

Speaking for Scotland's Buildings



8th August 2022

Paul Duncan
Planning and Economic Development
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

Dear Mr Duncan,

RE: 22/01124/LBC & 22/01125/FUL | Dove Cottage Gate Lodge, Press Castle, Coldingham, Eyemouth, Scottish Borders, TD14 5TS

Thank you for your consultation on this application.

The AHSS Forth and Borders Cases Panel has examined the proposal for a large extension to Category C listed Gate Lodge at Press Castle, a building known now as Dove Cottage, and we object.

Dove Cottage is a good example of a traditional gate lodge dating to the early C19, a building type characterised by modest scale and where much meaning is derived the lodge's position in relation to a larger dwelling (in this case Category B listed Press Castle), rather than in its architectural complexity or grandeur. In this sense, a gate lodge usually stands as a subservient signpost and as part of a broader architectural arrangement, and Dove Cottage is no exception.

The applicant acknowledges that Dove Cottage was extended heavily approximately ten years ago, effectively doubling the plan form of the C19 dwelling. This phase elongated the form of the modest gate lodge, causing harm to its special interest at the time. The applicant now proposes a further extension that will double the plan form of the whole (including the C21 extension), completely transforming its nature and scale. Using a link structure containing a boot room and new entrance, the applicant proposes to relocate the primary entrance to the dwelling's north-east elevation, with parking accommodated there. The affect will be to totally reorientate the primary elevation of the house to the north-east, presenting an arrangement that is wholly unsympathetic to the scale and form of the historic building.

Internally, the removal of historic fabric from the oldest phase of the building is also excessive; a slapping has already been formed to the rear of the dining room and opening this further would see the unnecessary removal of early C19 fabric from this original rear wall.



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The proposed materials lack the appropriate quality for use on an extension to a listed building. uPVC is not appropriate on both aesthetic and sustainability grounds, and thus the proposed rainwater goods are not suitable. Whilst no specification is provided for the doors and windows, uPVC would also be objectionable in this case. We accept that uPVC units have at some point been fitted to the original window openings; this is regrettable and should be reinstated in timber when those windows reach the end of their service.

The proposals unfortunately lack appropriate sympathy and will completely overwhelm the historic structure. We therefore object to the application and recommend that Listed Building Consent be refused.

Yours sincerely,

James Seabridge-Cooper, Convener
on behalf of the Forth & Borders Cases Panel

PLANNING CONSULTATION

To: Archaeology Officer

From: Development Management

Date: 19th July 2022

Contact: Paul Duncan ☎ 01835 825558

Ref: 22/01125/FUL

PLANNING CONSULTATION

Your observations are requested on the under noted planning application. I shall be glad to have your reply not later than 9th August 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 9th August 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 W Hannah

Agent: Richard Amos LTD

Nature of Proposal: Alterations and extensions to dwellinghouse

Site: Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth Scottish Borders TD14 5TS

Thank you for consulting the Scottish Borders Council Archaeology Service about this application.

This application proposes the construction of a sizeable extension to the side of Dove Cottage. The cottage is recorded in the Scottish Borders Historic Environment Record (HER) as a lodge building to the Press Castle estate (Canmore ID 217777). This is also recorded as a Listed Building of Category B status (LB46643). Both the lodge and proposed area for the extension are within the Scottish Borders Council historic designed landscape area of Press Castle.

No archaeological finds, features and/or deposits have been recorded in this area of Coldingham parish, and apart from the historic buildings clustered around Press Castle – in reality more country house than military castle – there is little in the immediate area of this application. The few archaeological sites that are more generally recorded to the area are unlikely to have been situated in this immediate area.

It is thought that there would be a low potential for any archaeological finds, features and/or deposits to be encountered, though the area of groundworks is comparatively large compared with the size of the existing lodge. The extension is to be constructed on the opposing side of the lodge to the entrance gateway, with little visible of the new extension if constructed. No features of archaeological note in the submitted photographs which show the area proposed for the extension to the northwest of the existing lodge building.

Therefore there are no archaeological conditions, informatives or recommendations to make upon this application.

A Keith Elliott
Archaeology Officer, 28.07.2022

**CONSULTATION RESPONSE TO
PLANNING OR RELATED APPLICATION**

Comments provided by	Officer Name and Post:		Contact e-mail/number:	
Roads Planning Service	Craig Johnston Roads Planning Technician		Craig.johnston@scotborders.gov.uk 01835 826856	
Date of reply	09/06/2022		Consultee reference:	
Planning Application Reference	22/01125/FUL		Case Officer: Paul Duncan	
Applicant	Mr W Hannah			
Agent	Richard Amos LTD			
Proposed Development	Alterations and extensions to dwellinghouse			
Site Location	Dove Cottage Gate Lodge Press Castle Coldingham Eyemouth Scottish Borders TD14 5TS			
<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>				
Background and Site description	The site has had a previous application (04/01640/FUL) approved which also looked to extend and alter the dwelling house.			
Key Issues (Bullet points)				
Assessment	<p>Whilst I have no objections to the principle of this development, it would appear that the development will remove some of the available parking space within the site leaving room for only one vehicle which is less than we would normally accept. However, it would appear from the site photos that the existing parking area could be widened to allow for two vehicles.</p> <p>Therefore, in order for me to fully consider this application, I require a drawing showing that two vehicles can be parked within the curtilage of the site.</p>			
Recommendation	<input type="checkbox"/> Object	<input type="checkbox"/> Do not object	<input type="checkbox"/> Do not object, subject to conditions	<input checked="" type="checkbox"/> Further information required
Recommended Conditions				
Recommended Informatives				

AJS