

# Extension to Listed Gate Lodge at Armitstead

## KEY INFORMATION

**Ward** The Ferry

### Address

Armitstead Child Development Centre, 94 Monifieth Road, Broughty Ferry

### Applicant

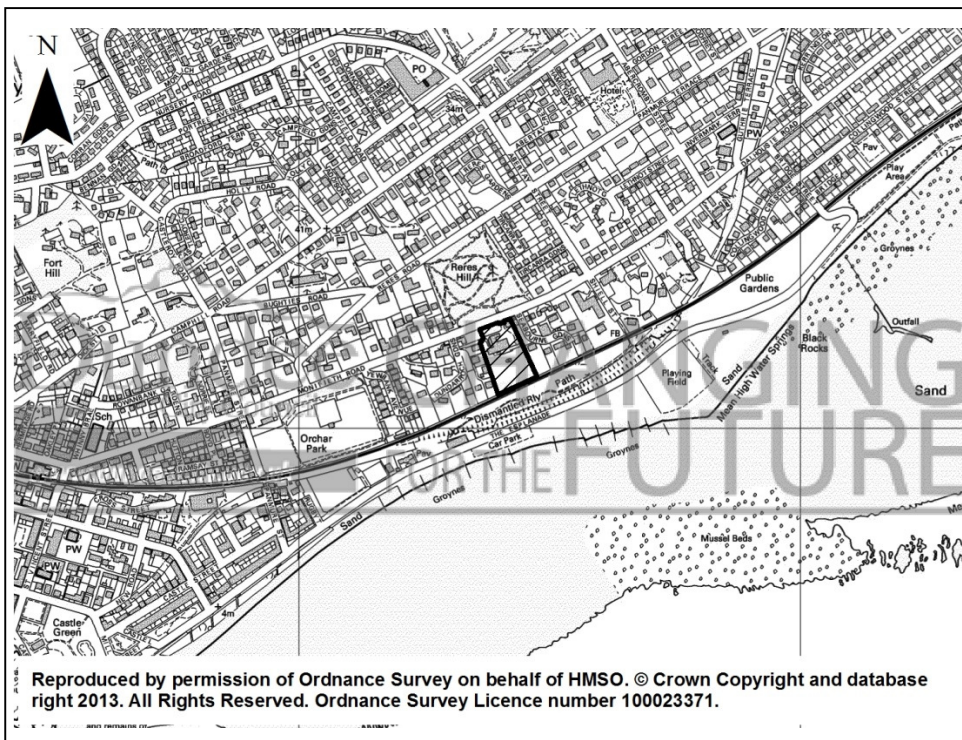
H&H Properties (UK) Ltd  
71 Blackness Road  
Dundee DD1 5PD

### Agent

Adam and McPhail Chartered Architects  
36 Inchgarvie Avenue  
Burntisland KY3 0BU

