

SITE PHOTOGRAPHS AND BUILDING PHOTOGRAPHS POST LBC APPROVAL – 1  
MAIN STREET, LOW VALLEYFIELD ‘WESTEND COTTAGE’.



*Figure 1: panoramic view of rear garden showing northern boundary wall and change of elevation of site*



*Figure 2: View from back door to northern boundary wall. Northern boundary wall is between 1.8m and 2m high meaning there is no clear line of sight into the rear garden from Low Causeway*



*Figure 3: Small sheds on eastern boundary wall with top of gable of rear neighbour's garage protruding above the top of the boundary wall*



*Figure 4: View of northern boundary wall and change in height of rear garden. The rear extension will sit down into the site by approximately 1.5m where the grass section is shown to the left of this photograph.*



*Figure 5: View of the rear garden looking west to the new property that is located at the junction of Low Causeway and Main Street. This building is a 2 storey building designed with no regard to Westend Cottage or Culross CA which begins approximately 100m to the west*



*Figure 6: View of rear garden to the northern boundary wall. The rear extension will be located where the red outline is shown*



*Figure 7: View looking west from northern boundary of the site showing the impact of the development at Veere Park on the visual amenity of the listed building and the Conservation Area further west*



*Figure 8: View looking west from northern boundary of the site showing the impact of the development at Veere Park on the visual amenity of the listed building and the Conservation Area further west*



*Figure 9: View south towards the two storey building opposite Westend Cottage that has an imposing and direct impact on the visual amenity of the listed building without recognising the Category B listed building*



*Figure 10: View of the west elevation of Westend Cottage showing the change in height of the southern boundary wall and the poor and leaking single storey bathroom extension built without LBC and against the boundary wall*



*Figure 12: View looking west from southern boundary of the site showing the impact of the development at Veere Park on the visual amenity of the listed building and the Conservation Area further west and the impact of the new two storey building at the junction of Low Causeway and Main Street to the west of the property. These developments have a far greater impact on the listed building and the Conservation Area than the proposed extensions*



*Figure 11: View of site looking north from south boundary wall showing the late Victorian kitchen extension*



