



Speaking for Scotland's Buildings

Service Manager - Planning
East Lothian Council
John Muir House
Haddington EH41 3HA

12 May 2017
Your Ref: 17/00285/P
My Ref: 17.11 [EH42 1LA]
Allied case:

Dear Sir

Thank you for giving the Society the opportunity to comment on the following planning application.

17/00258/P Hillside Hotel, 3 Queens Road, Dunbar EH42 1LA

OBJECTION

Proposal: extension to the building.

The Society objects to the proposed new 3-storeys extension at the NW corner of the hotel, facing onto East Links Road, and abutting a 3-storeys dwelling house, with its rear window-wall set back from that road. This is due to the depth of the proposed new extension, as, both hotel and adjoining house being prominent traditional but unlisted buildings in the designated Dunbar Conservation Area, it is desirable to preserve or enhance the character and amenity of the buildings.

Originally three adjoining houses of similar depth, the eastern two Gothic style houses when they became a hotel had built out a parallel storied rear service range at the lower level along East Links Road, incorporating their two rear wings. They are planned with an internal corridor along the back of the two old houses at each level, ventilated by windows at each end, to prevent cooking smells permeating the hotel. For this reason, the rear range's west end stopped short of blocking the rear window of the hotel dining room [now the 'lounge bar'], both preserving its through ventilation, and the daylight of the present living kitchen of the house next door. The current proposal to extend this rear service range would block existing hotel windows on each floor level, with untested damage to the interior environment of the hotel, and would greatly harm the amenity of the adjoining house by blocking daylight from its rear windows. To draw attention to this un-neighbourly proposal the designer wishes to have this slightly recessed infill tower, built in any facing brick the planning authority cares to choose, with the top storey disguised as a slate 'Mansard' roof. This extension would fail to preserve or enhance the character of the building, or the special character and amenity of the conservation area.

The Society firstly objects to the proposed choice of brick as the material to face the exterior of both exposed faces of the extension; which would be a material foreign to the traditional character of the Dunbar Conservation area, and clearly unsuitable for an alteration in this prominent context. Real natural stone walling could be more appropriate. Secondly, a so-called 'Mansard' roof clad in slates on both the N and W faces of the extension is proposed to rise higher than the existing roof of this rear range of the hotel for no obviously apparent operational reason. The near-vertical angle of this 'roof' would act as a wall at its western end, which with this added height, effectively would cut off the daylight now enjoyed by the nearest windows of the two lower floors of the house next door. The proposed new extension would substantially and materially restrict the light now received by this adjoining house in the vertical plane, and its new projection on plan would restrict the light now received horizontally by the house.

Drawing 'pl-02' shows existing and proposed plans. The extension at the NW corner, in green, is named 'manager's office' on the Ground Floor as proposed, but there is also another, larger, 'manager's office' proposed at the NE corner of the rear range, where it exists at present. There appears to be no desperate

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need for the extension at present, and perhaps the small yard at the NW corner should best be left undeveloped in order to provide adequate daylight for the adjoining house next door, set back a little from the road, as well as acting as a light-well for windows on each floor of the hotel. Drawing 'pl-04' is a misleading diagram, because a 'Mansard roof' of the proposed extreme steepness would count as a 'wall' for regulations, and its 45degree shadow would cover the entire window affected. This application should be dismissed as harmful to the character and amenity of the Dunbar Conservation Area.

Yours

Sarah