
Report to Planning Committee

Date of Meeting: 13th March 2025

Subject: Carsebridge House, Carsebridge Road, Sauchie

Report by: Keith Johnstone, Principal Planner

1.0 Purpose

- 1.1. The purpose of the report is;
- 1.2. To present an update to Committee following the unauthorised demolition of Carsebridge House on 18th September 2024 and to respond to the motion agreed by Council on 3rd October 2024 to present a report to Planning Committee on the unauthorised demolition of Carsebridge House.
- 1.3. To present an update on details submitted by the applicant in relation to the Heads of Terms of the Section 75 Planning Obligation for their application (Ref 21/00069/PPP) for Planning Permission in Principle for a Proposed Mixed Use Development at the former Carsebridge Distillery site at Carsebridge Road, Sauchie which has been received since the application was considered by Committee at its meeting on 4th May 2023. This includes proposals for the site of Carsebridge House following its demolition
- 1.4. To update Committee on works that have been undertaken to relocate the listed Napoleon Pillar at Carsebridge House since the fire and demolition of Carsebridge House.

2.0 Recommendations

- 2.1. It is recommended that the Committee:
 - I. **notes** the response to the demolition of Carsebridge House summarised in paragraph 3.8 below and to the progress with concluding the outstanding Heads of Terms of the S75 for application ref 21/00069/PPP approved by Committee at its meeting on 4th May 2023 as summarised in paras 3.20 – 3.22 below.
 - II. **agrees** to the amendment of the Heads of Terms of the S75 for application ref 21/00069/PPP to include the delivery of a faithful reconstruction of Carsebridge House (Option 1 as referenced within paras 3.17 and 3.18 below) and the amendment of the Indicative Masterplan to reflect said option.

- III. **notes** that once the S75 and conditions have been satisfactorily concluded the application would be referred back to a further meeting of the Planning Committee.
- IV. **notes** that the listed Napoleon Pillar has been relocated from next to Carsebridge House to the grounds of the former distillery offices occupied by Resonate Together.

3.0 Considerations

- 3.1. At its meeting on 4th May 2023, the Planning Committee determined that it was minded to approve the above application (Ref 21/00069/PPP) for Planning Permission in Principle (PPP) for the redevelopment of vacant land and buildings at the former Carsebridge Distillery and Warehousing at Carsebridge Road, Sauchie for a mixed use development primarily comprising residential development. The application description is: *Proposed Mixed Use Development Including Residential (Class 9), Business (Classes 4, 5 and 6), Education (Class 10) and Other Ancillary Uses Together With Associated Access and Infrastructure and Landscaping Works.*
- 3.2. The Report to Committee on 4th May 2023 provided a summary of the assessment of the application and set out a summary of the Heads of Terms for a Section 75 (S75) Planning Obligation to be concluded between the Council and the applicant to allow the application to be granted as well as a summary of matters which would be covered in planning conditions attached to the Planning Permission in Principle (PPP). The summary of the Heads of Terms for the S75 and the headings for the planning conditions (Matters Specified in Conditions (MSC) planning conditions) are set out in Appendices 1 and 2 of the Report. Committee agreed to approve the application subject to officers concluding the S75 Obligation and conditions and it was confirmed that Committee would be updated on progress before the permission was issued.
- 3.3. Following the Committee meeting, negotiations proceeded with the applicant relating to the drafting of the S75 and scope of the developer contributions, including in relation to the contribution towards education capacity. These were still ongoing when on the evening of 29th August 2024, there was a fire at Carsebridge House which caused substantial damage to the building, including the destruction of the roof and large parts of the interior.
- 3.4. On 6th September 2024, the applicant submitted an application for listed building consent to demolish Carsebridge House (Ref 24/00187/LIST). The application was accompanied by the structural engineer's report which deemed the building to be unsafe and recommended it is demolished. The Service commissioned its own structural engineers report to get an independent view on the condition of the building. This was submitted to the Service on the afternoon of Wednesday 18th September, by which time demolition had already commenced and significant down takings had been undertaken.

- 3.5. Carsebridge House was demolished in its entirety on the 18th September 2024, without the benefit of listed building consent. It is a criminal offence under Section 8 of the Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997, to execute any works for the demolition of a listed building unless the works are authorised.
- 3.6. At the meeting of Clackmannanshire Council on 3rd October, the Council unanimously agreed to a motion from Councillor Lindsay which expressed anger over the unauthorised demolition of Carsebridge House and considered that those responsible should be fully held to account. The last paragraph of the Motion stated; *“Therefore, Council agrees to consider a range of possible action (including the making a referral to the Procurator Fiscal) against the owner and possibly other; and agrees that officers will present a report on this unauthorised demolition to the Planning Committee”*.
- 3.7. Response to Demolition of Carsebridge House
- 3.8. The Service reported the unauthorised demolition to the Police shortly after the demolition had taken place. The Police have confirmed that they are preparing a case for submission to the Procurator Fiscal regarding the demolition of the House as an offence under the Planning (Listed Buildings and Conservation Areas (Scotland) Act 1997. They have obtained witness statements from officers as part of this process. The Service has advised the Police that it will continue to support this process in any way it can. Consequently, and following advice from the Council’s external legal representatives, it is not considered necessary or logical for the Council to pursue other enforcement actions or submit its own case to the Procurator Fiscal as this would be duplication. Assisting with the Police case would represent as robust an approach as possible to address the Motion to Council that “those responsible should be held to account” for the action to demolish the House.”
- 3.9. Napoleon Pillar
- 3.10. The Napoleon Pillar was located next to Carsebridge House and is a Category B listed. It is an antique Roman Doric column which is about 3 metres in height. It was thought to have been gifted to the occupiers of Carsebridge House in the mid to late 19th Century. Following the wilful fire raising and damage that occurred to Carsebridge House, the Service quickly concluded that the Pillar may also become a target and that its integrity could be under serious threat. In consultation with Historic Environment Scotland (HES), and with HES support, it was agreed with the applicant that the Pillar should be moved to a safer location as a matter of urgency to help ensure its preservation. HES confirmed that the relocation would be in the best interests of the Pillar and its long term preservation. A review of possible options resulted in Resonate Together, who occupies the nearby Ochil House and Harvey House which were former distillery offices, to provide a site within the curtilage of the buildings. They are in the process of purchasing the property from the applicant.
- 3.11. Following liaison with HES, Clackmannanshire Heritage Trust, Resonate Together and the applicant, a conservation consultant was commissioned by the applicant following advice from HES and they prepared a method statement and managed the relocation of the Pillar. The Service also provided

a briefing to elected members in advance of the relocation. The Pillar was cleaned and repaired and moved around 14th February. The new location has the potential to be permanent or temporary. An image of the relocated Pillar is provided in Appendix 1 to this Report.

- 3.12. The move has been fully welcomed and endorsed by HES as the works to relocate the Pillar have helped to preserve and repair this historic item and retained it in very close proximity to its previous location, and still within the grounds of the former Carsebridge Distillery to which it had a historic association next to the House. It will also be cared for by Resonate Together and will be accessible to the public and will complement the activities undertaken by Resonate Together. The relocation is not considered to have any bearing on the case relating to the unauthorised demolition of Carsebridge House.
- 3.13. Planning Application Ref 21/00069/PPP
- 3.14. The enforcement response to the unauthorised demolition of the House has been summarised Para 3.8 above.
- 3.15. While being cautious not to prejudice any enforcement proceedings, the Service has engaged with the applicant relating to the planning application ref 21/00069/PPP which has still to be determined following its consideration by Committee on 4th May 2023. The Service does not consider that adopting an approach of non-engagement with the applicant or to refuse permission on the grounds of the demolition of Carsebridge House would be in the Council's best interests and the applicant would have a right of appeal to Scottish Ministers against any refusal or on the grounds of non determination of the application. Scottish Ministers would then be responsible for decision making on the application and its terms. The case being taken by the Police to the Procurator Fiscal would address the unauthorised demolition and the accountability of those responsible.
- 3.16. The demolition of Carsebridge House has raised the question of what now happens on the site of the House. HES have confirmed that there is no listed building any more and so the House will be removed from the Descriptive List. The applicant has recently submitted a document prepared by a recognised conservation architect firm which sets out an appraisal of possible options for the site of the House following its demolition. This was accompanied by a Statement of Significance report by the consultant which examines the heritage value and significance of the former House building. The Options Appraisal document is attached for information in Appendix 2 of the Report. The Appraisal sets out 4 options for the site of the House as well as possible options for building layout and design. The 4 options comprise;
- 3.17. i) rebuilding Carsebridge House to historically correct detailing and materials to create a faithful reconstruction of the building. This could also include building on the site of the former stables building in a style of subservient estate buildings.
- ii) building a modern house design on the site with a possible standard house type on the site of the former stables.

iii) providing a site for a commercial building on the site such as a nursery, with possible business units on the site of the former stables.

iv) do not replace Carsebridge House and create a landscaped space including in front of the House.