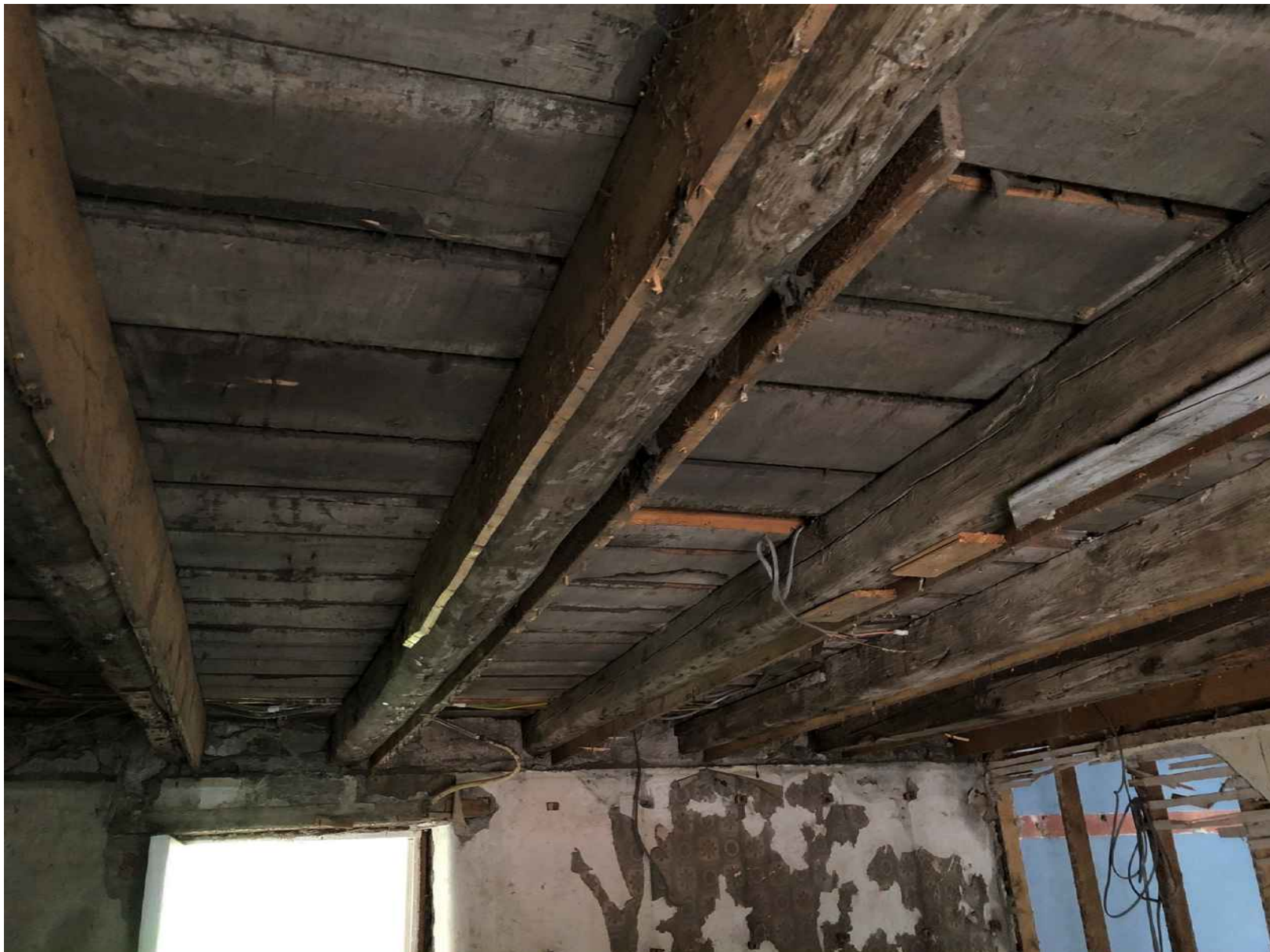
*Figure 13: View of poor changes to the interior of the listed building from the mid-20th century*



*Figure 14: View of northwest gable wall behind 1980's timber trusses that shows the removal of stone in the rake of the gable to ensure the new roof fitted. This has had a negative impact on the listed building*

