

# 11 Rosefield Street **Action** Group

## **What is the proposal?**

To DEMOLISH the existing house, sited within the Portobello Conservation Area, and replace it with a new build. No.11 Rosefield Street occupies a strategic site at the head of the cul de sac, providing a focal point in the street and, while differing from neighbouring properties, contributes to the rich variety of architectural styles in the area.

## **Why does it have to be demolished?**

The owner *claims* that the property is in extremely poor condition and is in danger of falling into the Figgate Burn. No proof of this has been offered. The fact is that the building has been neglected for many years and the current owner has made only cosmetic repairs. It is not disputed that the house is damp and has a leaking roof, but such problems are commonplace in older properties and can easily be remedied.

## **What is the history of the property?**

No. 11 is listed in the Census Return of 1871 but may be older. The current owner, Terry Thomson 'inherited' the property in June 2002 for £50,000. He subsequently let it out to an extremely anti-social tenant, who caused considerable distress to his neighbours. Around 2005 the property was put on the market but the sale fell through, presumably on survey. In a paper exercise, Mr Thomson sold the property to his partner, Ms Cairns for £90,000 in January 2011.

## **What would replace it?**

It's replacement has been described as:

**"An ugly box. A crap mix of pseudo-Georgian detailing, sub-Victoriana fenestration, with a clumsy terrace slapped on the side."**

The terrace is at first floor level. It's huge - 6.4 x 3.5 metres. It could easily be used as a venue to host parties, BBQs etc on Summer evenings and would overlook properties on Rosefield Street and Adelphi Place.

The applicants state that they intend to use the house as a family home but it is more likely that it will be sold on.

## **What effect would demolition/re-build have on local residents?**

Considerable. Rosefield Street is a narrow cul de sac with very limited and difficult access. The process of demolition/re-build will take many months, during which time parking will be severely restricted and residents can expect a great deal of noise, dust, general inconvenience and potential danger. The only access for the plant and heavy goods vehicles required will be via Brighton Place, Rosefield Place, Rosefield Avenue and Rosefield Street, so anyone in that vicinity is likely to be inconvenienced.

### **Isn't it unusual to demolish a house within a Conservation Area?**

Extremely, and that is one reason why there will be a lot of opposition to the application. It has implications for everyone living in the Conservation Area, in Portobello and beyond.

### **Where can I view the plans?**

The plans are available to view online. Just type this into your browser:

**citydev-portal.edinburgh.gov.uk**

Click on 'View planning applications online'

Click on 'Application Search'

In the 'Application Reference' field type 11/01828/FUL

Click on 'Click to view'

Click on 'Associated Documents'

### **How do I object to the application?**

Please read the separate leaflet, 'How do I object?'

### **What is the deadline for objections?**

The deadline has been confirmed by the case officer as Friday 22 July. If you are going on holiday, please make sure that you attend to this first. You won't have another opportunity.

### **Who else is objecting?**

This is a big issue and we have help on our side. Confirmed so far:

Portobello Community Council

Brighton and Rosefield Residents Association

The Cockburn Association (The Edinburgh Civic Trust) and Portobello Heritage Trust have both been alerted to the application and while Portobello Amenity Society has not yet discussed the application, it is expected that they too will object.

### **What else can I do?**

Get your partner to object. Get your friends and neighbours to object. Use any distribution lists or social networks you have. Post on your Facebook page. Speak to, email or write to your local councillors, MP or MSP. We have one chance to stop it. Let's do everything that we possibly can.

Bob Jefferson

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