**Registered** 30 Sep 2013

**Case Officer** P Frickleton



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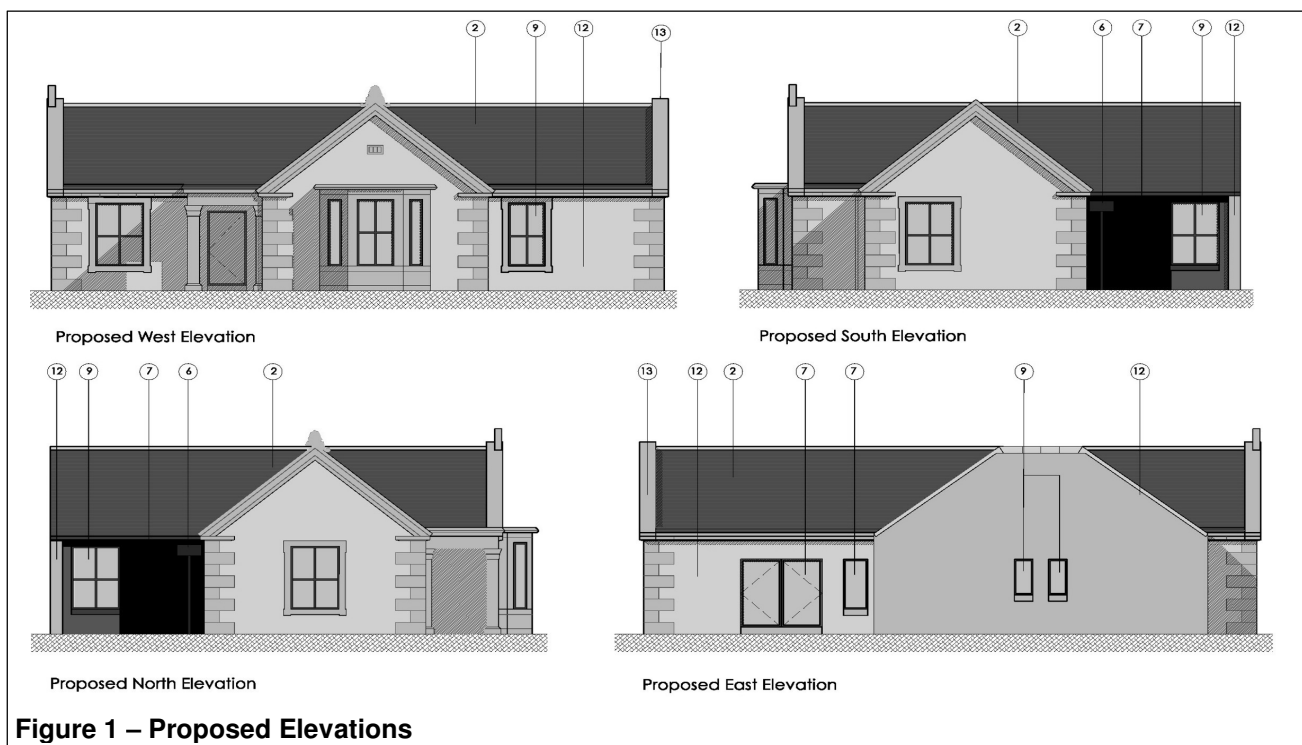
## SUMMARY OF REPORT

- Listed Building Consent is sought for works to restore, alter and extend the gatehouse to create one residential dwellinghouse.
- The proposal falls to be considered under Policies 48 (Listed Buildings) and 50 (Development in Conservation Areas) of the Dundee Local Development Plan.
- The application is required to be referred to the Development Management Committee for determination at the request of the Director of City Development.
- The application was advertised and as a result one valid letter of objection has been received from a neighbouring resident on the grounds of amenity and design.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MTXYWUGCGEU00>.

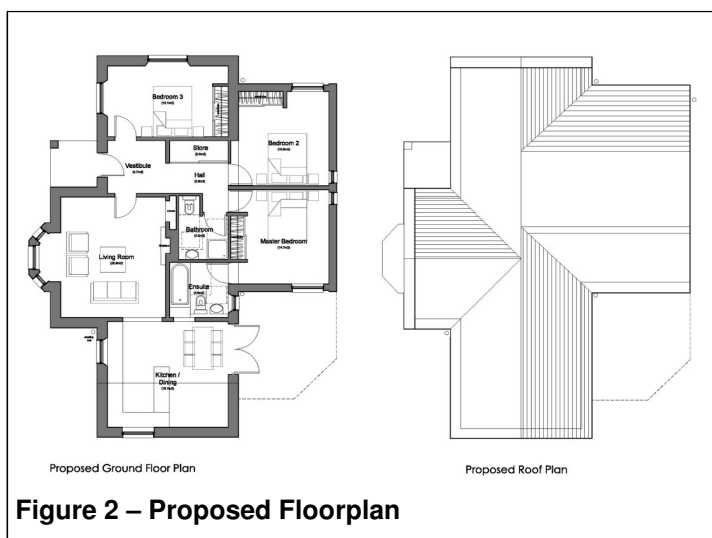
## RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of Listed Building Consent. Therefore, the application is recommended for APPROVAL subject to conditions.