- 3.18. It is considered that a faithful reconstruction of the House (Option 1) within a setting which recreated its prominence in wider views and the historic landscape setting would be the most appropriate approach following demolition of the listed building, as part of a wider redevelopment of the Carsebridge site. It is considered that the faithful reconstruction would only be necessary for the exterior taking cognisance of advice from HES that the primary historic significance of the House was its external appearance and design. It is recognised that the House has been lost but it is considered that a faithful rebuild would be most effective in restoring some of the historic character and appearance associated with the original Carsebridge House compared to the other 3 options. It is considered that this option could be pursued through a revision to the Heads of Terms of the S75 and planning conditions. This would include defining the scope of the works, the timing of implementation of the reconstruction in relation to residential development on the wider site and the provision of an appropriate setting for the rebuilt house. It is considered that the design details and implementation of a reconstructed house should be submitted and agreed as part of the approval and delivery of the first phase of any development. Any proposals would still have to include measures to; deliver the preservation and restoration of the Walled Garden located to the west of the former House which is also listed Category B; respect the site of now relocated Napoleon Pillar; and safeguard the landscape setting of the House which includes trees covered by a TPO.
- 3.19. It would also be necessary to amend the Indicative Masterplan which is part of the PPP application to reflect the change in circumstances. The applicant has indicated their agreement to these arrangements.
- 3.20. The applicant has also responded to address outstanding matters relating to the Heads of Terms of the S75 Obligation which Committee previously was minded to approve. These relate to;
- 3.21. i) the developer contribution towards education capacity which required contributions towards primary school mitigation (provision of 4 classroom extension to Deerpark Primary School) and early learning and childcare mitigation (calculated as 160sqm of classroom floor space). When Education provided the advice around August 2024, the contribution was calculated at an estimated £2,083,200 subject to applying the relevant metrics and prices as of tender date. The applicant had challenged the scope of the mitigation and offered to fund a 2 classroom extension and no mitigation for early learning and childcare provision. However, following further evidence from the Education Service on how the mitigation was calculated, the applicant has now advised that they would accept the mitigation set out by Education. It should also be noted that Education has confirmed that following the decision to relocate Lochies School from Deerpark Primary School, there is no need for land to be safeguarded within the application site for education use.
- 3.22. ii) the contribution towards securing business use within the former office buildings. The buildings are now occupied by Resonate Together and the

applicant is in the process of selling the buildings and some land to them. The applicant has stated that in terms of their contribution towards securing use of the building this comprises; a £10,000 payment to Resonate towards the operation of the building as well as meeting the cost of utility works to reconnect the power which was £34,775 and allowing Resonate to occupy the building rent free from January 2022 in lieu of expected rental income of around £64,000. It is considered that the overall contribution is sufficient and proportionate to meet the requirements of this Heads of Term, having regard to the fact that this has contributed towards securing the occupation of the building by a suitable use. The use by Resonate Together will complement the proposed residential development on surrounding land, as well as the wider area, and helps sustain the only original buildings relating to the distillery. Resonate Together has secured funding to purchase the buildings.

- 3.23. The S75 drafting can be concluded on the basis of the above which would then be referred back to a further meeting of the Planning Committee once agreement has been reached.

3.24. Summary

- 3.25. In relation to the actions to demolish Carsebridge House, it is considered that the Council should continue to support the case being pursued by Police Scotland in relation to the criminal offence. It is not considered necessary for the Council to pursue a separate case to the Procurator Fiscal.
- 3.26. The Napoleon Pillar has been successfully relocated to within the curtilage of the buildings occupied by Resonate Together which is within the grounds of the former Carsebridge Distillery. This has been actioned to help preserve the Pillar at a suitable location which will be accessible to the public.
- 3.27. That the proposals submitted by the applicant to conclude the outstanding Heads of Terms for the S75 relating to education capacity and securing the former distillery buildings are now acceptable. The proposed delivery of a faithful reconstruction of Carsebridge House (based on Option 1 of the Options Appraisal document submitted on behalf of the applicant) and the amendment of the Indicative Masterplan to reflect this Option, is considered to be an appropriate approach to the wider redevelopment of the Carsebridge site as proposed by the current application ref 21/00069/PPP following the demolition of the House. This would require the amendment of the Heads of Terms of the S75 as summarised in paragraph 3.18. This approach is not considered to prejudice the case being pursued by Police Scotland or the role of the Council in that case to hold to account those responsible for the demolition.
- 3.28. That once negotiations had been completed and agreement reached, the application would be referred back to Committee.

5.0 Sustainability Implications

None

6.0 Resource Implications

6.1 *Financial Details*

6.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ☐

6.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☐

7.0 **Exempt Reports**

7.1 Is this report exempt? Yes ☐ (please detail the reasons for exemption below) No **X**

8.0 **Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all	X
Our families; children and young people will have the best possible start in life	<input type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	<input type="checkbox"/>

(2) **Council Policies** (Please detail)

Clackmannanshire Local Development Plan, adopted 2015

9.0 **Equalities Impact**

9.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes ☐ No **X**

10.0 **Legality**

10.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes **X**

11.0 **Appendices**

11.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 – Photograph of relocated Napoleon Pillar

Appendix 2 – Options Appraisal for Site of Carsebridge House, Simpson and Brown Architects, 2025

12.0 Background Papers

- 12.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

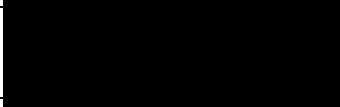
Yes ☒ (please list the documents below) No ☐

Report to Planning Committee of 4th May 2023 for Application Ref 21/00069/PPP

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
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Appendix 1 – Photo of Relocated Napoleon Pillar





The Site of Carsebridge House, Alloa

Options Appraisal

AC Land Regeneration

Rev B February 2025

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1.0 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Background

AC Land Regeneration has appointed Simpson & Brown to prepare an Options Appraisal study for the site of Carsebridge House as part of a Planning Permission in Principal (PPP) application for the wider site.

Following a fire, the Category B listed Carsebridge House was taken down on health & safety grounds. As this did not have consent it has impacted the PPP application which is now on hold. This study has been prepared to examine options for this part of the site, the site of the Napoleon Pillar - which is to be moved to another location, and the walled garden, both independently listed as Category B.

Jenny Humphreys, Architect and Partner at Simpson & Brown, and Dr Christian Clarkson, Heritage Consultant and Associate at Simpson & Brown, visited the site and met Jim Kennedy on 20.11.24.

Our Approach

Simpson & Brown has carried out historical research and has prepared a Statement of Significance as a standalone document. This has uncovered new information on Carsebridge House and our increased understanding of its historical development. It also gives a good knowledge base for reconstructing the building if that is determined as the preferred option.

The options presented in this study have evolved from this more in-depth understanding of Carsebridge House, the Napoleon Pillar and the walled garden, and in the context of the wider PPP. These options have been assessed for their impact on the site's significance and, for the options for rebuilding, offer practical considerations which will arise from constructing the building to meet current building standards - which may impact the authenticity of a faithful reconstruction.

The Purpose of the Study

The purpose of this study is to explore potential options for the site for a wider discussion with Clackmannanshire Council. As noted above the commentary that accompanies the options not only highlights the impact on significance, but also gives consideration to some practical issues in achieving the desired end result to a satisfactory level. With this in mind AC Land Regeneration consider that the landscape option on the site of Carsbridge House (Site Option 4, p9, with House Option E, p16) is the preferred option.

In considering Site Option 1, p6 , the House Rebuild Option C, p14 (faithful reconstruction of exterior only) is felt to be the most appropriate option to provide a practical internal layout to meet currently legislation which is unlikely to be achievable with a fully accurate and faithful rebuild option internally and externally.





2.0 Site Layout Options

SITE LAYOUT OPTION 1|MAINTAINING CURRENT PROPOSALS AND ACCESS

This first option is based on maintaining the current development layout and access to the Carsebridge House site.

1. Carsebridge House re-built to historically-correct detailing and materials. Further detail on house options is provided in section 3.0. House Rebuild Option C, p14 (faithful reconstruction of exterior only) is felt to be the most appropriate option to provide a practical internal layout to meet currently legislation which is unlikely to be achievable with a fully accurate and faithful re-build option internally and externally.
2. Hard landscaping feature to mark the original location of the pillar - further detail provided in section 4.0.
3. Reinstall historic layout of walled garden - further detail provided in section 5.0.
4. Two small dwellings in the style of estate buildings built on the site of stable block and adjacent ground.
5. Green space retained in front of Carsebridge House.
6. New avenue focusing on the site of Carsebridge House.

Impact on Significance

- Both the architectural and historic interest of the walled garden will be improved by restoring its fabric and original layout.
- There is a high potential for community value for a restored walled garden.
- The reinstatement of the house and a feature in place of the pillar will retain the historical relationship between those features and the walled garden.
- An accurate rebuild of Carsebridge House will restore some of its architectural interest.
- Houses in the style of estate buildings on the site of the stables maintains the relationship between main house and subsidiary structures.
- Green space in front of Carsebridge House retains some of its parkland setting in the absence of the historic avenue.



SITE LAYOUT OPTION 2|HOUSE DEVELOPER OPTION

Developer house type on site of Carsesbridge house and adjacent stable site.

1. One single high-end standard house type with separate double garage.
2. Hard landscaping feature to mark the original location of the pillar - further detail provided in section 4.0.
3. Reinstall historic layout of walled garden - further detail provided in section 5.0.
4. Two high-end standard house types with gardens to the side.
5. Green space retained in front of Carsebridge House.
6. Retain historic avenue of trees as a pedestrian / cycle route - becoming a green 'corridor' within the development - leading to the pillar location and then the orchard. Avoid roads crossing over - will require housing development layout to change (indicative layout shown for illustration only).
7. Continue line of housing to avoid placing too much significance on the new housing on the site historic site.

Impact on Significance

- Both the architectural and historic interest of the walled garden will be improved by restoring its fabric and original layout.
- There is a high potential for community value for a restored walled garden.
- All architectural and archaeological interest of Carsebridge House will be lost, but buildings on the site of the house and stables as well as a feature in the place of the pillar will maintain the original layout of the site in relation to the walled garden, keeping that aspect of its setting.
- Continuity of use for the Carsebridge House site for domestic use.
- Retention of the avenue allows the site to be approached by a historically significant route.



SITE LAYOUT OPTION 3| COMMERCIAL DEVELOPMENT

Consideration of a commercial use on the site of Carsebridge House and adjacent stable site.

