



Evans Architectural Ltd
4 Gibson Way, Penarth, Vale of Glamorgan, CF54 1TA
E: info@evansarchitectural.co.uk
www.evansarchitectural.co.uk



Paradigm Design Solutions Ltd
The City, The Causeway, Mark, Somerset, TA9 4QQ
info@paradigmgroup.co.uk
www.paradigm-group.co.uk

THE CORN EXCHANGE, 31 WOODMARKET, KELSO

April 2021

HERITAGE STATEMENT

3110 (HS) 001 rev P00

Revisions:

P00

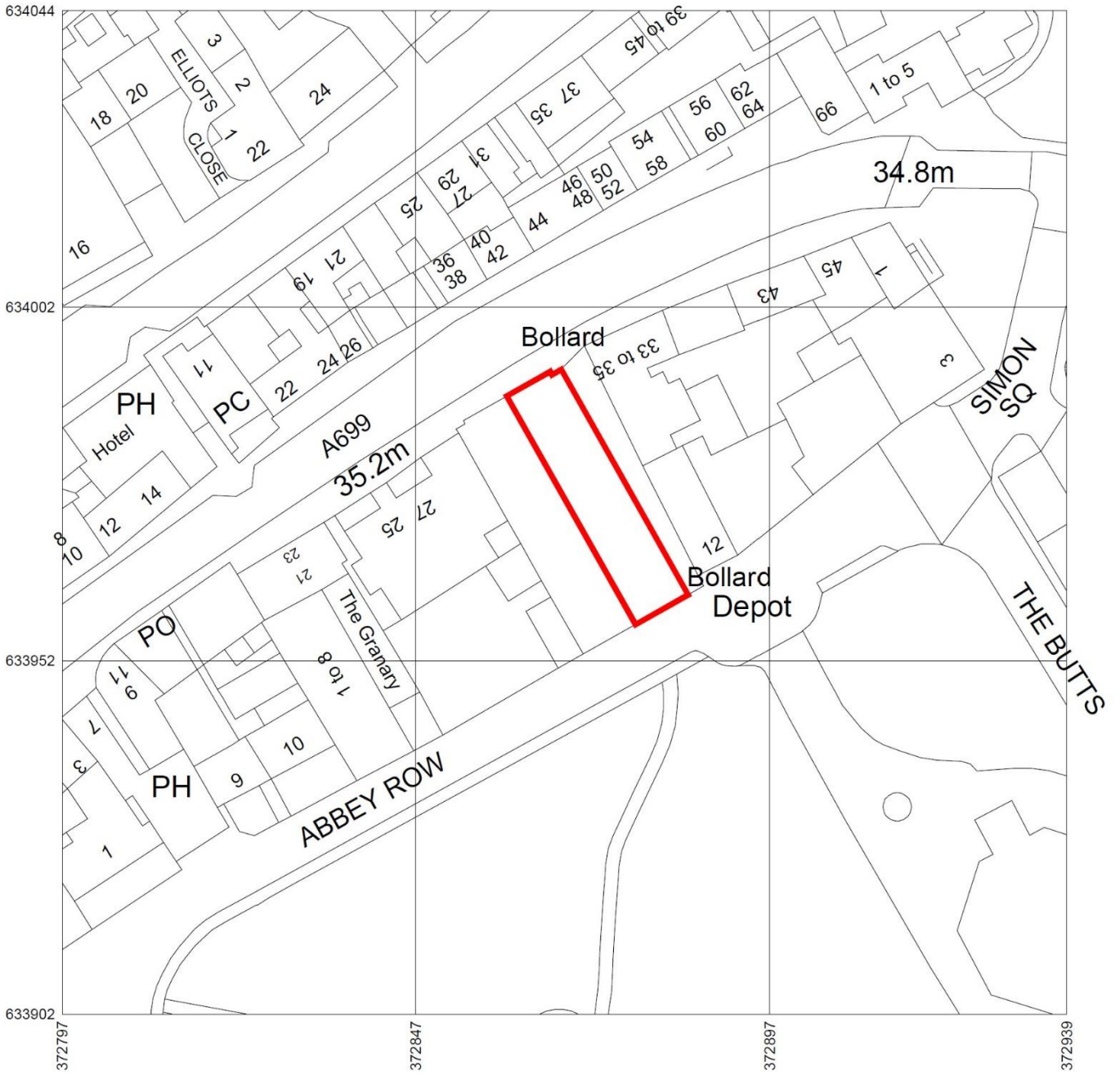
First issue

19/04/2021

INTRODUCTION

This Heritage Statement has been prepared by Evans Architectural Ltd in support of a Listed Building Application for the proposed alteration works to The Corn Exchange, 31 Woodmarket, Kelso; a grade B listed building within the Scottish Borders Planning Authority. The Listed Building Consent Application and this Heritage Statement relates only to a portion of the Corn Exchange building which is currently occupied by The Gentle Touch dental practice which occupies the left hand unit (when viewed from Woodmarket Road) split across the ground and first floor level.





OS Plan identifying location of the application site.

DESCRIPTION

The Corn Exchange was built in 1855 at a cost of about £3,000, with funds raised by public subscription. The architect David Cousin designed the two-storey building in a style known as 'Cotswold Tudor'. The attic is lit by two small windows in the front-facing gables, beneath which, on the first floor, are two oriel windows., each with mullioned and transomed windows typical of Tudor buildings.