# 1 DESCRIPTION OF PROPOSAL



1.1 Listed Building Consent is sought for works to restore, alter and extend the gatehouse to create one residential dwellinghouse (see Figure 1). Works include the demolition of the existing lean-to extension and internal walls and the creation of new openings in external walls to create linkages to the proposed extension. The extension is proposed towards the eastern boundary and will help provide sufficient internal space for a family sized three bedroom dwelling (see Figure 2). The railings along the listed boundary wall shall be reinstated as part of this application.



1.2 In accordance with the Council’s Scheme of Delegation this application is being reported to the Development Management Committee for determination at the request of the Director of City Development.

# 2 SITE DESCRIPTION

2.1 The site of Armitstead House and grounds stretches from Monifieth Road to the main Dundee – Aberdeen east coast railway line, between the properties at Dundarroch Gardens and Seabourne Gardens. The site is located within the Reres Hill Conservation Area and is approximately 1.148ha in area.

2.2 The site slopes from north to south with the north of the site on an elevated terrace, and large open gardens to the south of the main house sloping southwards to the retained wall along the southern boundary of the site. A dense tree belt separates the gardens from the railway line. The grounds are predominantly open with tree lines and walls around the boundaries, with the greatest depth along the northern boundary facing onto Monifieth Road.

2.3 Immediately adjacent to the entrance sits the Category C listed gatehouse which is a late Victorian property built as part of a wider estate encompassing Armitstead House (see Figure 3). The property is currently unused and appears to have been this way for several years. The building itself is showing significant signs of distress generally from wear and tear and misuse, however, there are additional signs of damage due to water penetration. This has further been exacerbated from what appears to be a lack of maintenance of the property in recent years.

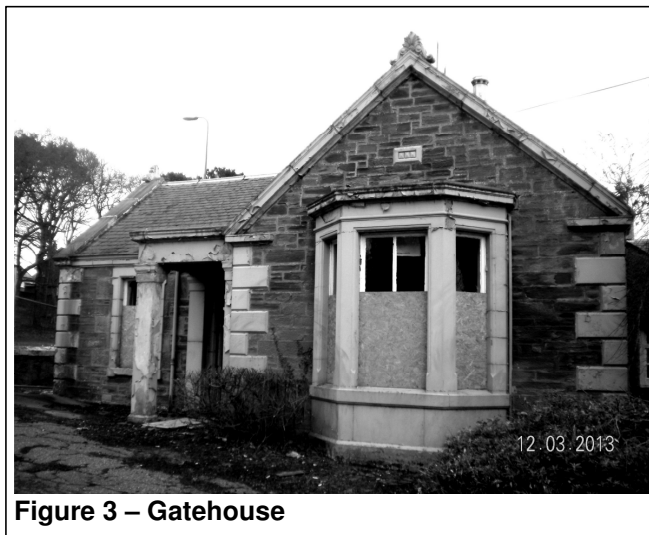


Figure 3 – Gatehouse

2.4 The construction of the lodge is fairly typical of its time. Wall construction is sandstone formed from snecked rubble with painted margins to all openings and chamfered rusticated quoins to corners. The elevation treatment is enhanced by the use of expressed gables with pediment features and entrance porticoes to break up the overall scale of the building. Windows are typically single glazed timber sash and case (painted white). The roof is finished in slate throughout.

2.5 There is a single vehicular access into the site marked with 4 painted stone piers and low walling designed by the original house architect Thoms & Wilkie. This is the original entrance to the site and the gate piers are listed as Category C.