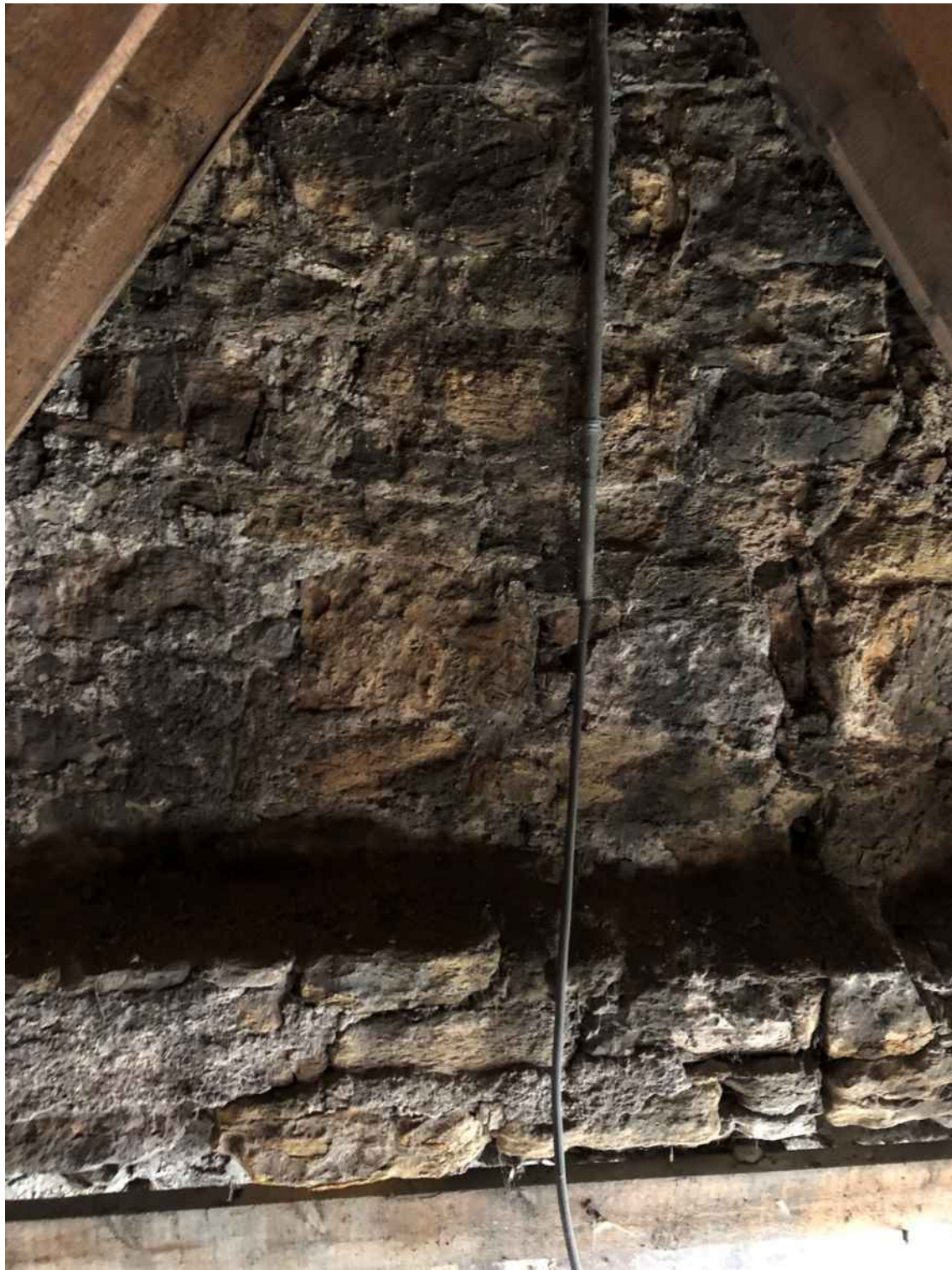


*Figure 15: Loss of sandstone at the top of the southern wall head inflicted when the roof was installed in the 1980's and was covered by the subframe and t&g from the 1980's. Wall head to be repaired with local sandstone and lime mortar, NHL2.5*



*Figure 16: Image showing the poor condition of floor beams which have been sistered by contemporary timber to ensure stability. Timbers have dry rot throughout and are not original to the building based on the size of joist pockets in the opposing wall*





