



## the**cockburn**association

Edinburgh's Civic Trust

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Carla Parkes  
Planning Officer  
City of Edinburgh Council

[carla.parkes@edinburgh.gov.uk](mailto:carla.parkes@edinburgh.gov.uk)

Dear Carla Parkes,

### **APPLICATION REFERENCE: 14/04962/ful, 14/04963/con, 6 - 8 Market Street Edinburgh**

The Association has reviewed the above proposals and wishes to make the following objection.

The scale and design of this development are inappropriate for a prime site in the heart of the Old Town Conservation Area and World Heritage Site. The North facing elevation of Cockburn Street, built as a City Improvement Scheme in the 1860s, is quite unique for its era with its charming Scots Baronial features. These features were designed to be seen from Market Street, the Waverley valley and beyond. The view of these buildings, particularly of the characterful drum stair-case with conical roof and the crow stepped gables, will be lost. The old town has a layered silhouette, the buildings are visible behind each other as they rise up the ridge of the town. If this building is too high, it hides the rear of the Cockburn Street tenements spoiling this layered, rising, townscape which is unique to Edinburgh.

Here is a double OS map image of the Market Street area before (1849) and after (1876) the construction of Cockburn Street. See how much 'green' or open space there was originally.



And here is an image of the towering tenements seen from Waverley Bridge. It is really important that the rook line of whatever is built is not higher than its right hand neighbour as you face the plot.



The building as proposed has too deep a plan and causes unacceptable loss of privacy and daylight to the properties on Cockburn Street. Long term residential communities in the city centre contribute to the vitality of Edinburgh and should be supported through the planning process. The hotel windows are too close to existing domestic properties to satisfy the CEC's daylighting and privacy standards. Whilst these can be relaxed in special circumstances - it is only where the urban context warrants it due to historic building patterns which contribute positively to townscape - not the deep plan type proposed here. We would welcome an increased area of green space to the south of this building rather than the (mostly paved) area proposed. This would go some way to alleviating the concerns of residents on Cockburn Street and restore some of the green spaces that were surprisingly common in this area of the old town prior to 1849 (see map). The green space currently existing is a welcome oasis, the proposed green area is insufficient.

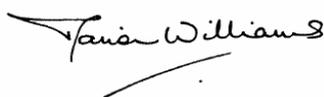
The building proposed presents an odd juxtaposition of verticality similar to that seen in the SOCO development on the Cowgate, it is alien to the Old Town architecture and with its busy style fails to reflect the original feus. It has no relationship to the area and would fit comfortably next to the ill-fitting housing on the corner of Eyre Place and Dundas Street! It needs to retain a horizontal emphasis to the design to be in keeping with the setting, not an artificial, bland design. The roof top is a distraction.

The massing is too big making it an overdevelopment of the site. We would prefer to see the original, once listed, building retained and a new and sympathetic development built into the gap site.

The proposed hotel abuts the City Art Gallery to the East. We would rather see Anchor Close reinstated and elongated down to Market Street as it once existed (the close is recorded as Fowler's or Foular's Close in 1521). The closes which run from the High Street to Cockburn Street and Market Street add vitality and spatial richness to the Old Town and are characteristic of the area. The opportunity to provide a public route through the middle of the site should not be lost. We would therefore encourage the building to respect the original property lines. This would increase pedestrian flow up to Cockburn Street from the railway station and also help reduce the bulkiness of the development.

We regret the decision to dispose of this site for a non-Arts use, it was purchased for that purpose and with the Fruitmarket Gallery known to be seeking extended facilities it would provide a solution that would possibly retain the, once listed, warehouse. This would preserve a fragment of the Old Town's industrial past whilst restoring a Victorian warehouse that adds clear aesthetic value to Edinburgh's cityscape. The other half of the site could then be developed to a sympathetic scale. The Cockburn Association considers that an overall strategy for cultural buildings must be put in place before the City considers any further land sales.

Yours sincerely



Marion Williams  
Director