

DESIGN
+
CONSERVATION
STATEMENT



WARDLAW HOUSE

Kirkhill

Kerr AT architects
RIBA : RIAS Chartered Architects



DESIGN
+
CONSERVATION

STATEMENT

Wardlaw House

Wardlaw Road : Kirkhill
IV5 7NB

**Internal + External Alterations for Change of Use
+ Roof Maintenance**

Cover Photo
Front Corner of Wardlaw House from the Garden

Wednesday 3 March 2021

Project 587

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CONTENTS

4	CLIENT MESSAGE
5	CONSERVATION PRINCIPLES
6	INTRODUCTION
8	HISTORY + LISTING
11	SPECIAL INTERESTS
15	CHANGE OF USE + ALTERATIONS ANALYSIS PROCESS Change of Use 16 / Alterations Analysis Process 17
18	GROUND FLOOR ALTERATIONS + ANALYSIS 1 : Tea Room Doorway p19 / 2 : New Disabled WC p20 / 3 : WC into Kitchen p20 / 4 : Sealing 3 Openings p21
23	FIRST FLOOR ALTERATIONS + ANALYSIS 5 : Corridor Closure p24 / 6+7 : Bathroom Reordered p24
26	SECOND FLOOR ALTERATIONS + ANALYSIS 9 - 14 : Rooflights p27 / 15 : Stairlink Closure p28 / 16 : Roof Repairs p28
30	SETTING ALTERATIONS + ANALYSIS 17 : Parking + Turning p31
33	BUILDING STANDARDS CONSIDERATIONS
34	MINOR WORKS + HISTORIC CHARACTER
37	WARDLAW HOUSE CONSERVED + CONCLUSION
41	REFERENCES : Policy Legislation + Guidance
42	APPENDICES A : Listed Building Notice / LB 7814 B : Dictionary of Scottish Architects / Kirkhill Church and Manse C : Excerpt Page 211 : The Buildings of Scotland : Highlands + Islands : John Gifford D : 1983 Photographs : https://canmore.org.uk/collection/1801071 E : Reduced Scale Proposed Floor Plans

OWNERS

Wardlaw House
Wardlaw Road
Kirkhill
Inverness
IV5 7NB

3rd March 2021

Dear Sirs / Madam

Searching for a property is always easier said than done especially when you seem to know exactly what you are looking for! So arriving for a viewing at Wardlaw House in the early days of autumn it felt like she had found me as opposed to the other way around.

Although beneath the neglect that many years had thrown at her it is clear there is beauty to be found, with a combination of finance, commitment but perhaps above all respect to not just rip her apart but to preserve, enhance and bring back the beauty that would at some point have set her aside from others. My aim is to do just that, but of course in today's current climate I also look for her to look after me too and so in working together I hope she can provide an income to continue to preserve and maintain the improvements, which are outlaid in my architect's notes.

Yours truly

Lorraine Middleton

CONSERVATION PRINCIPLES

INTERNATIONAL

The Burra Charter

These are the principles inherent in the Charter:

There are places worth keeping because they enrich our lives – by helping us understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.

The cultural significance of a place is embodied in its physical material (fabric), its setting and its contents; in its use; in the associated documents; and in its meaning to people through their use and associations with the place.

The cultural significance of a place, and other issues affecting its future, are best understood by a methodical process of collecting and analysing information before making decisions.

Keeping accurate records about decisions and changes to the place helps in its care, management and interpretation

NATIONAL

Historic Environment Policy for Scotland

One

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance

Four

*Changes to specific assets and their context should be managed in a way that protects the historic environment
Opportunities for enhancement should be identified where appropriate
If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place*

Six

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand

REGIONAL

Highland Historic Environmental Strategy

Strategic Aim 2

To ensure that the historic environment is enhanced, protected and promoted and is recognised as the foundation for encouraging high quality and appropriate development to meet the future social and economic needs of the local communities with the Highlands.

Highland Council considers the historic environment to be an asset and not a barrier to development.

The aim of protection of the historic environment is not to prevent change but simply to manage that change effectively and appropriately to ensure the best possible outcome for the heritage assets.

Very often the historic environment can offer the opportunity for new high quality, creative design. The historic environment can adapt to new uses and change to meet the challenges of today and is often the catalyst for regeneration.



Arriving at Wardlaw House

I N T R O D U C T I O N

Wardlaw House is an impressive, grade B Listed, 3 storey former manse, located in the outskirts of Kirkhill near Inverness in North Scotland. It sits amongst a mostly quiet rural suburban site surrounded with trees, gardens and natural elements : An ample Garden to the front, a turning circle and steading to the rear, garden boundary to the West, and the quiet singletrack Wardlaw Road to the East

Externally the manse is a modest piece of traditional architecture and construction, which encloses some comfortable and well proportioned internal spaces and volumes. Delight is in the staircases, details, accreted character, and grandeur of well lit rooms. The building frontage has been renovated over time to include an Entrance gable, Doric Portico and large glazed bay windows.