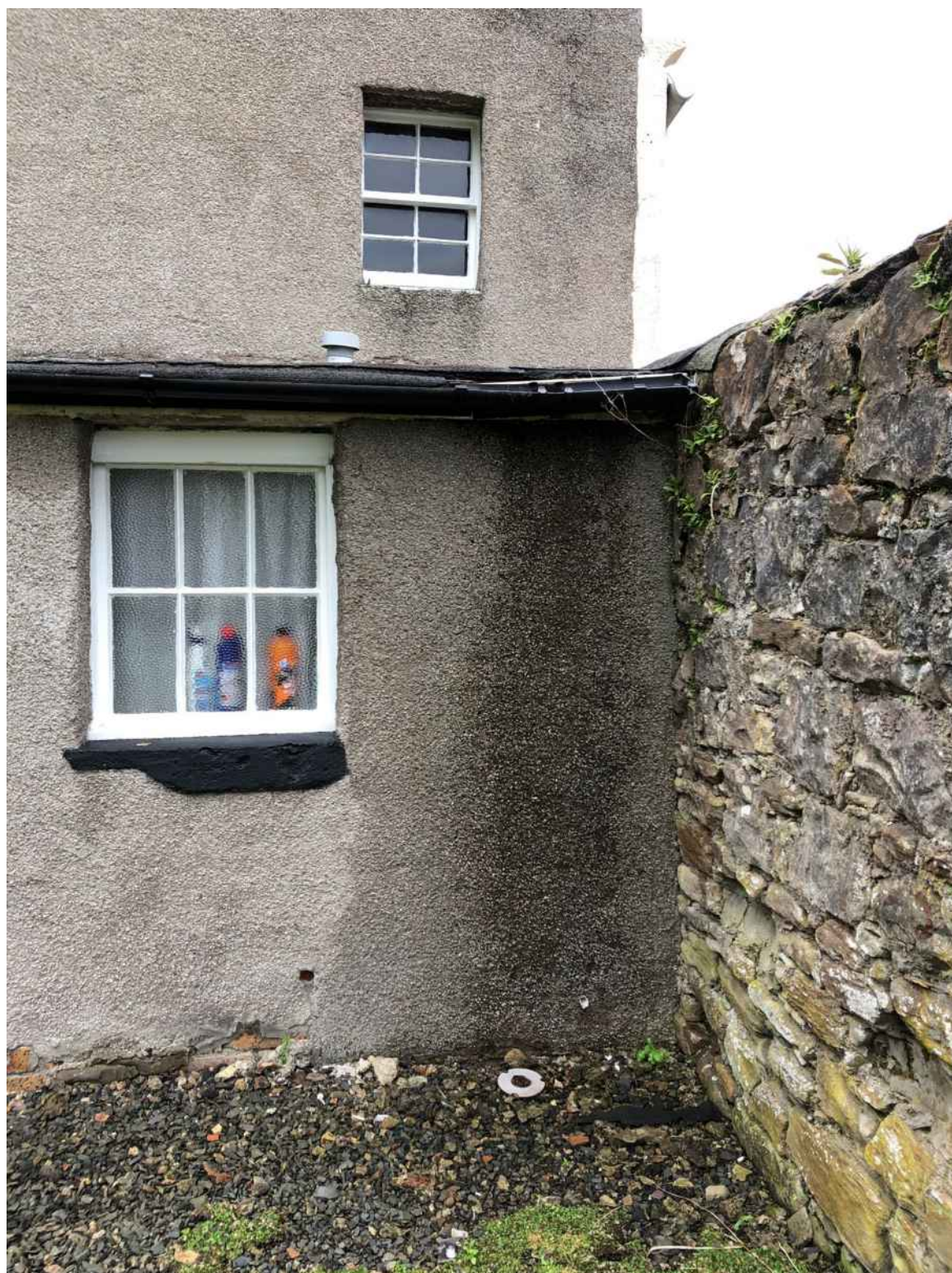
*Figure 17: Eastern gable wall showing thickening of wall at the base of the rake to allow for the original roof structure above, removed in the 1960's and replaced again in the 1980's*



*Figure 18: View of northwest gable wall behind 1980's timber trusses that shows the removal of stone in the rake of the gable to ensure the new roof fitted. This has had a negative impact on the listed building*



*Figure 19:Rear wall of the original cottage once late Victorian kitchen has been removed. The image shows there was no keying in of the kitchen to the original structure*



*Figure 20: View of bathroom on west gable that has poor detailing and water ingress. The image also shows the west gable of the cottage with water damage from the installation of the cement harling*



Figure 21: Image of window with stripped out box for sash and case so that the window fitted the opening. These windows were installed in the mid 20th century and are non-operational. Removal of the render as shown later dates window installation

