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HERITAGE AND DESIGN STATEMENT

SITE ADDRESS:

Dove Cottage, Press Castle, Coldingham

PROJECT:

Proposed Extension & Alterations to Dove Cottage, Gate Lodge,
Press Castle, Coldingham.

APPLICANT:

G Wilson & W Hannah

DOCUMENT REFERENCE:

19/B943

DATE:

09/07/2022

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1.0 Introduction

Dove Cottage is a Grade 'C' listed building set within the ground of Press Castle, which is 'B' listed. Dove Cottage dates back to the early 19th century is a good example of a traditional gate lodge.

The building is constructed with stone walls with a rendered finish under a shallow pitched hipped slate roof. An extension to the property circa 10yrs ago almost doubled to the footprint of the property and provided an additional bedroom and sitting area.

The original property have timber Georgian pane sash and case windows, whereas the extension has simple windows and a French doorset.

The proposal is to erect a large, single storey extension to provide an additional 2No bedrooms with en-suite bathrooms, back door entrance, Utility Room space and a large open plan sitting space. The existing building is to be adapted to form an open plan Kitchen / Dining area.

2.0 Heritage Description

Dove Cottage is a traditional Gate Lodge and comprises a single storey building under a hipped slate roof. The Cottage had a small footprint extending to only 37.5sqm until a single storey extension was erected in excess of 10yrs ago which increased the footprint to 70.9sqm. The extension and original building are finished with wetdash render which is painted white.

The original building has sandstone detailing around the windows and doors present on the North-East, South-East and South-West elevations. The slate roof has a shallow roof pitch and significantly overhanging eaves with exposed timbers at soffit level. The extension attached to the North-West elevation and is much simpler in appearance.

The Gate Lodge was set within a large plot which was heavily wooded. The majority of the trees were heavily affected by Storm Arwen in November 2021 and have since been felled. There remains some trees along the roadside wall to the South-West side of the plot, a number of these remain affected by the storm and may need felled.

The listing with Historic Environment Scotland reads:

LB46643: PRESS, CASTLE GATE LODGE

Category

C

Group Category Details

100000020 - see notes

Date Added

26/01/2000

Local Authority

Scottish Borders

Planning Authority

Scottish Borders

Parish

Coldingham

NGR
NT 87192 65231

Coordinates
387192, 665231

Description

Earlier 19th century. Single storey, 3-bay, rectangular-plan Tudor gate lodge set to SE of Press Castle. Painted harl; painted, lightly droved sandstone dressings. Base course; overhanging timber bracketed eaves. Narrow quoin strips; deeply chamfered surrounds to openings; hoodmoulds throughout.

SE (ENTRANCE) ELEVATION: flush-panelled timber door centred at ground; 7-light arcaded fanlight. Single windows flanking entrance.

NE (SIDE) ELEVATION: single window at centre.

NW (REAR) ELEVATION: 2-bay. Single windows in both bays.

SW (SIDE) ELEVATION: single window at centre.

12-pane glazing in timber sash and case windows. Grey slate piended roof with deeply overhanging eaves on timber brackets. Replacement rainwater goods.

INTERIOR: not seen 1999.

Statement of Special Interest

B group comprises 'Press Castle', 'Press Castle, Dovecot', 'Press Castle, Gate Lodge' and 'Press Castle, Walled Garden' - see separate list entries. A simple, but well-detailed gate lodge with the majority of its original features in place. The nearby quadrant walls, piers,

3.0 Description of Design Proposals

Dove Cottage has previously been used as a holiday home but is now to be used as a permanent residence and therefore the adaption has been designed to meet the permanent needs of its occupants.

The proposal comprises a single storey extension with the following features:

- Narrow link between existing building and main mass of extension to provide some level of detachment between the two main structures. The link will be clad in dark zinc standing seam cladding to enhance the visual contrast between new and old. The link will include a highly glazed entrance hall, providing access to the front and rear parts of the garden and space for a Boot Room.
- The main element of the extension will provide a Master Bedroom suite with Dressing Room and En-Suite Bathroom as well as a large sitting space. The Sitting space will have large bi-fold doors to allow plenty of natural Southern light to enter the property and provide access out on to a sunken South facing terrace. The main element of the extension will be clad in vertical Larch cladding with windows and doors have dark frames. The main element of the extension is set a different angle to the existing

building to allow it to sit comfortably within the plot and follow the contours of the ground.

- A small element of the extension will accommodate a Guest Bedroom with walk-in wardrobe and en-suite shower room. The part of the building will also be timber clad.

The building has been designed with a flat sedum roof which will minimise the impact on the existing building and the surrounding area as a whole. The sedum roof will soften the visual impact of the extension when viewed from the public road and will allow it to blend in with the greenery of the trees and rolling field seen from the public road beyond the plot.

The extension will also step down in floor level to follow the contours of the plot with the link and main element 450mm below the existing building and the Guest Bedroom a further 300mm below that. This will minimise the underbuilding required and the extent the building extends of the ground.

The flat roof, angle of building and steeping down of the floor level all minimise the impact of the extension on the existing building and the site overall.

The choice of materials have been selected to contrast with the existing building whilst the timber cladding and sedum roof will sit comfortably within the formerly heavily wooded area.

4.0 Proposal Summary

Dove Cottage currently has a compact floor space consisting of two bedrooms, a small Bathroom and compact Kitchen / Dining and Living spaces. The original part of Dove Cottage contains some attractive architectural features – these will not be affected by the proposals

Whilst the proposed extension is large in footprint, the design has been developed to minimise the impact on the existing building. The heavily glazed narrow link structure provides a level of detachment between the existing and new buildings. The choice of materials, angle of extension and reducing levels all make the extension sit comfortably within the large plot of ground which falls in level from South to North.

5.0 Existing Photos



