



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: 21/00248/CON and 21/00246/FUL

Address: 50 Pilrig Street Edinburgh

Date AHSS comment submitted: 19th February 2021

The AHSS Forth and Borders Cases Panel has examined this proposal and we object to some of the elements of the intended reconfiguration:

1. The proposal is to demolish a single house and to replace this with a block consisting of 9 flats with a total of 19 bedrooms. The resulting scheme is overdevelopment of the site.
2. Any new development should be within the footprint of the existent building. The proposal is to build the north-west gable on the boundary. This façade should respect the established building line on Dryden Street. The proposal would significantly increase the perceived massing and will detrimentally impact the conservation area.
3. Although the proposed building does not extend further back than the existing building, the current outshot is a single storey construction. The proposal is four storeys plus a roof terrace, resulting in a building which is double the depth of neighbouring properties. This will further increase the perceived massing of the building and will detrimentally impact the conservation area.
4. The size and alignment of main door on the principal façade should be in-keeping with neighbouring properties.
5. The dormer windows are not traditionally detailed and would be detrimental to the conservation area.
6. The proposed roof light windows to the uppermost floor should be aligned centrally with the windows below.
7. The proposed principal façade should incorporate string courses to match those at 46 & 48 Pilrig Street.
8. The proposed windows to the left and right bays should be of a matching formation and design. The windows to the right are lower and have a surround detail which disrupts the rhythm of the streetscape.
9. The proposal is sited on a corner plot which is visible from several streets. The roof terraces to the third and fourth floors would be visible from several vantage points and increase the visual height of the building.

These elements of the proposal contradict Edinburgh Council guidance and conflicts with the Local Development Plan policies ENV 4 and ENV 6 and we therefore object to these proposals.