1. Community building such as a nursery - likely to be a high demand with such a large development - good links to outdoor space. New contemporary design may be more appropriate here.
2. Hard landscaping feature to mark the original location of the pillar - further detail provided in section 4.0.
3. Reinstate historic layout of walled garden - further detail provided in section 5.0.
4. Commercial units /workspace on the site of the former stables - promote NPF4 20 minute neighbourhoods.
5. Green space retained in front of Carsebridge House.
6. Retain historic avenue of trees as a pedestrian / cycle route - becoming a green 'corridor' within the development - leading to the pillar location and then the orchard. Avoid roads crossing over - will require housing development layout to change (indicative layout shown for illustration only).
7. Continue line of housing to avoid placing too much significance on the new housing on the site historic site.

Impact on Significance

- Both the architectural and historic interest of the walled garden will be improved by restoring its fabric and original layout.
- There is a high potential for community value for a restored walled garden.
- All architectural and archaeological interest of Carsebridge House will be lost, but buildings on the site of the house and stables as well as a feature in the place of the pillar will maintain the original layout of the site in relation to the walled garden, keeping that aspect of its setting.
- Retention of the avenue allows the site to be approached by a historically significant route.



SITE LAYOUT OPTION 4|MAINTAINING CURRENT PROPOSALS AND ACCESS & LANDSCAPE PROPOSAL FOR CARSEBRIDGE HOUSE SITE

This option is based on maintaining the current development layout and access to the Carsebridge House site.

1. Landscape option on the site of Carsebridge House. More detail provided as Option E in section 3.0. This is considered the preferred option for the Carsebridge House site.
2. Hard landscaping feature to mark the original location of the pillar - further detail provided in section 4.0.
3. Reinstate historic layout of walled garden - further detail provided in section 5.0.
4. Green space retained in front of Carsebridge House.
5. New avenue focusing on the site of Carsebridge House.

Impact on Significance

- The design of a landscape options will introduce a new positive aspect to the setting of the garden
- The layout of the landscape features will interpret their history and visualise some of their lost elements
- Taken together, this option has the potential to benefit both the heritage and natural values of the area.
- There is a high potential for community value for a restored walled garden.
- The reinstatement of the house and a feature in place of the pillar will retain the historical relationship between those features and the walled garden.
- An accurate rebuild of Carsebridge House will restore some of its architectural interest.
- Houses in the style of estate buildings on the site of the stables maintains the relationship between main house and subsidiary structures.
- Green space in front of Carsebridge House retains some of its parkland setting in the absence of the historic avenue.





3.0 Carsebridge House Site

HISTORICAL RESEARCH

Carsebridge House was Category B listed. It was originally listed in 1974 and it was recently updated in August 2023.

The house was described as dating from around 1799, as a detached, two-storey and attic, three-bay, classical-style country house, with mid to late-19th century additions and alterations. The house was constructed in coursed and droved sandstone blocks with contrasting smooth margins and quoins, and a moulded cornice with centre panel above. There was a central, corniced, Roman Doric-style porch with an arched opening and scroll detailing and sidelights. The house was set within its own grounds, set back from Carsebridge Road and was accessed via a tree-lined drive from the main road. The entrance gateway and low boundary wall to the main road were excluded from the listing.

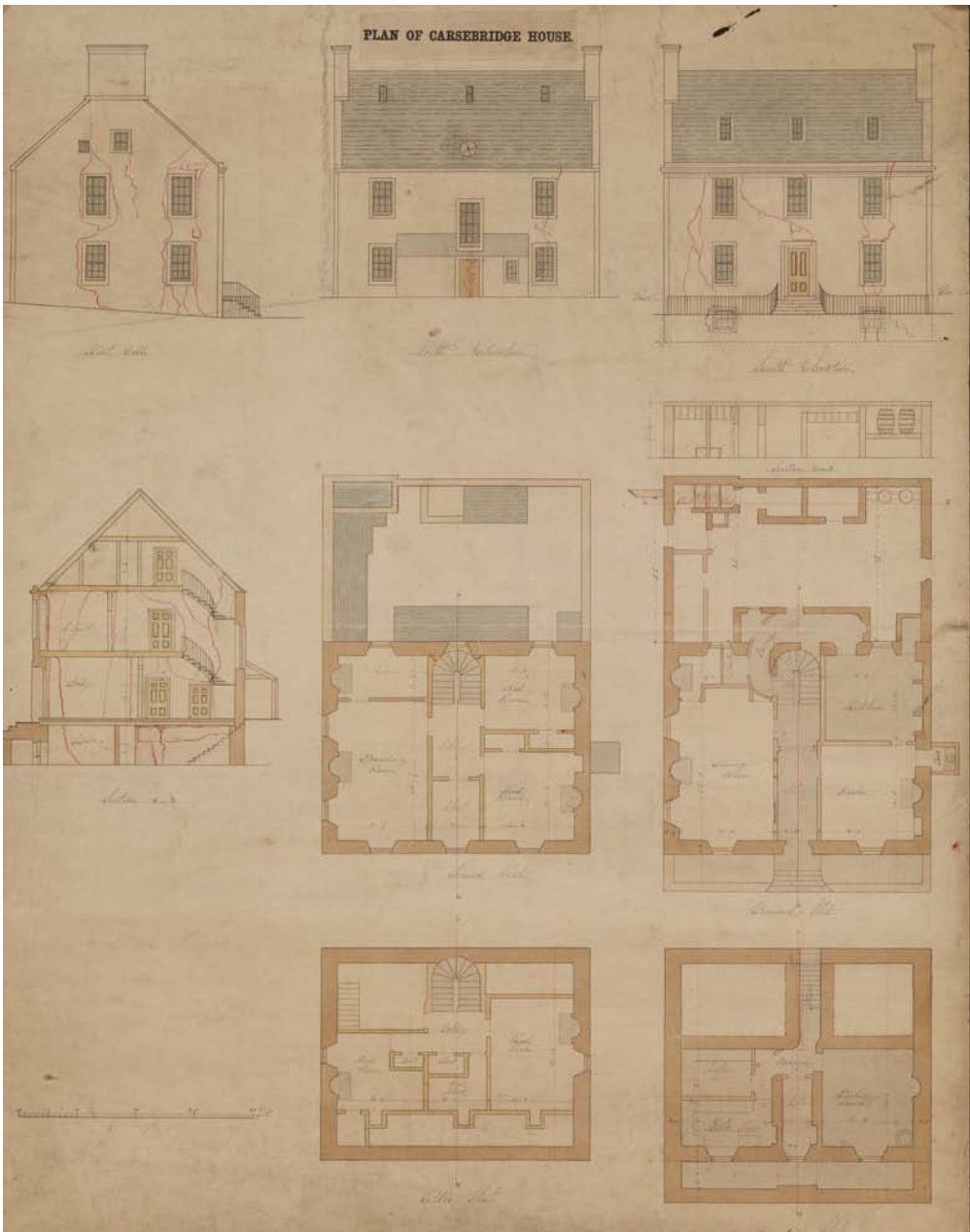
Carsebridge House was considered of special interest because it was a good example of a late 18th century small country house with 19th century additions, with particular reference to its principal elevation. It was a distinctive building within the landscape and was visible from the road. Carsebridge House sat in its own parkland and along with the walled garden, the Napoleon Pillar and the tree lined avenue, its estate setting was understood. The walled garden and Napoleon pillar are covered by their own separate listings.

Benefits of Reconstruction

The cultural heritage significance of the building is based on different types of interest, the most important of which are archaeological interest, historical interest, and architectural interest

The loss of the original Carsebridge House means that some of this interest has been irrevocably lost, in particular the archaeological interest, as the authentic structure is gone. However, as we know what the building looked like prior to the fire, especially externally, it is possible to recapture aspects of its architectural interest with reconstruction.

Reconstruction would benefit the setting of the walled garden, as its spatial and architectural relationship to the house was part of its special interest.



Simpson & Brown have carried out historical research and have produced a Statement of Significance. As part of this work plans of the house, the walled garden and the wider site dating from 1853 have been located. These do not appear to have been seen by HES previously, and have identified the existence of a basement and associated areas to the front of the house.

The plans, elevations and sections show the house and walled garden in great detail and demonstrate interior layouts which have been lost.

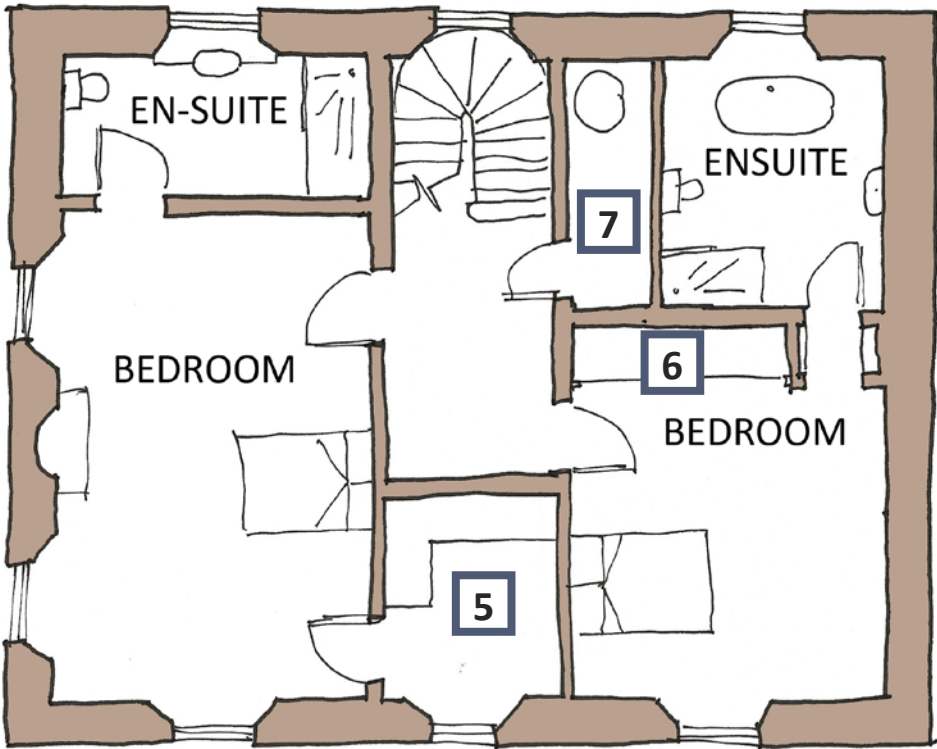
It is likely that some changes were made to the house before the plans were drawn, including the passage looping around the rear of the stair and a WC added to the east elevation.

