

Paula Frickleton,
Planning Officer
City Development Dept.,
Dundee City Council,
Dundee House, Floor 6,
N Lindsay St., Dundee,
DD1 1LS

Dr.D.Hewick,
17 Davidson Street,
Broughty Ferry,
Dundee, DD5 3AT.
01382 774288

12 March, 2013

Dear Paula Frickleton,

Alterations and Extension to Gatehouse, Armistead Child Development Centre, 94 Monifieth Road, Broughty Ferry DD5 2SJ (13/00103/LBC)

We are pleased that finally there is some hope for the restoration of this attractive Category C(s) listed building. However, the current application seems rather disjointed and confused.

Firstly, the required Planning and Design Statement deals with the adjoining site as a whole and seems to barely mention the listed building. Furthermore, photographs of the gatehouse have been included in the other (general site-related) application (13/00092/FULL) rather than this application. Finally, the elevation plans wrongly label the North Elevation as the West Elevation. This LBC application needs greater focus on the listed building.

This listed building in a conservation area is in a prominent position on a main road and is highly visible to members of the public. As such, sensitive restoration is required, retaining as much of the original character as possible. The applicants who have owned the site for more than two years are partly responsible for the deterioration in the fabric of the gatehouse and therefore they should be encouraged to 'restore rather than replace' where at all feasible.

The proposal to extend the gatehouse seems a reasonable concept. However, a more sympathetic approach to restoration than the one proposed is required.

The following conditions should be applied.

1. Reclaimed stone should be used (not brick as proposed) on the elevations where the extensions will be most visible (west and south). Natural reclaimed slate should also be used on the roofs of the extensions. There will be plenty of reclaimed material arising from demolitions nearby.
2. The timber front door is in a restorable condition and should be reused.
3. The ogee cast iron gutters and down pipes should be reused where possible, and any replacements should not be plastic.
4. The original form of the 2-over-2 sash windows should be retained. They should be timber (not aluminium as proposed) like those remaining on the original mansion house.

5. Any original Victorian internal features such as plasterwork, fireplace, timber panelled doors, timber skirting boards etc should be retained/restored and, where appropriate, replicated.
6. The fireclay chimney pot should be retained and any missing ones replaced.
7. The weeping elm tree near the gatehouse should be retained and protected.
8. Consideration should be given to reinstating suitable railings on the listed boundary walls. This would help with security as well as appearance. It is noted that the reinstated railings at the C(s) listed former St Aidan's Halls have set a precedent in this regard.

Until these conditions have been addressed, we would like this letter to be considered as an objection.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]