



Scotland's Garden & Landscape Heritage

Planning & Development Standards

Scottish Borders Council

Newtown St Boswells

TD6 0SA

14 June 2022

By email only dcconsultees@scotborders.gov.uk
paul.duncan@scotborders.gov.uk

For the attention of Paul Duncan

Dear Mr Duncan,

22/00666/FUL Change of use and extension to bothy to form events venue: Bothy East Of Paxton House Paxton Scottish Borders

Scotland's Garden and Landscape Heritage (SGLH) is grateful to be consulted on the above application which affects Paxton House designed landscape, included in the Inventory of Gardens and Designed Landscapes in Scotland and therefore assessed by Historic Environment Scotland to be of National Significance.

We have studied the documents submitted in support of the application and although we have not made a specific site visit on this occasion, we are familiar with the site from previous visits.

Paxton House is a major example of an 18th century picturesque improvement landscape, originally laid out by Robert Robinson (1734–1794) a leading landscape designer, which retains many original and important features, together with some 19th–century additions. The landscape provides the setting for the Paxton House Mansion built in the mid–18th century, probably attributable to John and James Adam and now Category–A Listed. The importance of the Paxton House landscape is detailed in the Inventory entry and can be summarised as being of **'Outstanding' Historical, Architectural and Artistic Interest Value;** **'High Scenic' and Nature Conservation Value;** and with **'Some' Horticultural and Archaeological Value.**

Having studied the documents, we do have some concerns with the footprint of the proposed extension which is nearly twice the size of the existing bothy. However, we accept

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that, through the use of sympathetic and muted materials, efforts have been made to reduce the potential visual impact on the designed landscape.

We note that access to the bothy will be along existing routes within the landscape and no new routes are required. Therefore, on this basis we confirm we have no objections to the proposal.

SGLH would be grateful to remain included in this consultation and also further planning applications affecting Paxton House and other Inventory and non-Inventory designed landscapes in Scottish Borders.

Yours sincerely,

Alison Allighan BSc (Hons), MSc, CSFHS, CMLI
Conservation Consultant
Scotland's Garden and Landscape Heritage
conservation@sgh.org