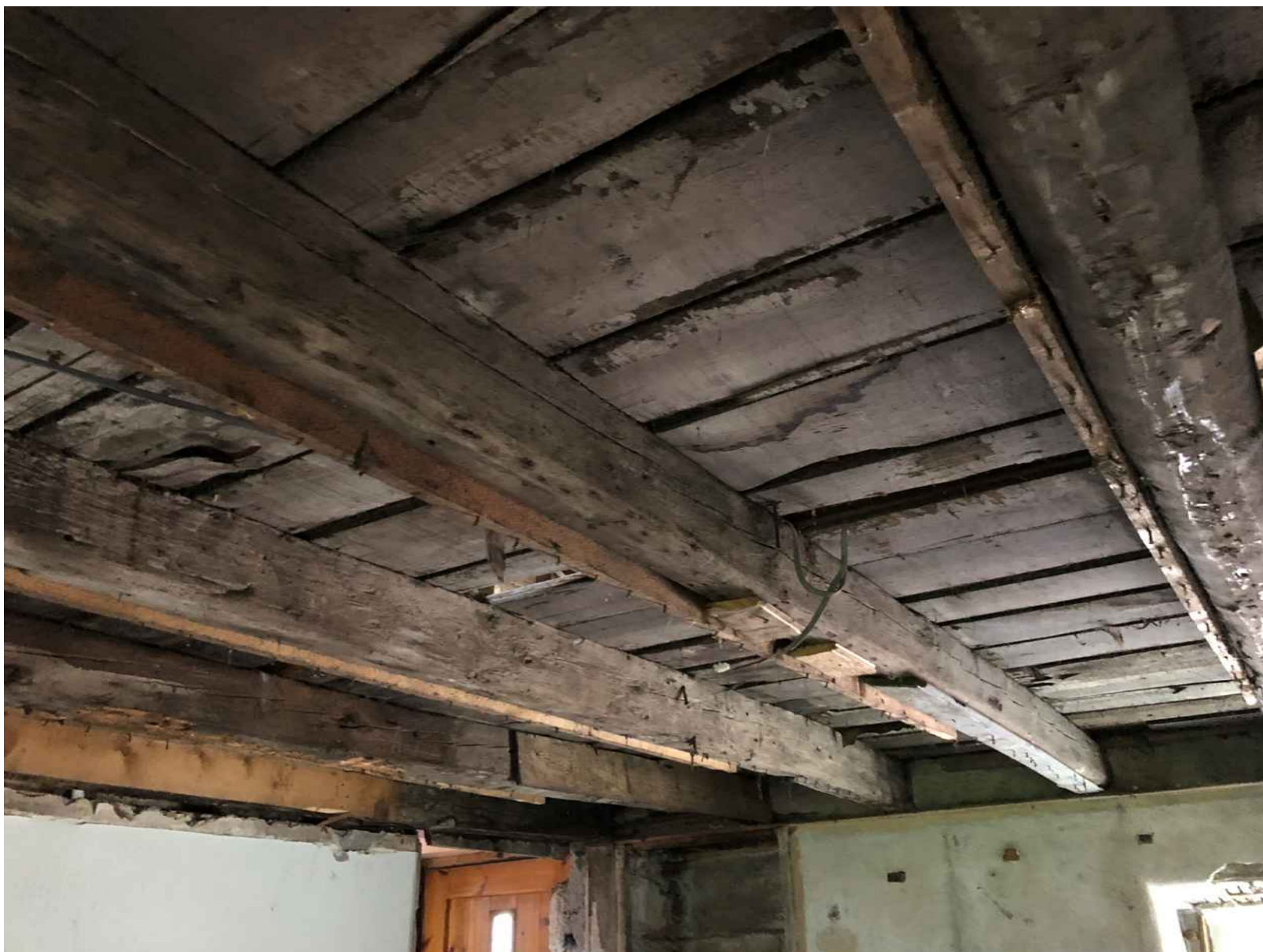


Figure 22: Excavation for the removal of the cement floor revealing the original grade surface with areas of fire charred remains. None of the original stone floor remained.



*Figure 23 above and 24 below: Image of window with stripped out box for sash and case so that the window fitted the opening. These windows were installed in the mid-20th century and are non-operational. Removal of the render as shown dates window installation to that of the time of render. The windows no longer fit the cottage with the cement removed and the windows returned to their original sizes.*

