



By email:
Planning and Economic Development
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Our Case ID: B/05/01
Your ref: 17/00095/FUL
Date 2nd March 2017

Re: 38 Kirkland Street, Peebles

The Forth & Borders Cases Panel of the Architectural Heritage Society of Scotland (AHSS) has considered the application and we have an objection to two elements of the proposals. The house sits as one half of one of two pairs of similar semi-detached villas, built in approximately 1908. All four houses have relatively narrow side accesses, but number 38 is highly visible from the side due to its location next to the open space of the Peebles Golf Course car park. A public path runs along the side of number 38, and thus development to the side is very prominent. The front elevation is also very public, situated on a slope above the road but without any screening from the public paths, road, and Golf Course car park and clubhouse.

While many similar houses on the road have loft conversions, including others in the immediate group of numbers 32-38, none of the Edwardian semi-detached villas have more than one skylight on the front elevation, and recent developments have utilised conservation style skylights. We therefore would object to the two, dissimilar-sized skylights as being out of character for a front elevation.

Secondly, the asymmetrical store to the side of the property would be highly visible from the front and side elevations, which as noted above are exceptionally publicly visible. This would detract from the visual coherence of the property and from the quality of the Conservation Area, by placing obviously subservient accommodation within the public view from the front and side, in a manner not typified elsewhere on the street, and inappropriate for a property of this age and style.

Accordingly, the AHSS wishes to object to these elements of the proposal.

Yours faithfully,

Sarah Pearce, on behalf of the Forth & Borders Cases Panel