

Listed Building Consent Supporting Statement

for
The Old Parsonage
19 Lugton Brae, Dalkeith

on behalf of
Darren and Gillian Bunker

Date: **October 2023**

Our Reference: **E3752**

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Revision History

Revision	Revision date	Details	Name	Position
0		Initial Issue		

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Executive Summary

The purpose of this document is to set out and put into context the proposal for The Old Parsonage, Dalkeith:

Demolition of existing disused storage buildings.

The design is sensitive to the historic character of the main house and its curtilage.

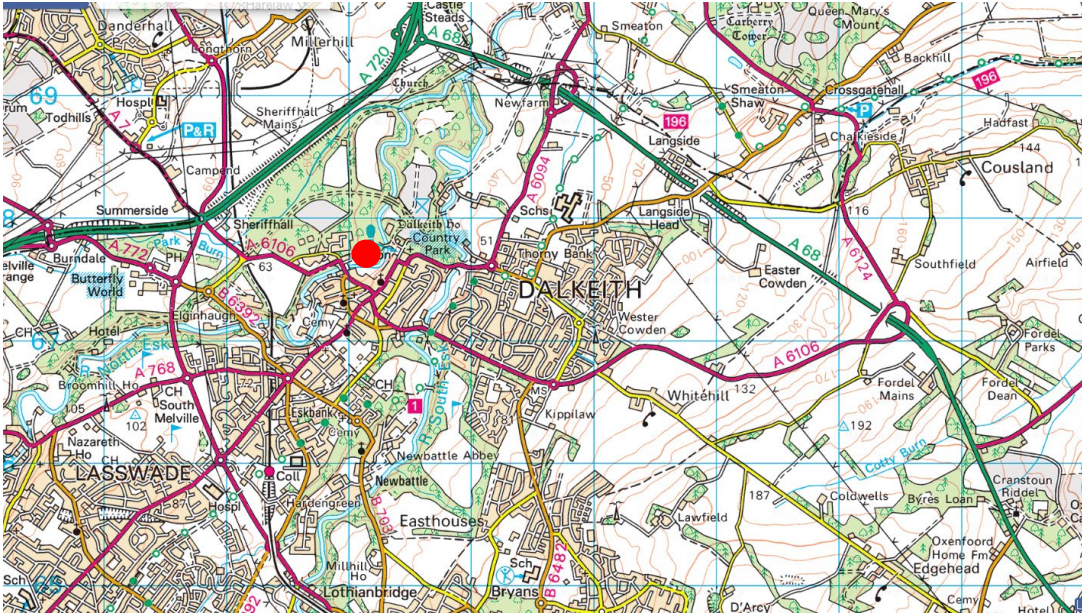


Figure 1 The location of The Old Parsonage (red dot) with Dalkeith to the east.



Figure 2 North elevation of The Old Parsonage

1. Context and Character Appraisal

1.1. 19 Lugton Brae, Old Parsonage

The property is a category B-listed (LB1431) sandstone asymmetrical two storey house which was later enlarged to serve as a parsonage for St Mary's Episcopal Chapel. It now no longer serves as a dwelling for the clergy but retains its use as a private dwelling.

1.2. Designation description:

The Historic Environment Scotland listing states the following regarding 19 Lugton Brae, Old Parsonage:

Early 19th century, doubled in size in mid 19th century (circa 1843-1852). 2-storey, asymmetrical gabled house. Stugged squared and snecked rubble, N and E elevations painted harl; ashlar dressings. Painted margins to N. Crowstepped gables. Base course to S.

N (LUGTON BRAE) ELEVATION: 9 asymmetric bays (5-1-3). Pilastered and corniced tripartite doorpiece in penultimate bay to right; panelled door and 3-pane fanlight; window above at 1st floor. Window at ground and 1st floor in bay to right of centre, with small window flanking to right at ground, and in centre bay. Window at ground in bays to outer left and right, and in 2nd bay to left of centre. Window at 1st floor in bay to left of centre, in penultimate bay to left, and in 2nd bay to right of centre.

S ELEVATION: L-plan addition in bays to left, 3-bay single storey earlier wing slightly recessed to right.

3 BAYS TO LEFT: tripartite garden door in advanced and raised gabled bay to right; window at 1st floor. Wallhead stack to left return. Regularly disposed fenestration in bays to left and centre, moulded dormerheads to windows at 1st floor.

WING TO RIGHT: gabled bay to outer right. Regularly disposed fenestration.

W ELEVATION: window at ground and 1st floor to advanced gabled mid century bay to right. Tripartite window at centre at ground, and window to left and right at 1st floor to harled less steeply pitched gabled bay to left. Rubble wall adjoined to left, with garden door.

E ELEVATION: gable to right; flush panelled door with 3-pane fanlight to left; window to left and right of centre at ground. Single storey wing to left; door to left, window to right; piended dormer window at centre. Small-pane glazing patterns in sash and case windows, largely 12-pane. Coped ashlar stacks, gablehead, ridge and wallhead. Grey slates. Some original rainwater goods.

BOUNDARY WALLS AND GATEPIERS: semicircular coped tall rubble wall. 2 pyramidal-capped square gatepiers.

1.3. Statement of Special Interest

The statement of special interest from Historic Environment Scotland states the following, regarding 19 Lugton Road, Old Parsonage:

This house was enlarged to serve as the parsonage for St Mary's Episcopal Chapel, which was constructed from 1843-54.

2. Proposal

2.1. The Proposal

This application concerns the demolition of existing disused brick built storage buildings abutting the boundary wall. The owner of the building would like to remove the storage buildings due to the low height of the roofs and the poor condition of the buildings. The removal is part of wider improvement works to the property. Once the buildings have been removed the existing boundary wall will be repaired in lime where necessary.



Figure 8 Single skin brick storage buildings

3. Conclusions

The proposal outlined in this document should be accepted as it will improve the overall setting and curtilage of the main house.

Appendix A



South Elevation from driveway



South elevation looking towards West room.



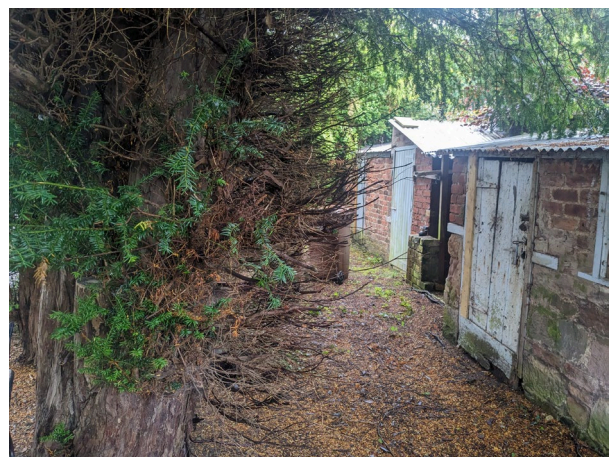
Looking East along buildings.



East towards boundary fence



South Elevation – Last room at boundary.



Looking west along buildings.

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