

REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: Dalzell Park Estate Entrance Improvements	
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 28 March 2007	Ref: PL/EPT/04/07/DT	

1. Purpose of Report

- 1.1 To inform Committee of the benefits of improvements to the entrances of Dalzell Park Estate and to seek authorisation to progress the project contractors to undertake the works identified below.

2. Background

- 2.1 The purpose of the project is to enhance and complement the existing features at the two main entrances to Dalzell Estate. The entrances have associated gatehouses, as is common with estate houses of the period, these are known as North and Burngrange Lodges and both were constructed in mid to late 1800's. Both these buildings and their associated entrances are grade C listed so all the works to be undertaken are required to be sympathetic with the nature of the historic built environment. Maintenance of the walls adjacent to both properties is the responsibility of the Council. The improvements will complement and add value to the programme of works currently being carried out at Dalzell Estate by the Council's Community Services Department. The overall cost of Community Services programme is £1.5 million with funding being secured from sources such as Historic Scotland and the National Lottery, the proposed works will be in addition to and complement these.
- 2.2 The original purpose of the project was to alleviate problems of anti-social behaviour experienced by the owner of Burngrange Lodge, by preventing access to the area of land adjacent to the Lodge, being used for nefarious behaviour. In doing so an improvement to the quality of life for these residents, and increased community safety should be brought about, whilst, in addition, providing an enhancement to the historic built environment.
- 2.3 The project has been developed to include restoration of the original gate piers at North Lodge, which are in Council ownership, building on similar work recently undertaken to a damaged gate pier at Burngrange Lodge. Works undertaken at the entrance to North Lodge will ensure continuity at both entrances and create a valued enhancement at this important location which is the main entrance to Dalzell Estate.

3. Context

- 3.1 Work at Burngrange Lodge will centre on measures to alleviate anti-social activities. This will involve adding to the height and length of an existing sandstone wall using stone that will match what is existing and introduce traditional rail fencing in order to prevent access to the area currently experiencing problems.
- 3.2 Previous work undertaken to reduce the height of this wall has been carried out in an unsympathetic manner. This included the removal of an important architectural feature of a decorative double-sided cope stone. It is proposed to reinstate this wall to its original height, and reintroduce its original features.

- 3.3 To ensure that increasing the walls height will not create a screen that may encourage anti-social activities; the introduction of a traditional style rail fence along the top of the reformed wall, in a style in-keeping with the historic nature of the project, is proposed. This will ensure the area can be viewed, while still providing an effective barrier to the site. The design of these will follow that of the existing railings at North Lodge, in the interest of continuity at both entrances.
- 3.4 This work will be supplemented at a later date through an environmental improvement undertaken by the Community Services Department, involving landscaping comprising coarse planting that will act as a deterrent to anyone seeking to gain access to the area. These works are to be designed and implemented under a separate contract.
- 3.5 Burngrange Lodge presently has no gates at its entrance and it is intended to install traditional style gates, and incorporate the crest of the Dalzell's of Hamilton. This will tie the project in with the rest of the estate. The design will be in-keeping with gates from the period and will be certified by Historic Scotland before being manufactured.
- 3.6 Reinstatement of the gate should act as a visual barrier to those persons causing problems at Burngrange Lodge. This entrance is a public right of way and the gates will be designed to separate vehicular from pedestrian traffic. Reintroduction of the gates will increase security for the residents and add to the amenity of the Dalzell Estate.
- 3.7 Undertaking restoration work at North Lodge with the aim is to bringing back this entrance to its original state will ensure an overall improvement to the visual amenity of the area. This will focus on the reinstatement of three pillars that are mainly intact but requiring restoration work, and extensive repair work to a fourth badly damaged.
- 3.8 Restoration work is also required to be undertaken to the current iron gates at North Lodge. these are not considered to be original due to their ornate design but do date back to the early 1900's and are considered by Historic Scotland and this department to be of significance.

4. Project Implementation

- 4.1 The Council's Design Services architects will undertake the design and management of the project and it is intended that the following experienced stone masons will be invited to tender to undertake the works.
- Capital Stones Co Ltd
 - Cumming and Co
 - Hamilton Masonry Ltd
 - Hunter & Clark Ltd
 - Scott & Brown Ltd
 - Scott Building Co
 - Stoneworks

5. Corporate Considerations

- 5.1 The delivery of this project addresses the corporate aims of improving the environment by enhancing the historic environment, and creating a safer environment for residents by tackling anti-social behaviour. The result of the project will be an enhancement to the overall amenity of a valuable resource in the Dalzell Park Estate; which is presently the focus of improvement work being undertaken by Community Services.
- 5.2 There are financial implications associated with implementing the project, with regard to appointing a contractor to undertake the proposed works and gate manufacture. This cost will be met from the 2007/08 capital programme under the heading of Environmental Regeneration.

