

**New Planning / Listed Building Consent Application**

for

**New garage to Glenburn Hall, Jedburgh****Design Statement****Background**

Glenburn Hall is a Georgian mansion situated within a large estate, near the town of Jedburgh. The property is set back from the road but can be reached via a long private driveway, accessed from Castle Gate (B6358) to the south-east of the site. The estate consists of expansive gardens and grounds, as well as various buildings located across the site. Glenburn Hall Lodge can be found at the entrance to the estate, Glenburn Hall Stables to the west of the estate and the walled garden to the south of the mansion.

Various outbuildings form part of the walled garden, including a random rubble stone building with slate roof which accommodates numerous sheds and provides an entrance to the garden itself. Adjacent to this building are a double garage and log store, later additions to the outbuildings located at the entrance to the walled garden. The double garage is a free-standing building which is finished in horizontal timber cladding with a bitumen roof. The log store is a lean-to timber structure with a corrugated tin roof, set against the ashlar-coped rubble walls that enclose the garden.



01 Location Plan – entrance and outbuildings to walled garden highlighted with red hatch



02 side elevation of existing garage with glenburn hall in background



03 existing garage and log store



04 front elevation of existing garage



05 existing outbuildings to entrance of walled garden

## Proposal

This proposal relates to the outbuildings located at the entrance of the walled garden. Our client wishes to replace the existing double garage with a new four bay garage that provides increased accommodation, including the useful addition of storage space within the attic. The existing log store will also require to be removed to make way for the proposed garage.

The existing unoriginal garage and log store are poorly constructed, not in keeping with the surrounding outbuildings and appear to be falling into a state of disrepair. It is proposed that they are replaced by a new garage finished in high quality materials which have been carefully considered to tie in with the existing buildings. The roof will be finished in reclaimed natural Scottish slate to match the roofing material of the adjacent outbuildings. Oak cladding has been selected for the walls as it is rural in nature and brings warmth to the elevations, yet creates a clear contrast to the traditional stone walled potting sheds, defining old and new. The oak structural frame will be exposed to continue the rural vernacular. Three gable dormers are proposed to the roof to increase the headroom available in the attic space, while breaking up the roof to give the garage a domestic scale. These will be finished in slate and oak cladding to match the rest of the garage.

As part of the proposal, landscaping works will be undertaken around the new garage to help integrate it into the surrounding context and provide continuity in finishes to the area as a whole.

The proposal will form a useful and positive addition to the entrance of the walled garden by replacing poorly constructed and neglected non-original structures with a larger building finished in high quality materials appropriate to the context. All workmanship will be of a high standard, installed accordingly to ensure a prolonged lifespan.

We look forward to receiving your decision on this application.

Yours faithfully



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