Alterations since 1853 include the addition of the porch, infill of the basement area, and addition of an extension on the east side. These changes were all from the 19th century and the former two were probably a response to subsidence on the site.

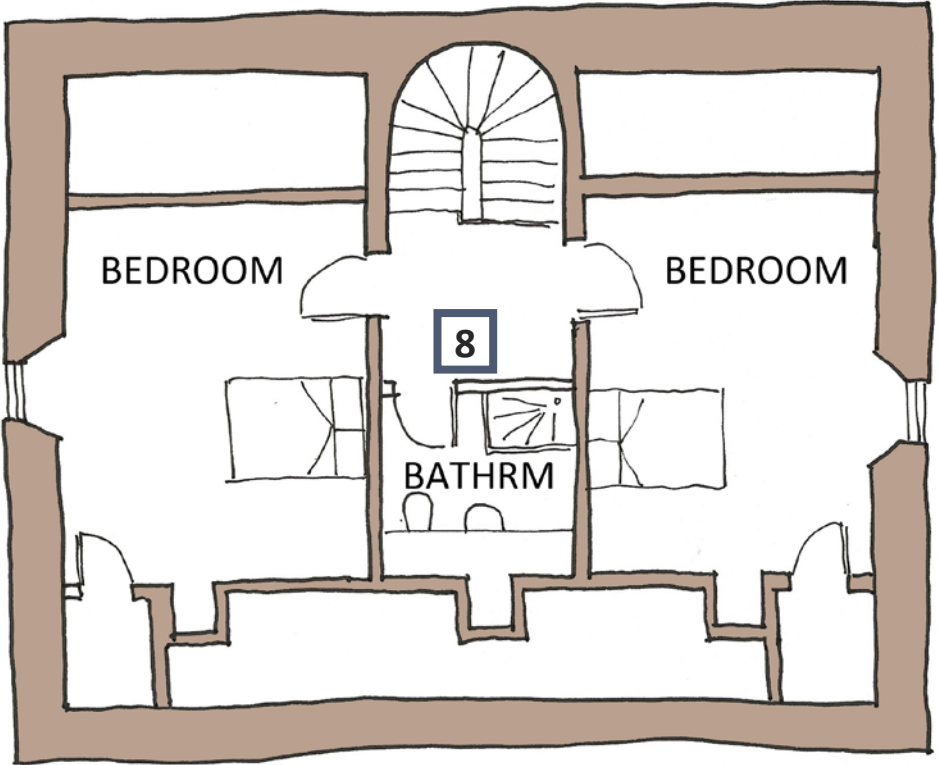
OPTION A | FAITHFUL RECONSTRUCTION - SINGLE DWELLING

Based on the evidence that the 1853 plans have uncovered, Option 1 shows how the original layout could be reconstructed to provide a single four bedroom dwelling, with some minor changes. Note we would not propose to rebuild the basement. External and internal materials and detailing would be utilised based on the historic evidence, the remaining evidence on the site, photography during the demolition and our expert knowledge and experience of historic period detailing.

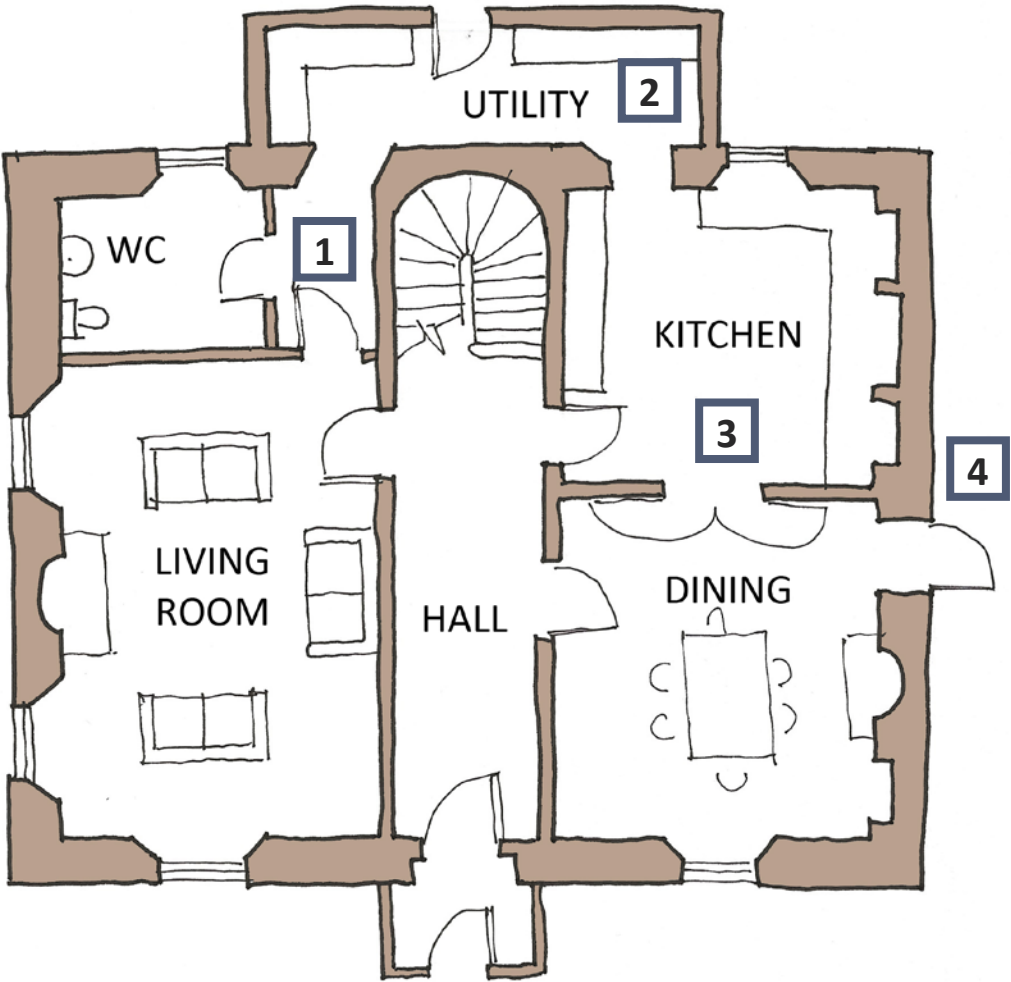
1. The room to the north of the main drawing room (labelled LIVING ROOM) was altered when the rear out-shot was added. This option reinstates the rear wall as a straight wall, and introduces a small lobby and WC in keeping with modern-day living.
2. Although a later addition the rear out-shot would likely have been there when the building was demolished and is a useful have as a rear entrance and utility space.
3. There was a small opening connecting the spaces now labelled as KITCHEN and DINING. This option shows a larger connection between these two spaces to facilitate modern-day living.
4. There was a small WC out-shot on the east elevation. The elevation would be improved with this removed, but the opening would benefit modern-day living giving access to the garden from the kitchen/dining spaces.
5. Access to this space has been changed to be accessed from the bedroom rather than the hall to provide a dressing/wardrobe space.
6. The arrangement of the built-in cupboards has been altered to provide a larger wardrobe space to the bedroom, and a route through to the en-suite.
7. The NE room has been partitioned to give the en-suite an appropriate scale and to provide a space for the Hot Water Cylinder and an airing cupboard.
8. The original layout included cupboards in the centre of the plan. These have been removed in this option to simplify the plan and provide a bathroom.



FIRST FLOOR PLAN



ATTIC FLOOR PLAN



GROUND FLOOR PLAN

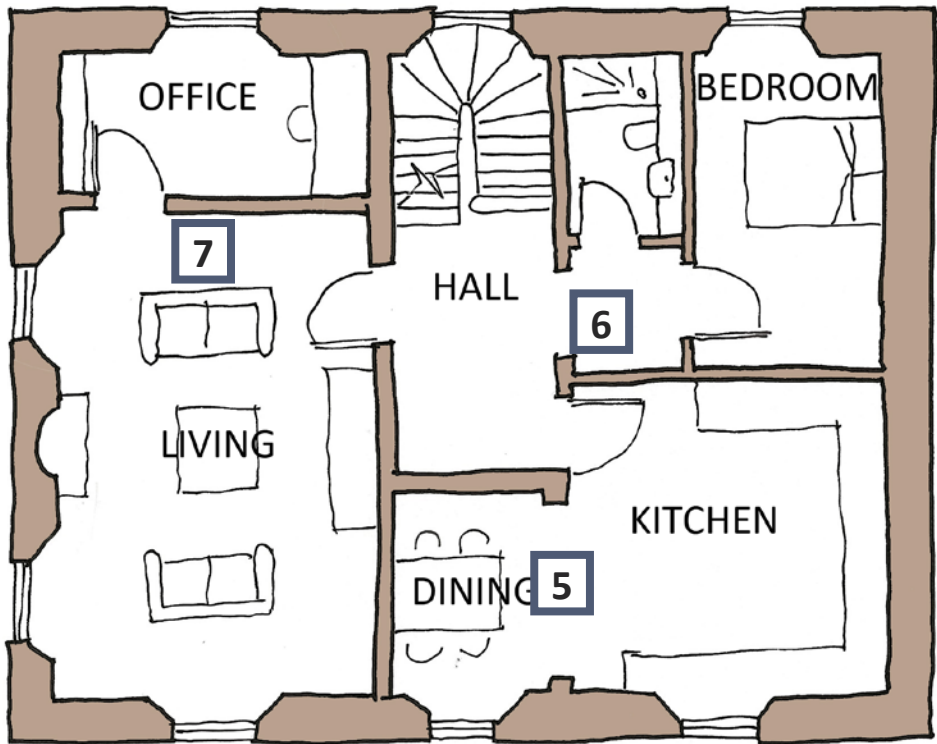
Considerations

- How level access is achieved will need to be considered as the existing house was raised up and accessed from a flight of steps.
- Internally the stair design will need some thought as the floor to ceiling heights will likely require more than 16 steps which will not comply with Building Standards without a landing which is not part of the original design.
- Reinstatement of fireplaces - may be included as a feature in some rooms - but will not be required to the extent that they existed in the original house. Flues and chimneys can be constructed to aid natural ventilation within the house.
- Re-use of existing stone will need to be assessed for its structural integrity and appearance as it may have been damaged in the fire.