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## 3 POLICY BACKGROUND

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3.1 The following plans and policies are considered to be of direct relevance:

**DUNDEE LOCAL DEVELOPMENT PLAN**

Policy 48: Listed Buildings

Policy 50: Development in Conservation Areas

**SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS**

Scottish Historic Environment Policy

3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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## 4 SITE HISTORY

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4.1 An application for Listed Building Consent to alter and extend the gatehouse (13/00103/LBC) was submitted in February 2013 along with a planning application for the

partial demolition and change of use of Armitstead House to create 5 dwellinghouses, extension to gatehouse and erection of 2 dwellinghouses and 18 flats (13/00092/FULL). Both applications were withdrawn to allow further amendments to be made to the design.

- 4.2 13/00642/FULL is the planning application associated with this Listed Building application and is also considered on the agenda.

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## 5 PUBLIC PARTICIPATION

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- 5.1 The application was advertised and as a result one valid letter of objection was received from a neighbouring resident on the grounds of amenity and design.
- 5.2 Members will already have access to the letter of objection and the issues raised are considered in the Observations section below.

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## 6 CONSULTATIONS

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- 6.1 **Broughty Ferry Community Council** - believes that the proposal is an improvement to earlier submissions, however, they consider that there is still room for further improvement and have objected to the application. They state that the listed gatehouse is in a prominent position on a main road and is highly visible to members of the public. As such, the Community Council believe a sensitive restoration is required, retaining as much of the original character as possible. The proposal to extend the gatehouse seems a reasonable concept, however, they believe a more sympathetic approach to restoration is required and have suggested conditions be attached to a consent requiring reclaimed stone to be used on the north and south elevations of the gatehouse; timber front door should be re-used; any original Victorian internal features be retained/restored and suitable railings be reinstated on the listed boundary walls.
- 6.2 **Historic Scotland** – this is a Category C Listed Building and notification to Historic Scotland is not required.
- 6.3 Members will already have had access to the Community Council letter and the points raised are considered in the Observations Section of this report.

## 7 DETERMINING ISSUES

### STATUTORY REQUIREMENT

- 7.1 In accordance with Sections 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving Listed Buildings or their settings or any features of special architectural or historic interest which they possess.
- 7.2 The Category C listed gatehouse is retained as part of the overall development proposals with the original extension removed and a new extension proposed towards the eastern boundary to provide sufficient internal space for a family sized dwelling. Internally the building requires upgrading in order to provide an adequate standard of accommodation. The materials will echo the form and scale of the original dwelling. The external alterations proposed are respectful to the character and appearance of the existing gatehouse, whilst the design and materials of the new build element reduces the impact on the context of the

listed building. The restoration of the railings along the listed boundary wall shall enhance the setting of the development. The proposed works are considered to be acceptable and will have a neutral impact on the listed building rather than detract from it.

- 7.3 In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area. It is considered that the design of the development is of an appropriate quality for this prominent site in the Reres Hill Conservation Area. It is considered that the proposed development is sympathetic to the character and appearance of the original buildings and will serve to enhance the visual amenity of the Conservation Area.
- 7.4 **It is considered that the approval of the proposed development satisfies the requirements of Section 14 and 64 of the Act.**

## **OTHER MATERIAL CONSIDERATIONS**

The other material considerations to be taken into account are as follows:

### **THE DEVELOPMENT PLAN**

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

- 7.5 **Policy 48 (Listed Buildings)** – is supportive of alterations to listed buildings where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.
- 7.6 It is considered that these requirements have been taken into account in the assessment of the application against Section 14 above. **Accordingly, it is concluded that the works proposed comply with Policy 48.**
- 7.7 **Policy 50 (Development in Conservation Areas)** - expects all developments within Conservation Areas to preserve or enhance the character of the surrounding area. This will require the retention of all features that contribute to the character and appearance of the Conservation Area.
- 7.8 It is considered that these requirements have been taken into account in the assessment of the application against Section 64 above. **Accordingly, it is concluded that the works proposed comply with Policy 50.**

### **SHEP – SCOTTISH HISTORIC ENVIRONMENT POLICY**

- 7.9 The SHEP notes that works which affects the character of a Listed Building will require Listed Building Consent. It is concluded that the SHEP supports developments which ensure the retention of Listed Buildings. For the reasons given above in the assessment of the development in accordance with the Development Plan, it is considered that these objectives have been met by this proposed development.

