

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: 21/00415/LBC

Address: 28 Corstorphine Road, Edinburgh

Date AHSS comment submitted: 5th March 2021

The AHSS Forth & Borders Cases Panel has examined this application and would like to object to some of the proposals which will significantly diminish the historical and architectural interest of the property.

This B-listed 1866 Neo-Jacobean gate lodge to Torwood House belongs to the distinctive "country house" sub-area within the wider conservation area. Its most significant facades are those to the road, with an ornate original cast iron fence, and symmetrical dummy arrow-slit windows; and the driveway side, where the simple porch is enlivened by the gable end to the left, and the finial to the right. These are the elements our objections focus on retaining.

1) We object to the creation of a new entrance between the enclosed garden, and the proposed glazed porch. There are also no details given of how the new entrance is to be successfully made in the existing ashlar wall.

2) We object to the new porch entrance, as this destroys the blind arrow-slit and further disturbs the existing symmetry. Again, there are no details as to the proposed method, but even one which replicated historic detailing to the new rybats would not be suitable for this location. The new door design is also unsuitable for a public-facing facade of a B-listed building.

3) We object to the proposed glazed porch infill as it would detract from the character of the building. Without the glazed porch, none of the disruptive elements in points 1-2 would be necessary, and there already exists a porch internally, so this is simply not needed.

Overall, these proposals would significantly detract from the existing quality of this building, and do not show sufficient understanding of its importance. We look forward to revised proposals which omit the damage to the front elevation and the porch elevation.