



## Speaking for Scotland's Buildings

*This comment was submitted by the AHSS Forth & Borders Cases Panel via an online planning portal*

**Council:** City of Edinburgh

**Application reference:** 21/00991/FUL

**Address:** 27 Arthur Street Edinburgh EH6 5DA

**Date AHSS comment submitted:** 2<sup>nd</sup> April 2021

The AHSS Forth & Borders Cases Panel has examined the proposals at 27 Arthur Street, and we object to some elements of the proposals as follows:

The proposed development does not pay special attention to the character and appearance of the conservation area in that part of the city. In terms of scale and design characteristics, the proposed building represents a large development that compromises the coherency of the historical plot organisation at Arthur Street and Leith Walk.

Both the height and the footprint of the proposed development would dominate Arthur Street urbanscape and disturb its natural evolution and connection with the past. Moreover, the proposed flat roof does not fit the roofscape of the conservation area that is mainly shaped by the traditional slated pitched roofs. This suggested development conflicts with Edinburgh's Conservation Area guidance (Feb 2019), p24 of which states: "The aim should be to preserve the spatial and structural patterns of the historic fabric and the architectural features that make it significant.."

Collectively, the proposed development does not preserve or enhance the character and appearance of the conservation area.

In specifics, a development of this width and height here is not characteristic of this essentially lower-level district, and a lower level is required. The origin of the SE portion of the site as rear gardens should be reflected in their use as primarily green space for the development, with any development on this portion of the site being lower than presently proposed.

At present, the proposal does not meet with Council guidance and will diminish the character of this conservation area. We, therefore, object to this proposal as it stands.