6. Sustainable Development Implications

6.1 The project is based upon sustainable principles of protection and enhancement of the historic built environment and aims to improve the lives of people affected by anti-social activity. The implementation of the project will be a positive step in the overall development of a valued resource such as Dalzell Estate.

7. Recommendations

7.1 It is recommended that the Committee :

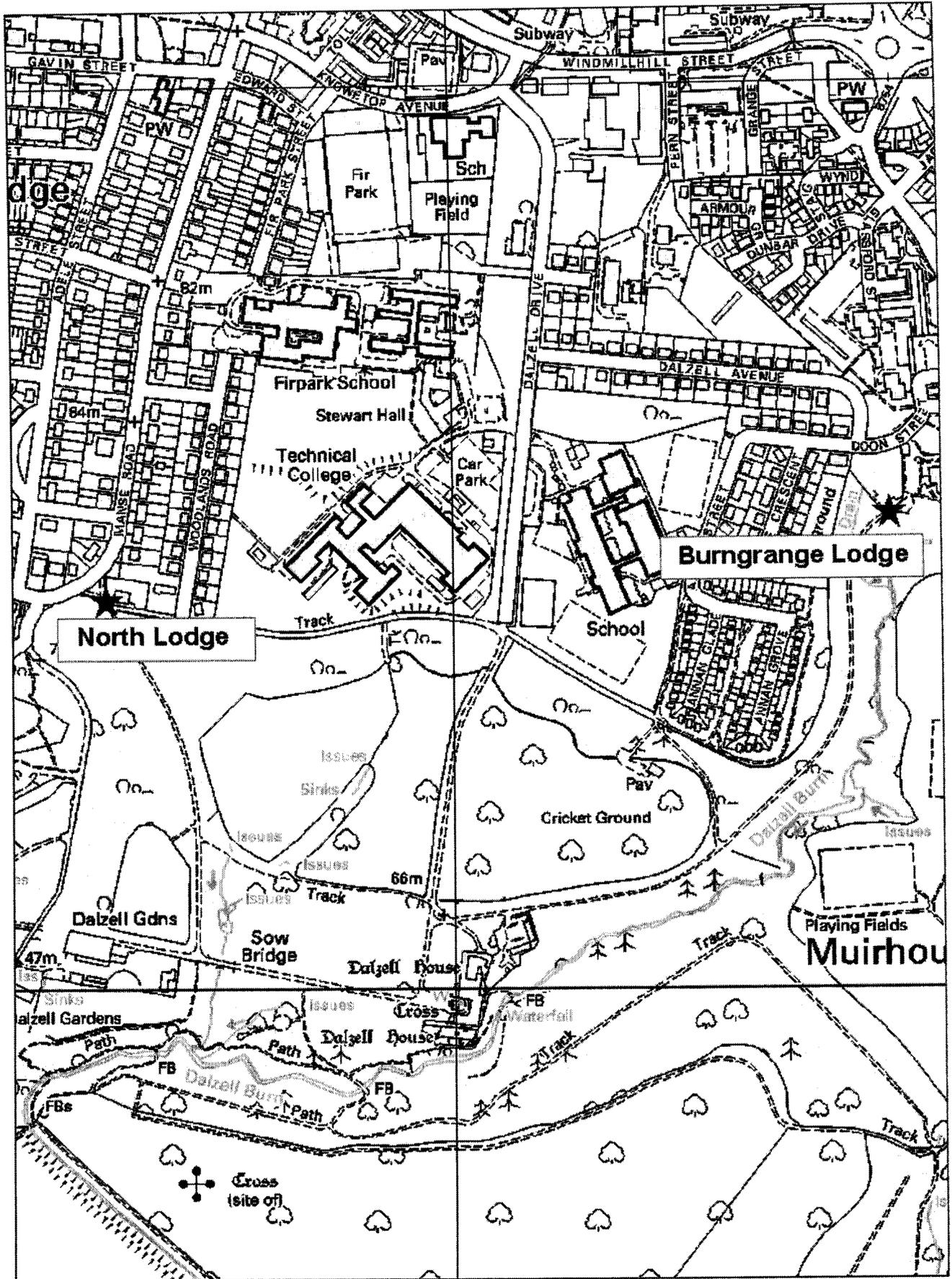
- a) Authorise the expenditure of up to £90,000 for the implementation of the project.
- b) Approve the request to invite contractors (identified in section 4.1) to undertake the works.



David M. Porch

DIRECTOR OF PLANNING AND ENVIRONMENT

Local Government Access to Information Act: for further information about this report, please contact Derek Taylor, 01236 618134.



This map is prepared for the Dalzell Park Estate and is not to be used for any other purpose. It is based on the Ordnance Survey map of the area and is not a substitute for a detailed site plan. It is not to be used for any other purpose.

Location of Entrances to Dalzell Park Estate

1:5,000

