

## PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 9th March 2022

Contact: Paul Duncan ☎ 01835 825558

Ref: 22/00371/FUL

### PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 30th March 2022. If further time will be required for a reply please let me know. If no extension of time is requested and no reply is received by 30th March 2022, it will be assumed that you have no observations and a decision may be taken on the application.

**Please remember to e-mail the DCConsultees Mailbox when you have inserted your reply into Idox.**

**Name of Applicant:** Mr and Mrs Craig Fletcher

**Agent:** IRD Design Ltd

**Nature of Proposal:** Alterations and extension to dwellinghouse

**Site:** 17 George Street Eyemouth Scottish Borders TD14 5HH

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**CONSULTATION RESPONSE TO  
PLANNING OR RELATED APPLICATION**

<b>Comments provided by</b>	<b>Officer Name and Post:</b> Keith Elliott Archaeology Officer	<b>Contact e-mail/number:</b> <a href="mailto:Keith.Elliott@scotborders.gov.uk">Keith.Elliott@scotborders.gov.uk</a> 01835 824 000 ext 8886
<b>Date of reply</b>	17.03.2022	<b>Consultee reference:</b>
<b>Planning Application Reference</b>	22/00371/FUL	<b>Case Officer:</b> Paul Duncan
<b>Applicant</b>	Mr and Mrs Craig Fletcher	
<b>Agent</b>	IRD Design Ltd	
<b>Proposed Development</b>	Alterations and extension to dwellinghouse	
<b>Site Location</b>	17 George Street Eyemouth Scottish Borders TD14 5HH	
<p><b><i>The following observations represent the comments of the consultee on the submitted application as they relate to the area of expertise of that consultee. A decision on the application can only be made after consideration of all relevant information, consultations and material considerations.</i></b></p>		
<b>Background and Site description</b>	<p>This application is composed of two component parts relating to the existing house and garage of Number 17 George Street, Eyemouth. The house is located within the core of Eyemouth town, in the rabbit warren of streets and buildings between High Street and the coastline, and the town itself literally on the very northeastern edge of the Scottish Borders area.</p> <p>This archaeological consultation has been triggered by the application being located in the surrounding of entries recorded by the Scottish Borders Historic Environment Record (HER). These include the historic buildings of the area.</p> <p>This follows on from a previous application (21/01690/FUL) that the Scottish Borders Council Archaeology Service was consulted upon last year. In essence for that below, there are no changes for the earlier conditions that were proposed recommended earlier.</p>	
<b>Key Issues (Bullet points)</b>	<ul style="list-style-type: none"> <li>• Impact upon the known historic building</li> <li>• Impact upon the potential archaeological features and deposits in the garage alterations</li> <li>• Location of the development proposal</li> <li>• Significance of the archaeological and historical features</li> </ul>	

## Assessment

This application has been assessed against the Scottish Borders Historic Environment Record (HER) as the on-going record of all known archaeological and historic findspots, sites and landscapes across the area that are known, recorded and mapped. Currently there are over 23400 entries in the records so far, but this number is always increasing and with new information being added, at times to better, existing entries.

### Background to the site

The house and outbuildings are shown by the Ordnance Survey first edition of mid-19<sup>th</sup> century date, when much the same rabbit warren of irregular blocks and streets also shown. However the history of Eyemouth is much earlier than the Post-Medieval period alone, but the exact details remain unclear. The 1557 mapping of the town (British Museum Cotton Mss Augustus I i 60) which has been widely reproduced (such as [A Plan of Aymouth, or Eyemouth, \[Berwickshire\] taken in 1557, in which year it was fortified by Henri Clutin, Sieur d'Oysell et de Ville Parisis \(bl.uk\)](#) and in *Excavations in the fishing town of Eyemouth 1982-1984*) shows two rows of houses laid roughly north to south for the town west of the sand dune. This map shows nothing that can be said definitively in this area of the town, though it is more schematic for the town as the main concentration of the map maker towards the artillery fortifications on the headland, the strategically important harbour and bay.

This artistic licence can also be demonstrated by the 1982 to 1984 excavations as false that located to the immediate east of where the Eyemouth Museum is now within the old church to the southeast of George Street. This revealed that patchy waterlogged pools within the original sand dunes of the area had been infilled, with resulting well-preserved archaeological finds of note. Further, the documentary record for the town goes as far back as between 1151 and 1188, though there may be archaeological remains earlier than this again given the prominence of the local Coldingham Priory and number of earlier settlements again.

