

## HERITAGE STATEMENT

1. Gardeners Cottage was built as the gardeners cottage to the new Harbottle Castle. Research shows that it was built on the site of a medieval chapel known as Kirk Knowe which was believed to exist between approx 1100 – 1400. The original structure was single storey and consisted of just two main rooms it has been later extended and now has an upper storey to the rear of the property serving as a bedroom and the addition of a downstairs bathroom and small room off the kitchen which has in the past been used as a second bedroom. These additions appear to have been done sometime in the late 19<sup>th</sup> century.
2. The proposed addition of a garden room to the North of the property and within the curtilage of the property is intended to provide occasional accommodation for visiting family and friends. This is necessary due to the small size of the cottage and the lack of suitable accommodation within the property itself. The addition of the garden room will not detract from the original listed cottage and takes advantage of the large secluded plot that the cottage stands within. The garden room will also add extra amenity for the owners of the cottage themselves.
3. The proposed site at the top of the garden plot surrounded by trees and hedgerows is remote from the cottage itself and well screened from neighbouring properties and the public highway. The site has been chosen to take advantage of the large plot and avoid overlooking neighbouring properties, it is not envisaged that anyone would loose any of their own amenity attached to their property as a result. Nor that the cottage itself would be impacted in any adverse way.
4. The proposed garden room will be constructed from a timber frame with an outer shell of Cedar wood cladding along with PVC-u framed Windows and doors and a Kingspan insulated roof. The natural Cedar wood cladding will mellow with age and the dark grey colour of the roof and window/door frames will ensure that the building blends into its surroundings very well.