

lucid architecture

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THE MERRYBURN HOTEL, STATION ROAD, BIRNAM, PERTH AND KINROSS, PH8 ODS

NEW PHASE OF WORKS TO RECONFIGURE REMAINDER OF THE HOTEL TO CREATE SELF CONTAINED APARTMENTS AND ONE SEPARATE DWELLING

SCHEDULE OF WORKS

1st December 2020

'Garraidh Uisdean'- new independent mews house onto Station Road:

- No changes to existing, separate, small studio at lower ground floor.
- Separation of existing owner's rooms from main hotel to become entirely separate mews house over two levels with own garden and access from Station Road.
- Block off current door from living room to ground floor hall of the hotel.
- Block off first floor hall from the hotel.
- Add new opening in floor and simple enclosed timber stair and balustrade to link ground floor and first floor of new mews.
- Reconfigure walls at new upper landing to remove old en-suites and small room to create open area at landing and new shower room, this will have repaired and re-instated cornicing to match existing to unify the space.
- Add new en-suite shower room inside existing bedroom, not to be built full height so as to preserve cornicing over.
- Reconfigure existing garden and access to form new gate, path to access the mews from Station Road and to split the existing garden between the mews and the remainder of the hotel.

Merryburn Hotel main part retained onto Station Road:

- No changes to existing, separate, large studio at lower ground floor.
- Guest bedroom 1 is removed to make way for new mews upper floor landing.
- Guest bedroom 2 is retained with a new small kitchen formed off it via a new opening using half of what was bedroom 3 to become one self-catering unit.
- Guest bedroom 3 is split into two halves to form one kitchen each for the two neighbouring rooms to allow them to become self-catering. The cornicing is retained and replicated at the new dividing wall so that each part looks whole.
- Guest bedroom 4 is retained with a new small kitchen formed off it using half of what was bedroom 3, the entrance doorway from the hall is moved to come in via the kitchen to become one self-catering unit.
- Guest bedroom 5 is retained with a new small kitchen formed in what used to be the shared bathroom off the hall, the entrance doorway is moved further down the hall to encompass the new kitchen to create one self-catering unit.
- The existing residents breakfast lounge and kitchen is reconfigured to become an owner's apartment linked to the body of the hotel with a new enclosed shower room and utility at the old kitchen and a new open plan kitchen within the main room.
- Guest room names updated to take account of changes.