The Corn Exchange was originally used for weekly corn markets, but later became a venue for 'Hiring Fairs', where farm labourers could find employment. These ended after World War II with the introduction of the labour exchange.

Source: RCAHMS, Accessing Scotland's Past project

The corn exchange building is Grade B listed- details of the listing can be found in Appendix A.

The Corn Exchange building is currently sub-divided into separate units, each occupied and managed by different parties. This Heritage Statement only makes reference to the portion of the Corn Exchange building now identified as 31 Woodmarket and which is currently used as a dental practice and occupied by The Gentle Touch Dental Practice.

The ground floor currently accommodates the main areas of the dental practices such as reception, waiting areas, dental surgeries and sanitary conveniences etc. The first floor is currently used for staff room, staff WC and storage areas.

THE PROPOSALS

The following is a brief summary of the proposals:

- Re-instate the original internal door which is currently boarded over on the unit side within the Waiting Area. The main entrance of the Corn Exchange building from Woodmarket Road will become the main entrance into the dental practice. The existing side entrance door will be retained as a secondary ramped access for wheelchair users.

To re-instate the original internal door the extent of work is limited to removing a stud wall with plasterboard lining and making good to adjacent elements in a sympathetic manner. New hardware shall be installed to the original door leaf as required.

- Minor alterations to ground layout including new reception desk, alterations to floor timber stud and plasterboard partitions to remove the existing lobby and office adjacent to the existing side entrance.
- Re-configuration of the first floor area to re-purpose the space from underutilised storage and staff welfare space to include an additional surgery, admin and office spaces, staff room, male and female changing and washroom areas.

The extent of work at first floor generally comprises of the following elements:

- Removal of existing lay-in-grid suspended ceiling throughout
- Alterations to existing timber stud partitions with plasterboard linings
- Construction of new dry wall partitions
- Construction of new plasterboard ceiling
- New plumbing, drainage, mechanical and electrical services
- New internal finishes

PLANNING HISTORY

The planning history listed below is taken from the Scottish Borders local authority planning register. Additional information relating to the applications can be found by searching the planning register using the relevant reference numbers.

- **Installation of new signage:** Ref: 19/00618/ADV
- **Installation of new signage:** Ref: 19/00620/LDC
- **Installation of projecting sign:** Ref: 13/01389/ADV
- **Installation of projecting sign:** Ref: 13/01394/LBCNN
- **Alteration to roof:** Ref: 10/00575/FUL
- **Alteration to roof:** Ref: 10/00574/LBC
- **Change of use and alterations to form dental surgery, offices and storage (amendment to previous consent):**Ref: 06/00123/FUL
- **Internal and external alterations:** Ref: 06/00122/LBC
- **Internal and external alterations and formation of disabled access ramp#;** Ref: 04/01190/LBC
- **Change of use to form dental surgery, bar/ bistro and offices:** Ref: 04/01191/COU
- **Alterations to form lounge bar and dance hall:** Ref: 97/00666/LBC
- **Change of use to retail, lounge bar and dance hall:** Ref: 97/00424/COU
- **Renovation work and removal of chimney heads:** Ref: 93/00998/LBC

The current internal layout was created following planning applications dated 2004 to form dental surgery, bar/ bistro and offices. The current proposal generally preserves the changes made during the original formation of the dental practice but proposes minor changes at ground floor to reinstate original doorways and to improve the internal layout. The current proposal also makes better use of the underutilized space at first floor level which the majority of space is currently used as a storage area.

PHOTOGRAPHS



Internal image taken prior to the changes proposed in planning application ref 04/01191/COU. View of main hall looking toward front elevation.



Internal image taken prior to the changes proposed in planning application ref 04/01191/COU. View of main hall looking toward rear elevation.



Internal image taken prior to the changes proposed in planning application ref 04/01191/COU. View of side wall looking toward front.



Internal image taken prior to the changes proposed in planning application ref 04/01191/COU. View of side wall looking toward rear.



Image of original door from main entrance lobby. This door is currently boarded up internally. The current proposals include demolition of the internal boarding to reinstate the door to allow it to be used as the main entrance into the dental practice.



Image of original door from main entrance lobby. This door is currently boarded up internally. The current proposals include demolition of the internal boarding to reinstate the door to allow it to be used as the main entrance into the dental practice.

APPENDIX A

Listed Building

The following listed building information is obtained from the Historic Environment Scotland website.

Address/ Name of Site:

WOODMARKET, CORN EXCHANGE

LB35859

Summary

Category: B

Date Added: 02/07/1980

Local Authority: Scottish Borders

Planning Authority: Scottish Borders

Burgh: Kelso

NGR: NT 72860 33973

Description

Davis Cousin, 1856; English Elizabethan; symmetrical 2 storey and attic, 3 bay front with gables over outer bay; 4-centred arched entrance at centre with square hoodmould; Mullioned tripartites left and right. 1st floor has 5 light mullioned and transomed window at centre flanked by crenellated oriels at outer bays. Mullioned bipartites with latticed panes in gables at attic. Snecked rubble with polished dressings; gables and centre wall-head parapet between are rendered.

Interior: Broad hall with hammer-beam roof carried on corbels; gallery at North end. Elevation to Abbey Row: broad gablet with centre arched door and mullioned and transomed five light window over, coursed squared rubble with polished dressings.