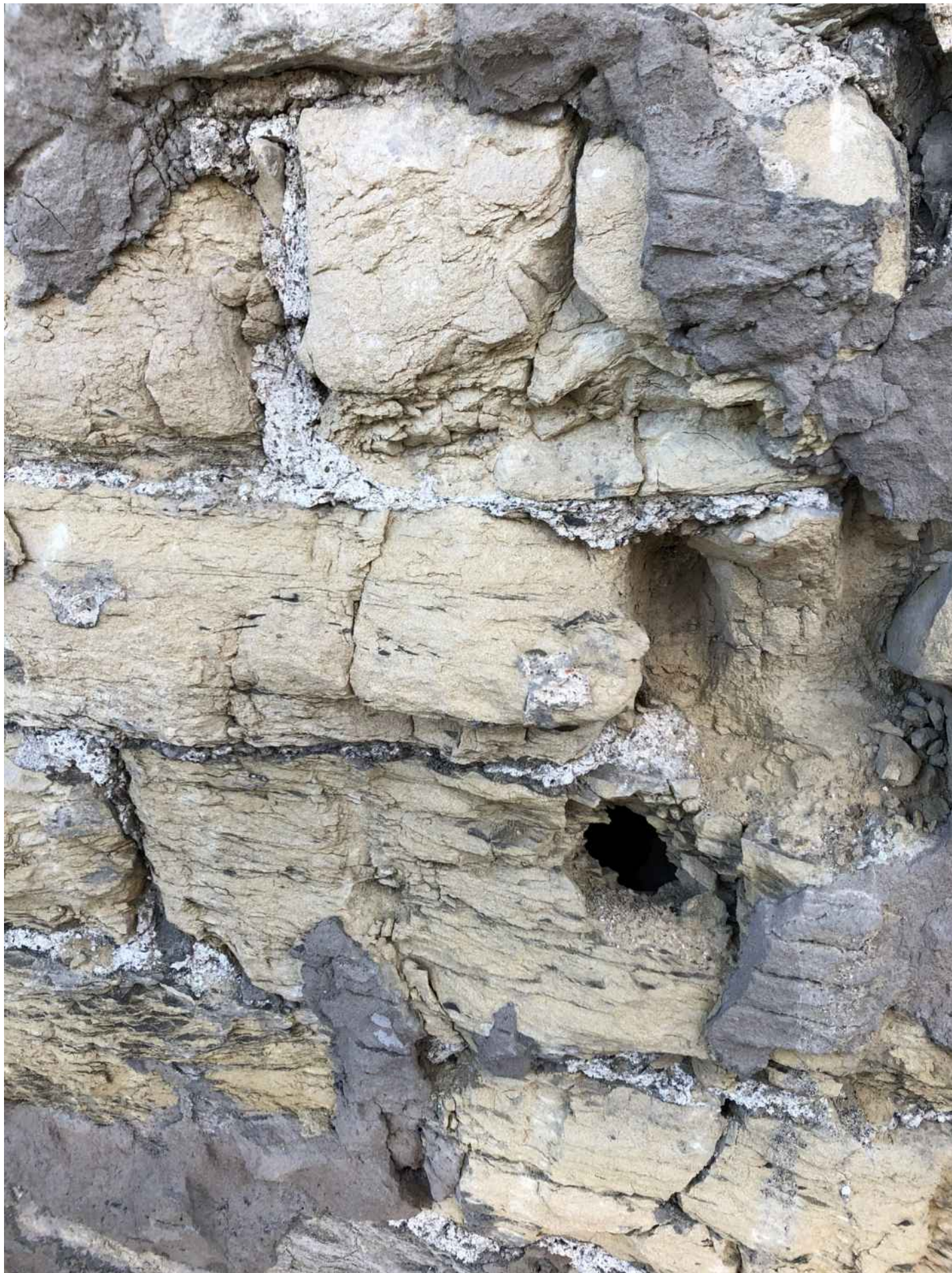




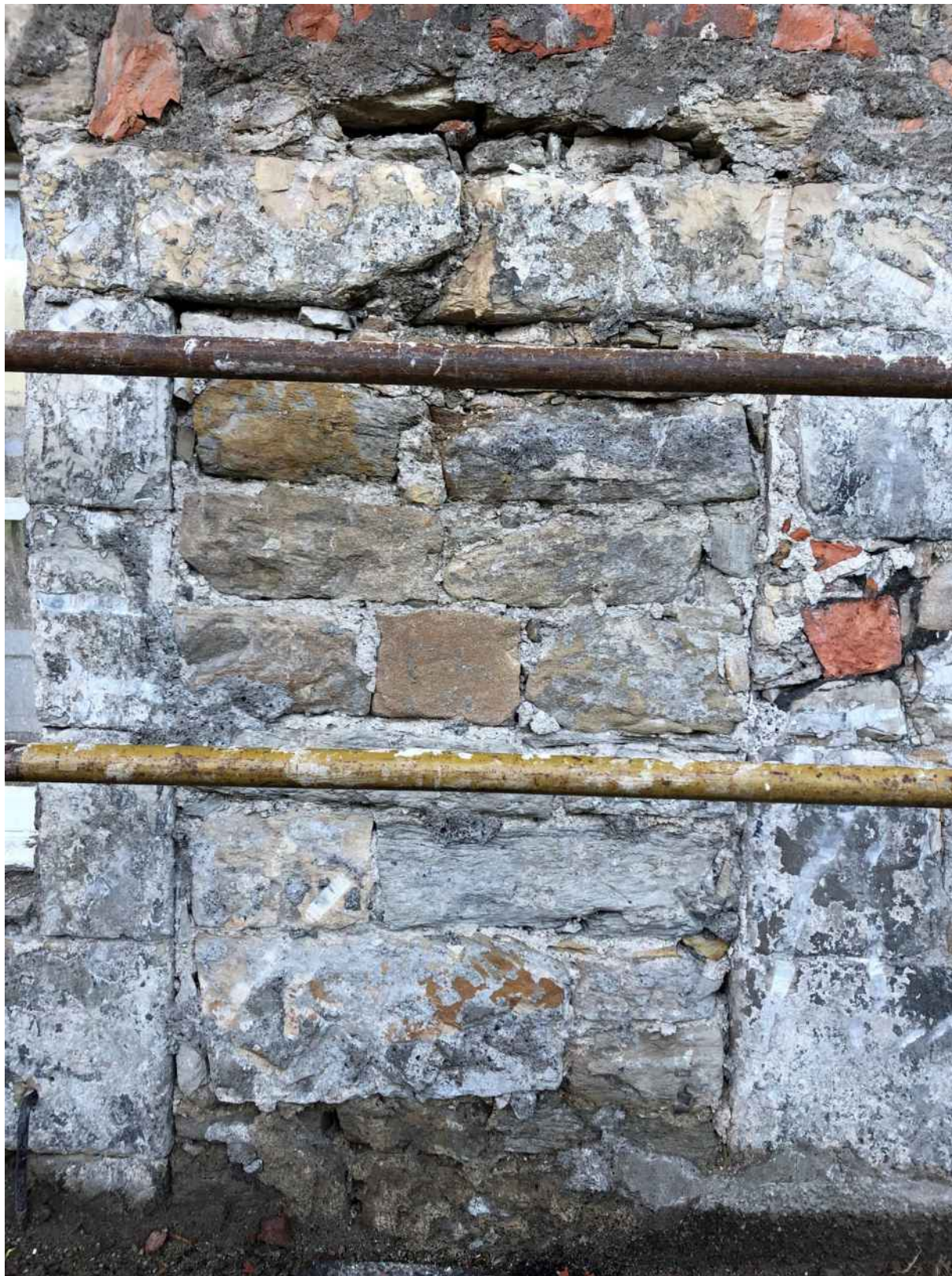
*Figure 24: Image showing the poor condition of floor beams which have been sistered by contemporary timber to ensure stability. Timbers have dry rot throughout and are not original to the building based on the size of joist pockets in the opposing wall*



*Figure 25: Crowstepped gables stone blocks hewn as individual elements of 500mm x 280mm each. Exterior Ashlar finish patina has been removed through poor workmanship when the roof and harling were installed*



*Figure 26: Image of exterior wall with cement harling removed showing that the poor condition of the sandstone and lime mortar means the wall was exposed to the elements for long periods of time before being covered by cement also pictured here.*



*Figure 27: Original door to the east of the south facade with quoin opening and cement and pan tile filling above the lintel*



*Figure 28: Image of uncovered original stone fireplace frame and lintel with stone grate and fire chamber on the east wall to be retained*



*Figure 29: Image of uncovered original stone fireplace frame with missing lintel and the impact of the imposition of the Victorian fire chamber. This will be opened with a new stone lintel installed.*