



Your Ref: **P/09/0369/LBC** Our Ref: **1099**  
Subject: **Restoration and refurbishment of Lathallan House to form 9 flatted dwellings, demolition of laundry outbuilding, restoration and refurbishment of stables to form 3 dwellinghouses, erection of 38 dwellinghouses and associated works.**  
**Lathallan House**  
**Falkirk**  
**FK2 0YG**  
Date: **30-Jun-09**

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the  
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Scottish Charity No.  
SC012569

The Trust has examined this application by Rowanhill Developments Ltd for the above and wishes to comment as follows:

The Trust welcomes proposals to restore and reuse Lathallan House and its outbuildings which have been on the Buildings at Risk Register since 1994. The Trust understands that the buildings are now in a near ruinous condition and significant investment will be necessary to ensure their long-term future. We accept that enabling development is appropriate in this case to ensure the survival of the listed buildings.

#### Main House

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The Trust does not object to the principle of conversion of the main house to flatted dwellings; the layout proposed appears to be acceptable. We would question why the spiral stair in Flat 06 cannot be retained in its original location within the round stair tower, originally designed for this purpose.

Although they aren't specified in the drawings we received the Trust would assume all materials to be to match the originals e.g. timber vertically sliding sash window frames, and a timber frame to the south conservatory extension.

We would also expect that existing features are retained and reused where possible e.g. The railings to the East elevation.

#### Stables

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It is the Trust's understanding that the existing Ivy Cottage/Stables building is proposed to be totally dismantled and the stone used to build an entirely new building. We cannot accept this approach. It is the Trust's view that, as with the main house, there is a significant amount of historic fabric that could be retained as part of the conversion process. The south elevation has some fine details and as a minimum these walls and those to the courtyard appear to be capable of reuse. The Trust feels that this part of the application essentially amounts to a demolition and rebuild and therefore justification for the demolition would be required. We must therefore object to this part of the application.

#### Mews houses

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The Trust feels that the jagged roofline is visually distracting and prevents the terrace being read as a whole as it should be. We would recommend that this

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element is revisited.

While the Trust acknowledges and appreciated that efforts have been made to reduce the impact of the mews buildings in views of the house from the A803; views from the house can be equally important. Estate buildings are generally low and even the main house is only 2 1/2 storeys. We feel that the scheme could be improved by reducing the mews buildings in height which would reduce their impact on views to the south from the main house and would allow the mews to remain subservient to the main house.

#### Orchard houses

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The Orchard houses are an unusual and innovative solution to the problem of what to do with the walled garden. It would appear from the drawings that the orchard wall will be expressed internally as bare masonry - the Trust finds this approach very suitable. The Trust feels that the house designs are generally sympathetic to their location and to the character of the wall. We would however recommend timber window frames over aluminium. Timber would better reflect the character of the main house and also the natural, rural setting.

#### Gas house

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We are pleased to note that the gas/power house will be retained, and we agree that the ideal would be for the building to be converted to a new use, rather than retained as a 'folly'. The Trust feels that use as an office unit would be appropriate and that the designs are generally sympathetic

#### North Lodge

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The Trust is not convinced by the logic of having confident, contemporary designs elsewhere in the estate and a conjectural recreation of a lodge house in this location. We feel that something more contemporary in traditional materials which reflect the character of the estate buildings would be more appropriate here. Otherwise, the building is open to confusion and to being read as 'authentic'. While we understand the desire to reflect the history of the estate at the gateway we feel that it would be more appropriate and successful to represent this new chapter in the estate's history with a contemporary building which reflects the traditional materials found at the historic buildings.

#### Demolition of laundry building

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While we do not object to the demolition of this ruinous structure we note that little or no information or justification has been provided within this application.

The Trust feels that these issues should be addressed before this application is allowed to proceed.



Gemma Wild  
Technical Officer (Conservation and Design)

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**To** Development Control Manager, Falkirk Council  
**cc** Historic Scotland (James Turner)  
AHSS

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