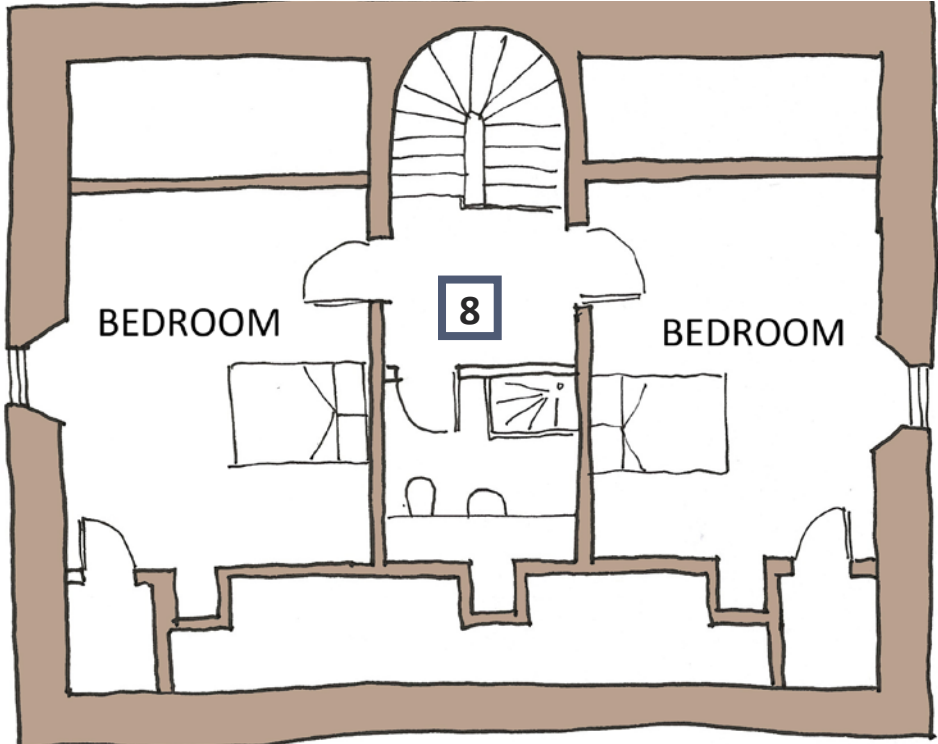
OPTION B| FAITHFUL RECONSTRUCTION - FLATS

Based on the evidence that the 1853 plans have uncovered, Option 2 shows how the original layout could be re-constructed to provide a two flats, a one bedroom and a three bedroom over two floor. Note we would not propose to rebuild the basement. External and internal materials and detailing would be utilised based on the historic evidence, the remaining evidence on the site, photography during the demolition and our expert knowledge and experience of historic period detailing.

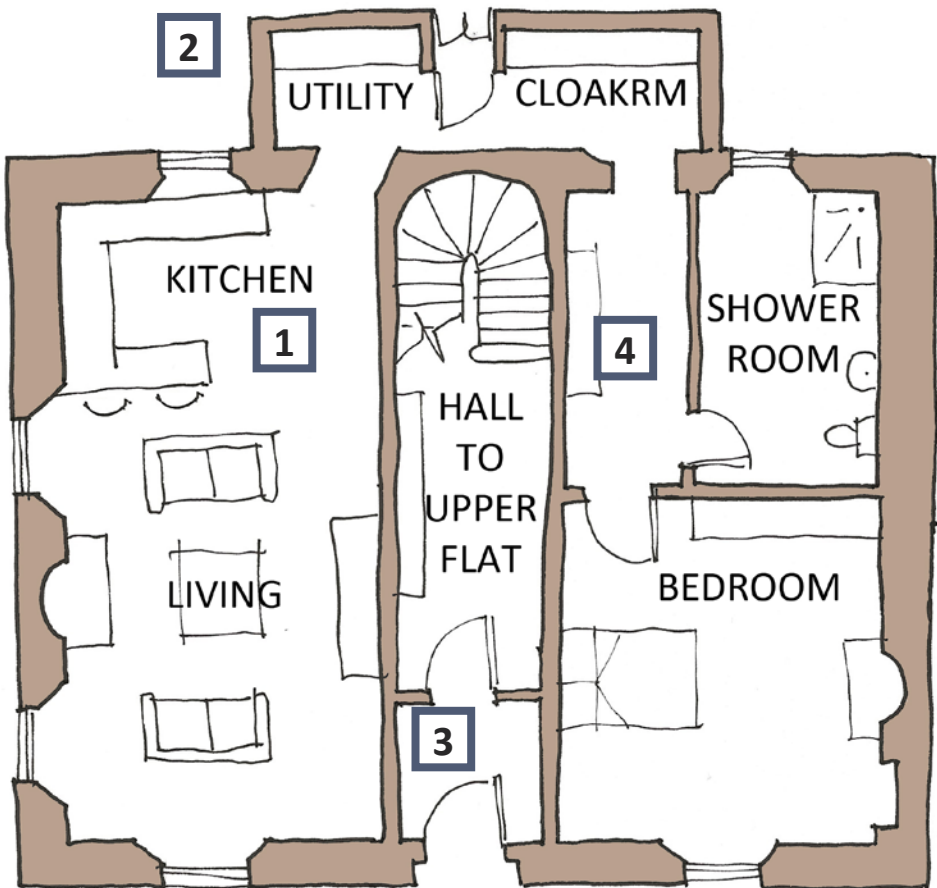
1. The room to the north of the main drawing room (labelled LIVING) was altered when the rear out-shot was added. This option opens the full space out to create an open plan living / kitchen space, common in modern-day living for properties of this scale.
2. Although a later addition the rear out-shot would likely have been there when the building was demolished and can serve as an entrance and utility space to the ground floor flat, facilitating access to both the east and west sides of the flat.
3. Internal lobby created to reduce the scale of the hall leading to the stair and the upper flat. This would mean that the external porch would not be required. and the elevation could be returned to the original, perhaps including the external steps.
4. The east side of the house retains the original proportion of the SE room, with the back, NE, room being subdivided to provide access and a better proportioned shower room.
5. This space has been opened up to provide a dining recess off the kitchen.
6. The arrangement of the built-in cupboards has been removed to provide a larger space to accommodate a small bedroom and shower room.
7. The original layout of the west side of the first floor works well as a living space and office to rear.
8. The original layout included cupboards in the centre of the plan. These have been removed in this option to simplify the plan and provide a bathroom.



