

Speaking for Scotland's Buildings



This comment was submitted by the AHSS Highlands & Islands Cases Panel via an online planning portal

Council: Fife

Application reference: 20/03157/LBC

Address: Albert Hotel 25 Main Street North Queensferry

Date AHSS comment submitted: 4th March 2021

The AHSS Forth and Borders Cases Panel has concerns about some of the proposed works.

- 1) The rear elevation is highly visible from many parts of the public realm. The proposed balconies and associated lowered windows do not preserve or enhance the character of the listed building, instead being incongruously modern, and should be entirely omitted. Glass balconies have no place on a traditional building, as they reflect the light and are landscape in orientation, conflicting with the portrait windows. The existing rear façade already has ample window provision, and new windows should only be inserted where they have previously been blocked. In the single example of a blocked door, a traditional non-glass balcony might be appropriate.
- 2) The enlargement of the dormers creates windows that are landscape orientation, despite the insertion of sashes. This is a modern window style, and again compromises the existing character. These should be left as-is.
- 3) Internally the ground floor rearrangements involves considerable loss of plan, which may affect internal features. This should be better justified, and avoided if possible.