

Ref 21/01214/CAC – Gottries Road, Irvine

The Scottish Civic Trust wishes to comment on this application, currently advertised in the Edinburgh Gazette.

the
Tobacco Merchant's
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We note that the building concerned lies outside the Harbourside Conservation Area but its demolition would clearly affect its setting and we welcome your decision to advertise it accordingly.

It forms part of a long terrace of traditional single-storey houses on this side of Gottries Road and it has been reversed to form part of the builder's yard, resulting in the blockage of the street side door and windows.

No structural report has been submitted as part of the application, failing which we find that the building appears to be sufficiently intact to continue to play a valuable part in the local streetscape and in Irvine's 19th century heritage whereas its demolition would make way for the main entrance to the housing scheme, totally disrupting the strong building line.

We therefore strongly recommend that the housing layout should be looked at again, re-siting the main entrance on the southern Harbour Road boundary where there appears to be no such obstacle. Then the fabric of the cottage could be retained, restored and, if need be, enlarged to form a single dwelling within the housing association project.

We believe that this solution would also be justified by conforming to your council's local plan Placemaking Policy.

The Scottish Civic Trust therefore wishes to object to the application as currently submitted.