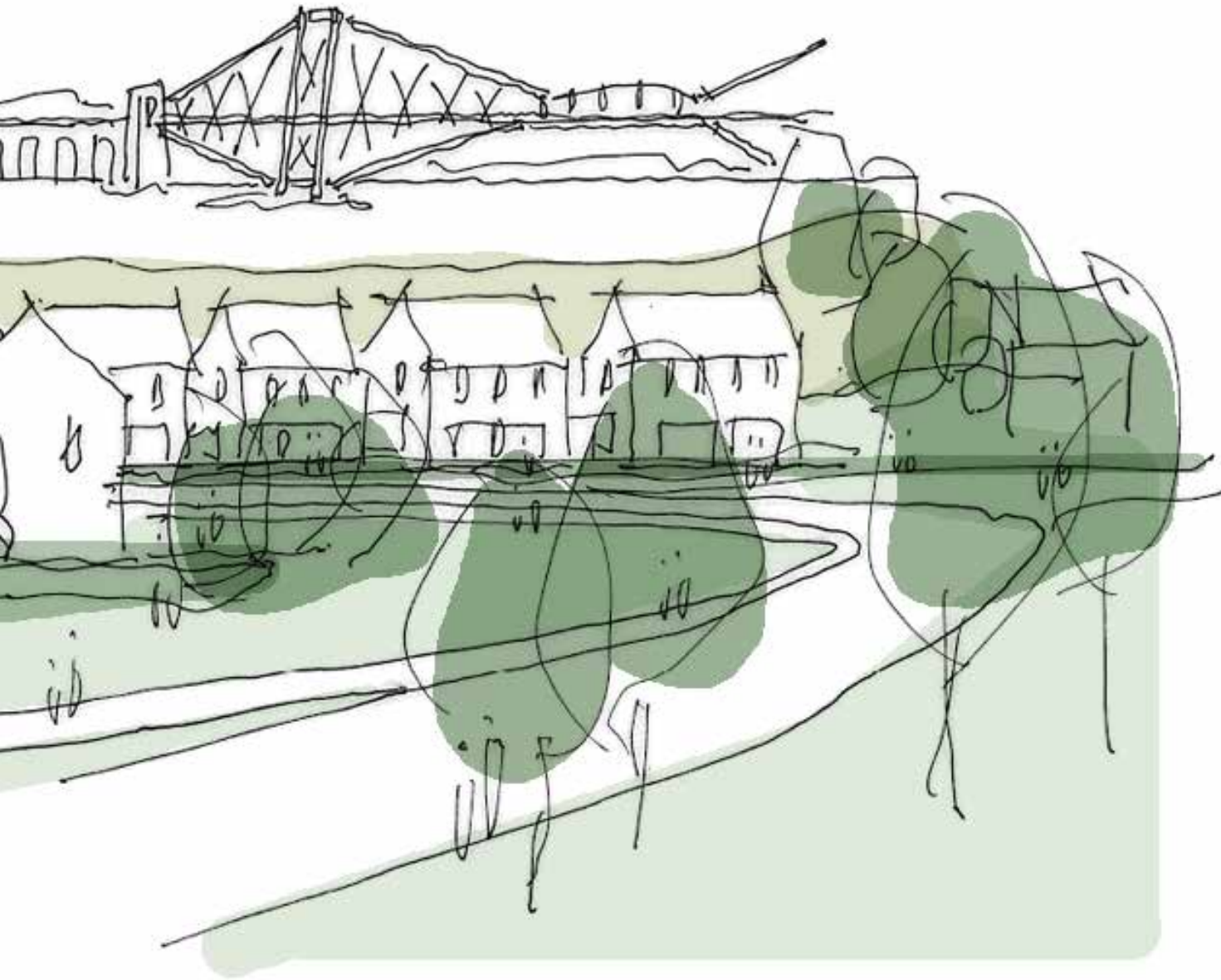
The proposal also includes 25% affordable housing

The proposal is in accordance with Edinburgh Design Guidance and national planning guidance such as Creating Places and Designing Streets

The layout responds to the challenging landscape constraints, including topography and will provide excellent views over the Forth and towards the existing bridges

The new neighbourhood will provide new footpaths through new open space connecting the visitor centre and the site with the existing town and surrounding residential neighbourhoods

The new houses will finally ensure that a disused and derelict site within the important settlement of South Queensferry is brought back into use and will provide new homes for existing and new residents of the town.



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