The origins of towns and backland use of plots are targets of the Scottish Archaeological Research Framework (ScARF) as both little known, and the results from Eyemouth unclear. However, even the smallest area of work may usefully add to the sum total of knowledge and the range of finds rich in the waterlogged hollows.

### Assessment

This application has the potential to reveal something of the history of the Medieval town through the groundworks associated with the replacement extension to where the utility and store outbuilding located. It would be recommended that an archaeological watching brief be maintained during the groundworks for the foundation trenches to observe and record the presence of any archaeological remains in the area. This is the lowest level of archaeological conditions that may be conditioned and rather than the archaeologists choosing the work, it is the recording within the scope of the groundworks should the application be consented.

Whilst it is neither recorded in the HER or as a Listed Building, it is possible that this house may be earlier than the mid-19<sup>th</sup> century. The house appears squeezed in to the surrounding area as the main street frontage does not align with neighbouring properties and the shape of the building irregular. This has the appearance of being a pair of neighbouring properties converted into one.

The interior of the building is comprehensively altered in what is proposed in this this application should it be consented. It would be recommended that a historic

	<p>building condition be carried out for the recording of the building, though the level of this is unclear.</p> <p><b>Conclusions</b></p> <p>Therefore two archaeological conditions are recommended in line with the determination of this application with possible effects upon the potential archaeological remains of the area, as well as more definitely upon the historic building. An archaeological watching brief condition is required for the groundworks associated with the extension, whilst a historic building recording condition is required for the works in in the interior of the house.</p> <p>These are recommended in line with Scottish Planning Policy and the identification of a local or regional importance likely of the archaeological remains and historic building in line with the Scottish Borders Council Local Development Plan.</p> <p>It would be recommended that the applicants be passed both my recommendations should both conditions be applied to any consented development. This would allow for the combination of any archaeological remains with the evidence provided by the standing building. The level of the historic building recording condition should be carried out with reference to the ALGAO Scotland <i>Historic Building Recording Guidance</i>.</p>			
<b>Recommendation</b>	<input type="checkbox"/> <b>Object</b>	<input type="checkbox"/> <b>Do not object</b>	<input checked="" type="checkbox"/> <b>Do not object, subject to conditions</b>	<input type="checkbox"/> <b>Further information required</b>
<b>Recommended Conditions</b>	<p><b>ARCH01 Archaeology: Developer Funded Watching Brief</b></p> <p>No development shall take place until the applicant has secured a programme of archaeological work in accordance with a Written Scheme of Investigation outlining a Watching Brief. This will be formulated by a contracted archaeologist and approved in writing by the Planning Authority. Access should be afforded to allow investigation by a contracted archaeologist(s) nominated by the developer and agreed to by the Planning Authority. The developer shall allow the archaeologist(s) to observe relevant below ground excavation during development, investigate and record features of interest and recover finds and samples if necessary. Results will be submitted to the Planning Authority for review in the form of a Data Structure Report. If significant archaeology is discovered below ground excavation should cease pending further consultation with the Planning Authority. The developer will ensure that any significant data and finds undergo post-excavation analysis, the results of which will be submitted to the Planning Authority</p> <p>Reason: The site is within an area where ground works may interfere with, or result in the destruction of, archaeological remains, and it is therefore desirable to afford a reasonable opportunity to record the history of the site.</p> <p><b>ARCH03 Archaeology: Developer Funded Historic Building Survey</b></p> <p>No development shall take place until the applicant has secured the implementation of a programme of archaeological work (which may include excavation) in accordance with a Written Scheme of Investigation outlining a Historic Building Survey which has been formulated by, or on behalf of, the applicant and submitted to and approved in writing by the Planning Authority. Access should be afforded to allow archaeological investigation, at all reasonable times, by a person or persons nominated by the developer and agreed to by the Planning Authority. Results will be submitted to the Planning Authority for review in the form of a Historic Building</p>			

	Survey Report. Reason: To preserve by record a building of historical interest.
<b>Recommended Informatives</b>	The ALGAO Scotland Historic Building Recording Guidance can be found at; <a href="#">ALGAO Scotland Buildings Guidance 2013.pdf</a> .