FIRST FLOOR PLAN - THREE BEDROOM UPPER FLAT



ATTIC FLOOR PLAN - THREE BEDROOM UPPER FLAT



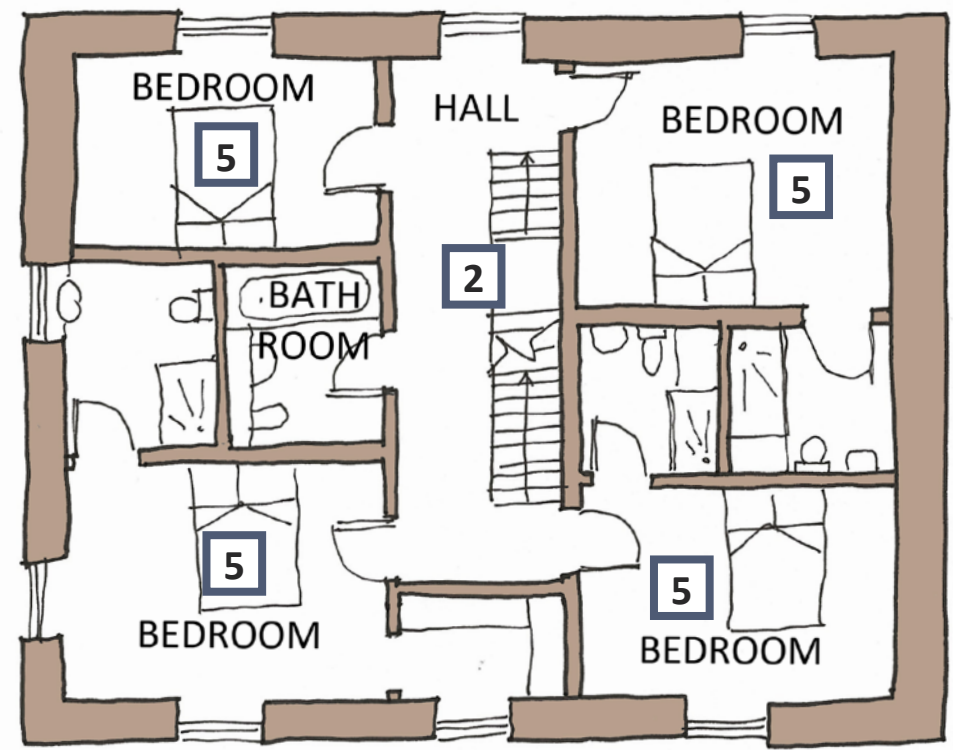
GROUND FLOOR PLAN - ONE BEDROOM FLAT

Considerations

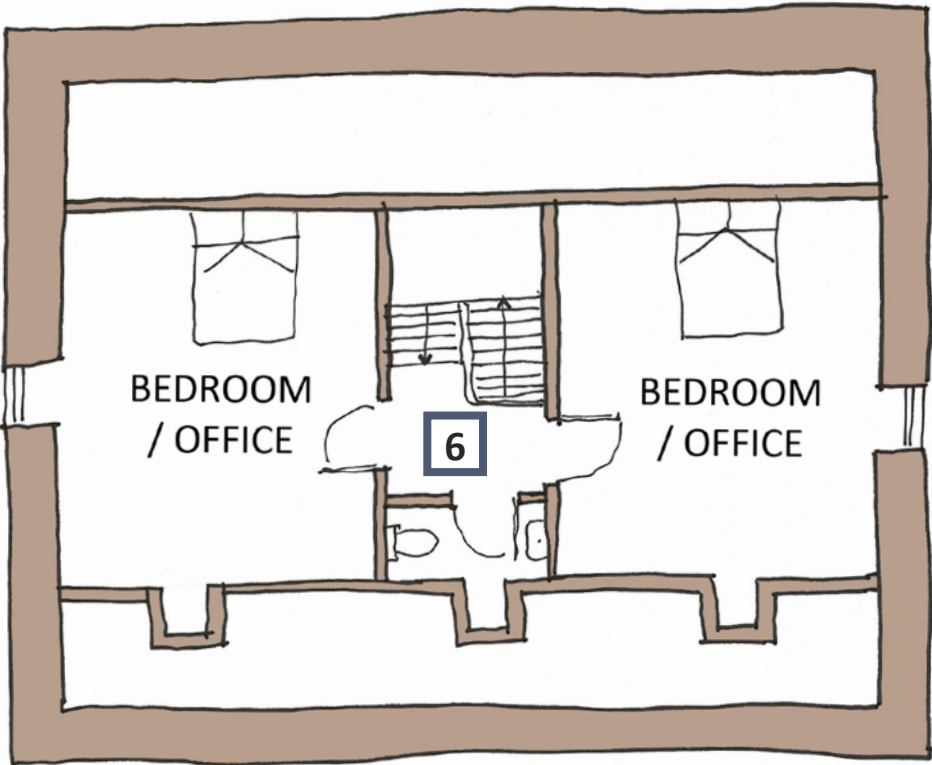
- How level access is achieved will need to be considered to the rear of the house to give access to the ground floor flat.
- Internally the stair design will need some thought as the floor to ceiling heights will likely require more than 16 steps which will not comply with Building Standards without a landing which is not part of the original design.
- Reinstatement of fireplaces - may be included as a feature in some rooms - but will not be required to the extent that they existed in the original house. Flues and chimneys can be constructed to aid natural ventilation within the house.
- Re-use of existing stone will need to be assessed for its structural integrity and appearance as it may have been damaged in the fire.

OPTION C| FAITHFUL RECONSTRUCTION OF EXTERIOR ONLY - SINGLE DWELLING

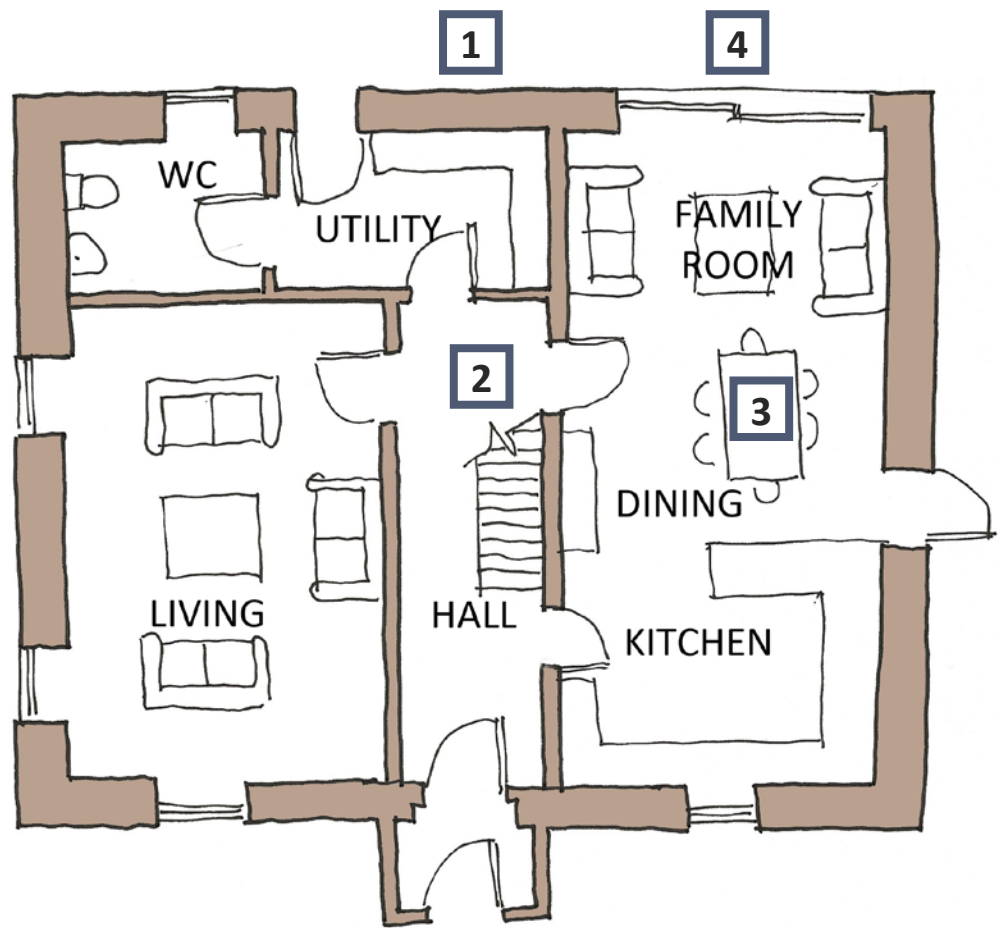
- Based on the evidence that the 1853 plans have uncovered, Option 3 shows how the external arrangement could be reconstructed to provide a single dwelling. Note we would not propose to re-build the basement. External materials and detailing would be utilised based on the historic evidence, the remaining evidence on the site, photography during the demolition and our expert knowledge and experience of historic period detailing. Internal finishes and details could be more modern detailing and specification. Note that there are many interior layouts that could be applied to this approach - this layout is indicative only.
1. The rear outshot has not been included in this option as an internal utility room can be provided within the main building envelope providing a more efficient solution.
 2. The stair can be placed in a more effective location and would be constructed to meet current Building Standards.
 3. More open plan spaces can be accommodated in line with modern-day living requirements.
 4. This option proposes a larger opening in the rear elevation which is less significant.
 5. Bedrooms can be sized to modern-day requirements allowing more en-suites to be provided for each bedroom.
 6. There can be more flexibility with the use of the attic floor. There may not be the demand for five or six bedroom properties but the space could be utilised for office, family or playroom space.



FIRST FLOOR PLAN



ATTIC FLOOR PLAN



GROUND FLOOR PLAN

Considerations

- How level access is achieved will need to be considered to the rear of the house to give access to the ground floor flat.
- Re-use of existing stone will need to be assessed for its structural integrity and appearance as it may have been damaged in the fire.

OPTION D | ONE-OFF CONTEMPORARY SINGLE DWELLING, COMMUNITY OR COMMERCIAL DEVELOPMENT

This option considers the construction of a one-off contemporary building on the site of Carsebridge House. This may be appropriate if it is considered that a rebuild option may not achieve the desired construction standard and deliver the significance required.

The design of such a building would need to take cognizance of the setting and relationships to the walled garden, the site of the pillar and the historic avenue. The building should be unique to the site, and could incorporate some of the stone that has been salvaged on the site.

There would need to be a design process associated with this approach which is beyond the parameters of this study.

These images are representative of a quality of design, materials and construction that may be appropriate for this site.



OPTION E | LANDSCAPE THE SITE OF THE HOUSE

This option considers an approach that would recognise the footprint of the house in landscape form rather than a reconstruction of a habitable building.

- 1. A hard landscape option could see the footprint of the building rebuilt to say 300mm high, utilising materials which might provide an understanding of the construction of the various parts of the building. It would evoke a sense of archaeology on the site, of learning, and play as the slightly elevated walls would provide a place that children might run along and explore.
- 2. A soft landscape option would introduce a different approach that would be softer in the landscape - more akin to a maze that is there to be discovered. Different species could be used to imitate different building materials, and from a health & safety perspective there would be greater opportunity to introduce height to the landscape feature.

