



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: 21/03621/CON and 21/03620/FUL

Address: 358-364 Morningside Road, Edinburgh

Date AHSS comment submitted: 5th August 2021

The AHSS Forth & Borders Cases Panel have examined this proposal and object to the following elements:

1) The height of the replacement building. In accordance with Edinburgh City Council guidance (Listed Buildings and Conservation Areas, 2019), new developments in Conservation Areas should preserve the spatial and structural patterns of the existing historic fabric. Any new building height should be lowered to match the height of the neighbouring buildings. In this case, as those are of different heights, the eaves line should be taken from the lower building, with any roofline no higher than the higher building.

The design of the proposed building should also match the floor levels of the neighbouring building in its front fenestration, a precedent set in other infill replacing previous older buildings on sites where neighbouring sites had the same floor levels.

2) The demolition and complete eradication of the partial historic façade. As this is a characterful feature, this should be retained or rebuilt within the proposed design, preferably including the lost section.

Cumulatively, these elements would result in a loss of historic character and have a negative visual impact on the Conservation Area. We therefore object to these elements of the plan.