### **BROUGHTY FERRY COMMUNITY COUNCIL**

- 7.10 Broughty Ferry Community Council believe a more sympathetic approach to restoration is required and have suggested conditions be attached to a consent requiring reclaimed stone to be used on the north and south elevations of the gatehouse; timber front door should be

re-used; any original Victorian internal features be retained/restored and suitable railings be reinstated on the listed boundary walls.

- 7.11 These issues have been addressed in the assessment of the development against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act and it was considered that the proposal would preserve the Listed Building. However, should Committee be minded to approve this application a condition requiring further details of the proposed finishes shall be incorporated into the grant of Listed Building Consent. Accordingly, the objection is not considered to be a sufficiently strong material consideration to justify refusal of the application.

### **VIEWS OF OBJECTORS**

- 7.12 One letter of objection was received from a neighbouring resident who has raised concerns on the grounds of:
- the gatehouse will be detrimentally affected by the extent of development in the grounds of Armitstead House and as a consequence the setting of the Reres Hill Gates and listed Seabourne Lodge will also be negatively impacted; and
  - the intentions to increase the footprint of the existing listed building by in excess of 25% to create a 3 bedroom dwelling will significantly change the character of the existing building.
- 7.13 These issues have been addressed in the assessment of the development against Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act and it was considered that the proposal would preserve the Listed Building.
- 7.14 The gatehouse as it presently exists only has an approximate floor area of 69m<sup>2</sup>. Whilst the applicant has reviewed the possibility of retaining the property in its current form and reconfiguring within the existing fabric, much of the work would fail to comply with current building standards regulations. Therefore in order to create a family dwelling that would be specific to current technical/space standards the building has to be fully refurbished and an extension added to allow the possibility of a third bedroom to enhance the property.
- 7.15 **In this instance the views of the objectors are not supported.**
- 7.16 **It is concluded from the foregoing that the material considerations support the approval of Listed Building Consent.**

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## **8 CONCLUSION**

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- 8.1 The proposal satisfies the requirements of Sections 14 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations of sufficient strength which would justify refusal. It is recommended that Listed Building Consent be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Details of the specification and colour of the proposed external finishing materials shall be submitted prior to the commencement of development and the development shall be carried out only in accordance with such approved details.
  - 2 Full details of the proposed new windows and doors shall be submitted to the City Council for approval prior to the commencement of work and the works shall be carried out only in accordance with such approved details.
  - 3 Prior to occupation of the residential units hereby approved, railings shall be reinstated along the listed boundary wall, details of which shall be submitted to and agreed in writing with the Council. The works shall be carried out in accordance with such approved details and maintained as such in perpetuity.
  - 4 Full details of the position and form of all proposed ducts, flues, vents and downpipes shall be submitted prior to the commencement of development and the development shall be carried out only in accordance with such approved details.
  - 5 The original front door to the building, which is to be retained, shall be renovated and restored. The details of which shall be submitted to and agreed in writing with the Council. The works shall be carried out in accordance with such approved details and maintained as such in perpetuity.
  - 6 A Method Statement for any repairs or treatment of the stonework shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details. Please refer to Historic Scotland's Guidance Note on "External Walls" for advice.

### REASONS

- 1 In order to ensure the character and appearance of the building as a building of architectural and/or historic interest is retained.
- 2 In order to ensure the character and appearance of the building as a building of architectural and/or historic interest is retained.
- 3 In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.
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