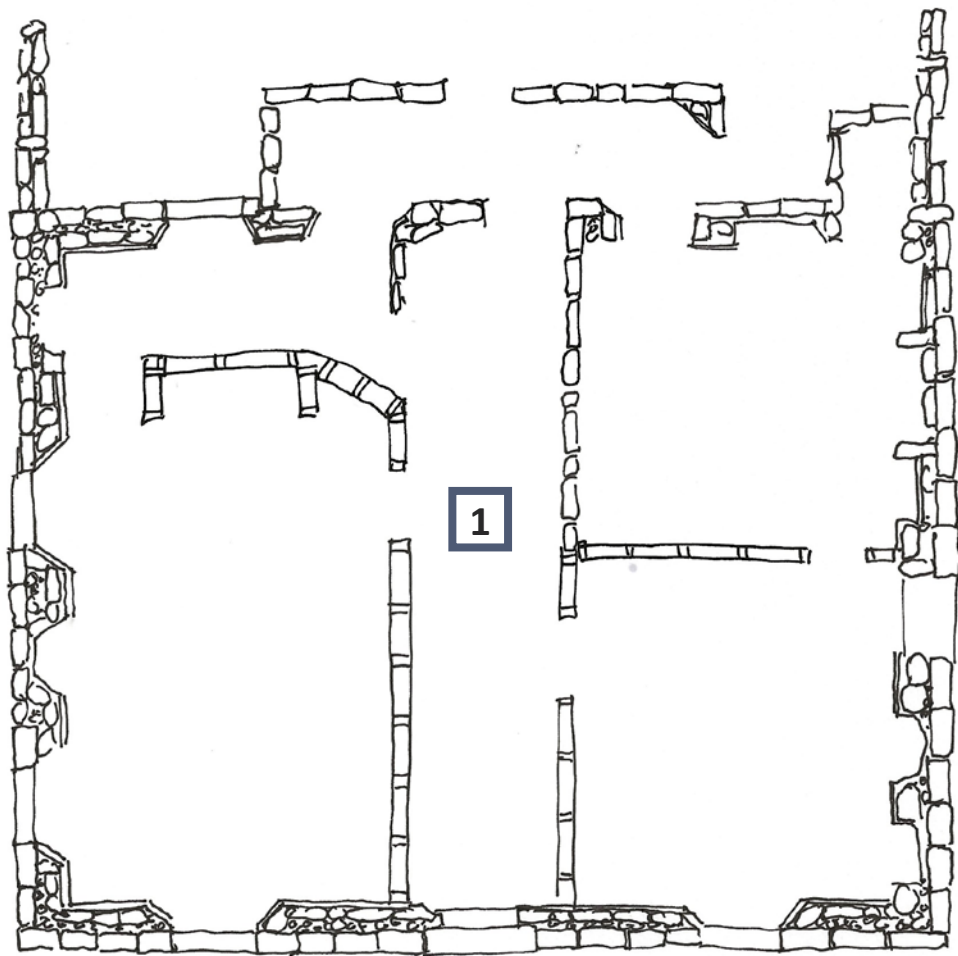
Both options could include external furniture which may enhance the use of the external space.

Impact on Significance

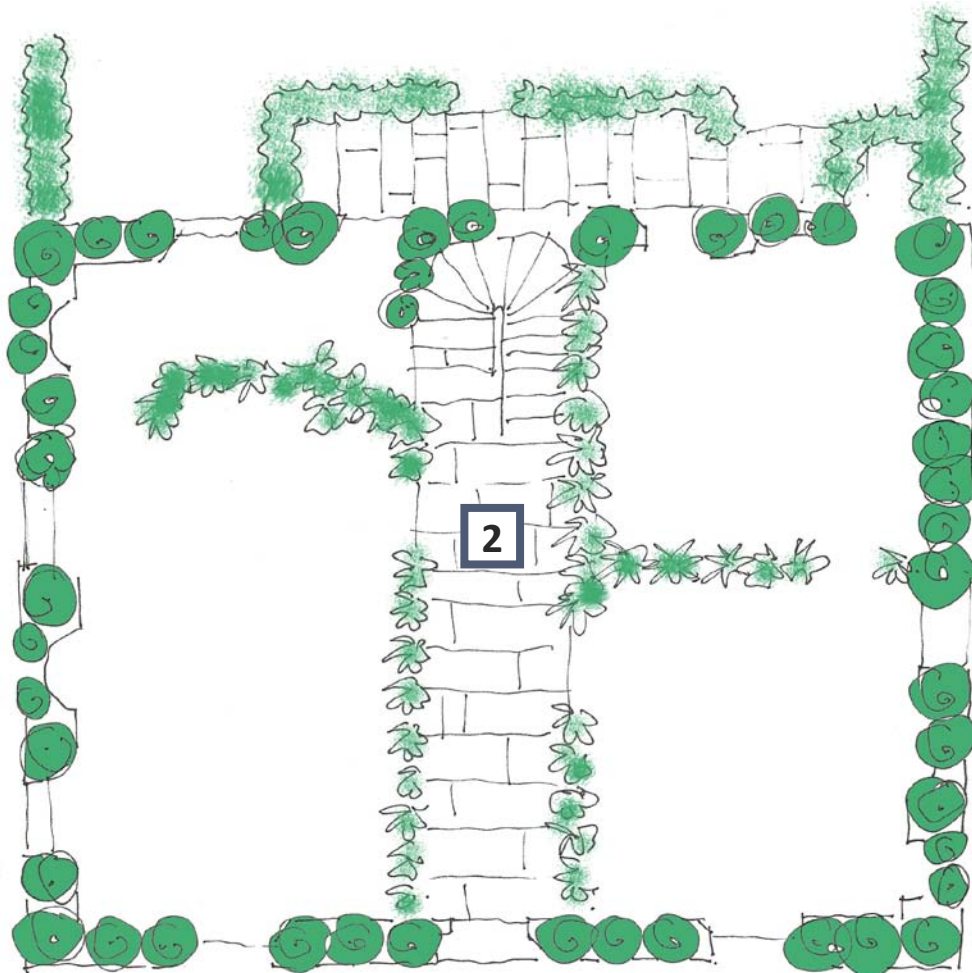
The design of these landscape options will introduce a new positive aspect to the setting of the garden

The layout of the landscape features will interpret their history and visualise some of their lost elements

Taken together, this option has the potential to benefit both the heritage and natural values of the area.



HARD LANDSCAPE OPTION



SOFT LANDSCAPE OPTION

ACHIEVING A FAITHFUL RE-CONSTRUCTION

Simpson & Brown can demonstrate that a faithful and convincing reconstruction can be achieved.

It requires appropriate research, knowledge and skills in the design and specification, and also in the workmanship to deliver the project.

The projects in the adjacent photographs are examples of the end results of such an approach.

- 1. Private house in the Scottish Borders. The wing to the left of the original farmhouse was a new construction with details to match the existing.
- 2. Botanic Cottage in Edinburgh was rebuilt on a new site within the Royal Botanic Garden Edinburgh. The house was moved from its original location but had been stripped of its historic interiors. The stone structure was carefully recorded and dismantled and rebuilt. Historic evidence and research was carried out to inform the full reconstruction.
- 3. An entirely new private residence in Argyll based on our knowledge of historic materials and detailing.





4.0 The Site of the Napoleon Pillar



THE NAPOLEON PILLAR

According to the text of its plaque (now lost) the pillar is originally from the classical period. It was taken from Cairo during Napoleon’s campaign there in 1798. In 1852 it was purchased in Florence by a German merchant and was gifted by that merchant’s daughter to J. B. Harvey, resident of Carsebridge House.

Exactly why the pillar was sent to Alloa, however, is unknown, as is the date of its arrival, except that it must have been in the latter part of the nineteenth century.

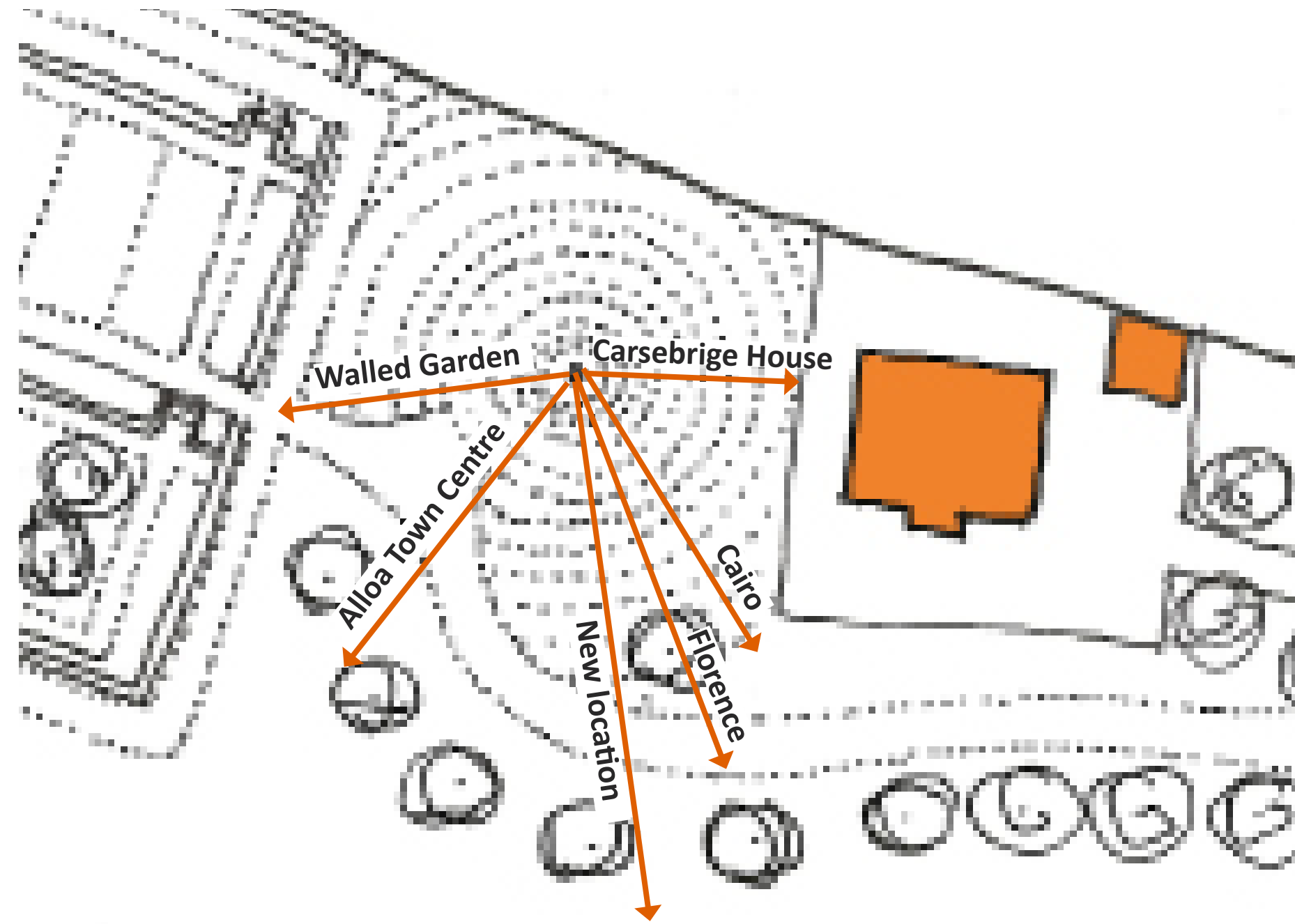
The pillar has architectural and historic interest in its own right, and was also an important part of the designed landscape around the house.

