



thecockburnassociation

Edinburgh's Civic Trust

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Dear Elaine Watson

15/05715/FUL | Mixed use development comprising flats, student accommodation, hotel, arts facility and class 1, 2 and 3 uses, involving the erection of new buildings, alteration of existing buildings, partial demolition and change of use of ground floor of existing tenement building | 6, 8, 13, 15, 18-20, 21, 28 King's Stables Road 2 Lady Wynd Edinburgh EH1 2JY

The Cockburn Association has considered the proposals and makes the following objections.

For a mixed use development site there is little residential provision and too much emphasis on large blocks of student accommodation and hotels making the composition unbalanced in terms of use and structure. A public housing scheme on this site would be visionary but instead with have yet more hotel and student accommodation proposed for the city centre. The high proportion of student housing in the city centre is an ongoing concern.

A character of the old town is its layering roofscape. With views from the castle looking down onto the site the roofscape design is fundamental and must refer to the surrounding pitched roofs and gables. The massing and design of the proposed buildings are at odds with the character of the conservation area and World Heritage Site. The new buildings should follow the tenemental scale of the existing buildings and reflect more of the historical context of the area. There is a boxiness as the buildings rise towards the A listed King's Bridge to the west of the development.

Despite extensive consultation the proposals fall short of the development brief and pay little attention to the feedback received.

We object to the proposals in their current form citing the council's policies DES 1, 3 a/b/d, 10, 11 and ENV 1, 3, 6.

Yours sincerely

Marion Williams
Director

President: Sir Sandy Crombie
Chair: Rt Hon Lord Brodie

Registered Charity: SC011544

Treasurer: Robert Cowan
Director: Marion Williams