The structure is a rare survival, and demonstrates the international reach of Alloa and the Bald/Harvey family, as well as the general interconnectedness of trade in the nineteenth century.

The pillar is due to be moved to a new location on the site.

The Site of the Napoleon Pillar

A landscape feature is proposed to identify not only the original site of the pillar, but also to sign post the places that have been key to its journey and setting. The design would radiate out from the point on which it stood, with inscribed paving to identify Cairo, Florence, Carsebridge House, the walled garden, and finally its new home. The paving could incorporate stone that has been salvaged from Carsebridge House.





5.0 The Walled Garden

THE WALLED GARDEN

Access to the walled garden was not possible due to the overgrown vegetation however we understand the wall structure itself to be in reasonable condition.

The walled garden appears on maps from the mid-nineteenth century but likely has a similar date to the house (late eighteenth or early nineteenth century).

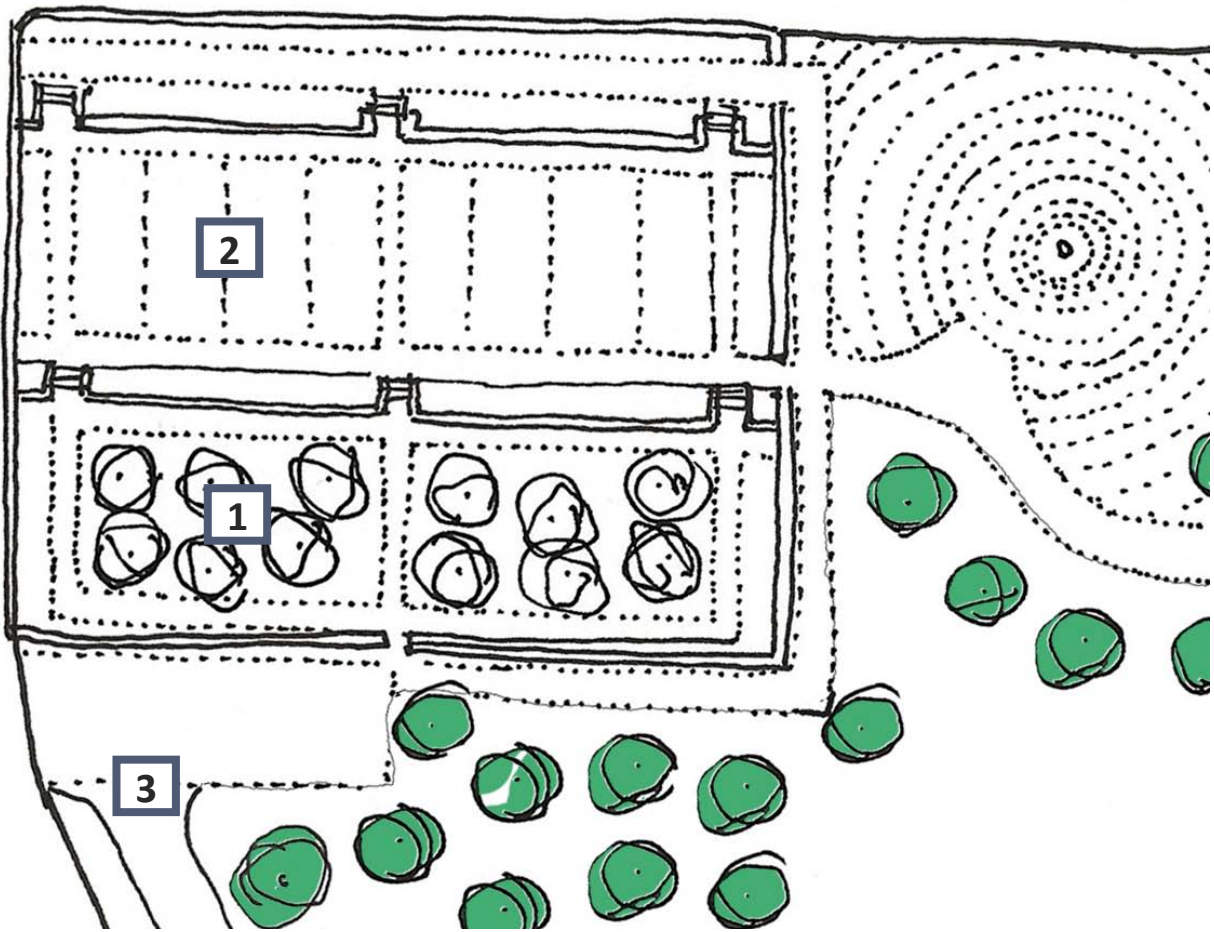
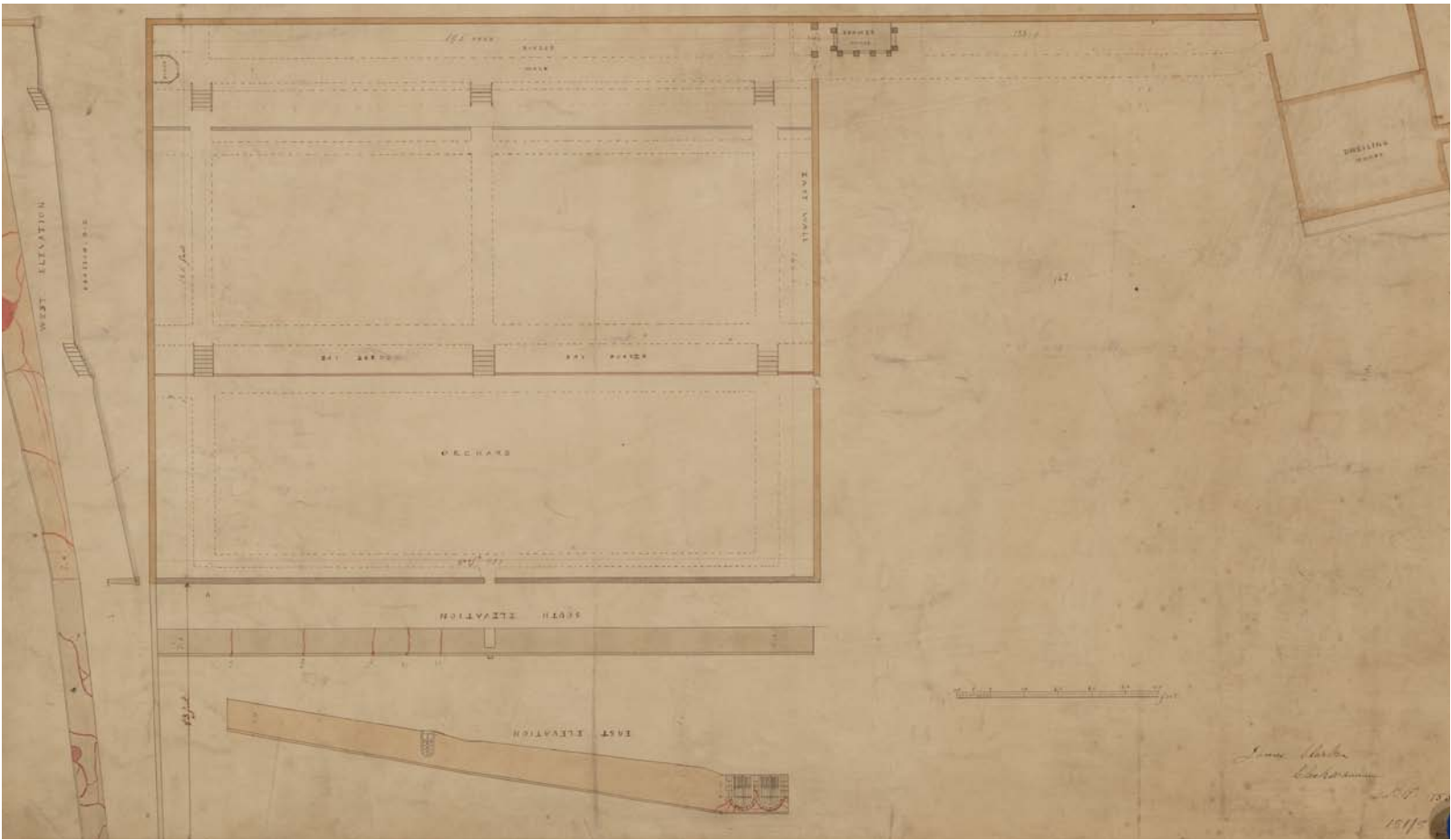
Historic plans show that it could be accessed from the house by a path or through an adjacent summerhouse.

The garden was divided into three terraces to accommodate the gradient. The top terrace was a pleasure walk ending in a bower and the lowest terrace was an orchard.

As highlighted in earlier sections, both the architectural and historic interest of the walled garden will be improved by restoring its fabric and original layout. This could be realised by reinstating the structured layout and steps to access the terraces.

1. An orchard would provide a good community asset to the development
2. The middle section would be ideally orientated for allotments.
3. Vehicular access should be provided to help facilitate the ongoing use as a working garden.

If linked to a commercial use, a garden centre or childrens nursery, for example, it would provide an appropriate use for the garden.



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