It stands as a large uncomplicated harled building, with double pitched gabled roof : 4 slate roof pitches with a valley gutter, and 2 storey harled facades with large Georgian light sash windows. At the front a central gable and portico adds a sense of entrance while large, square, flat roofed, glazed and pilastered bay windows abut on either side. The surrounding setting of mature trees and grass lawns add to the prestige of the buildings image. Internally, traditional detailing and architraving brings decoration in places, while unorthodox doorways and room proportions give charm and character. Also notable in architectural terms are the buildings two separate staircases with one enjoying a curved landing with curved doors.

Initially constructed in 1776 as a single gabled dwelling near the Wardlaw and Kirkhill churches, the building and its interior have been amended, modernised, extended, accreted, and renovated throughout the ages. The building was extended in 1825-6 by James Smith in matching scale but with a more refined interior. Portico + bay windows maybe by Alexander Ross in 1876. Previous owners renovated the property upon purchase around 1990 and installed mains electricity to the building : likely co-inciding with the Kirkhill and Kiltarlity churches merging in 1982 and a new Kirkhill manse being constructed. (Unfortunately, amidst this pandemic, Highland Archives are unable to help with uncovering this recent history)

Time has passed since the last overhaul, and the building is gradually degrading. The building was listed for sale in 2017 with no significant maintenance works since as the owners considered their finances.

Its new owner, our Client, recently approached us with her brief and ideas to respectfully preserve and enhance the building, and alter its use to accommodate more visitors and guests. A schedule of repairs, minor alterations and redecoration is proposed internally and externally along with opportunities to bring the notable building more admirers.

Our Client is keen to create a sensitive business that "showcases" the building and site along with the Highlands, focussing on the local history involving the Lovat family, Wardlaw house and Outlander Tourism : An exclusive Tea Room and 4 guest rooms amidst the 19 rooms, 2 staircases and 5 landings seems reasonable.

We therefore have the task of conserving and renovating the former Manse and site, and our submission focuses on 17 minor building amendments and alterations to allow this to happen, along with additional parking within the grounds.

Our client regards the building as a critical asset and are keen to retain any and all historical features, minimising any significant impact or loss of fabric as far as possible :

On the Ground floor, a small portion of low quality storage space is re-ordered to provide new guest Kitchen and WC, while a former doorway is reinstated to allow access to the Tea Room area.

On the First floor, original walls are re-instated and 2 new openings inserted in an inauthentic wall to allow bathroom space to be adjusted.

On the Second floor : Roof maintenance repairs to slates and valley gutter present an opportunity to replace existing degrading small cast iron rooflights, with contemporary conservation equivalents : Plus the inclusion of new Conservation rooflights to allow more future sustainable use of the rooms below.

At all times we are all keen to preserve and enhance the buildings historic significant elements throughout the amendments, but overall our alterations aspire to allow 21st century accommodation within an 1826 dwelling.

The easiest way to protect and maintain any heritage asset is to keep the building in use : By providing contemporary rooms and facilities which meet modern expectations, we will hopefully allow the building to survive for many future years – especially concerning the roof.

Having worked alongside Historic Scotland and Highland Council built heritage guidance, we are keen to show our compliance with the current principles and acknowledge the best way to preserve, enhance, and continue to use this building.

Our detailed analysis and design reasoning follows, firstly examining the existing known History and Special Interests of the building and space; Then appraising each of our 17 proposals in regard to relevant Conservation Guidance. Our proposals are then crafted and explained from this detailed base and understanding of the existing.

Once our elemental study is complete, our analysis and conclusion makes it clear that our proposals will only serve to protect, enhance and bring up to standard this gem of a building.

HISTORY

+

LISTING



1876 Map of Wardlaw House and Kirkhill Church

HISTORY

Wardlaw House is a former Church of Scotland Manse constructed around 1776 as a 2 storey, 3 bay harled walls, slate pitched house. It may have been constructed in association with Wardlaw Church which later becomes the Lovat Mortuary Chapel, or perhaps as a standard dwelling.

A new Kirkhill Parish Church is constructed in 1790 by Nicol + Cruickshank beside the main road, and Wardlaw House maybe serves this new building further away. Or perhaps it becomes a sizable "Manse" years later when in 1826-30 James Smith more than doubled the area of the house with a matching rear extension, and likely adds the front entrance gable [Appendix C : John Gifford].

Alexander Ross is noted as undertaking "Alterations and additions to church and manse in 1876" as referenced in the Inverness Courier 31 August 1876 [Appendix B] and the Manse and Church are clearly visible on the earliest OS maps of 1876. John Gifford suggests that Ross may be responsible for the Portico and bay windows.

Inverness Courier also reports John Robertson undertaking Restoration works at Wardlaw Church on 16 February 1892 -potentially relevant or not.

Eighty years later, the Site is listed by Historic Scotland on 5 October 1971, mainly commentating on the Front Gable, Doric Portico and Pilastered Bay Windows

Kiltarlity and Kirkhill Churches were linked together in 1982 and the Manse is likely sold by the Church of Scotland as a new Manse is eventually built near the 1790's Kirkhill church.



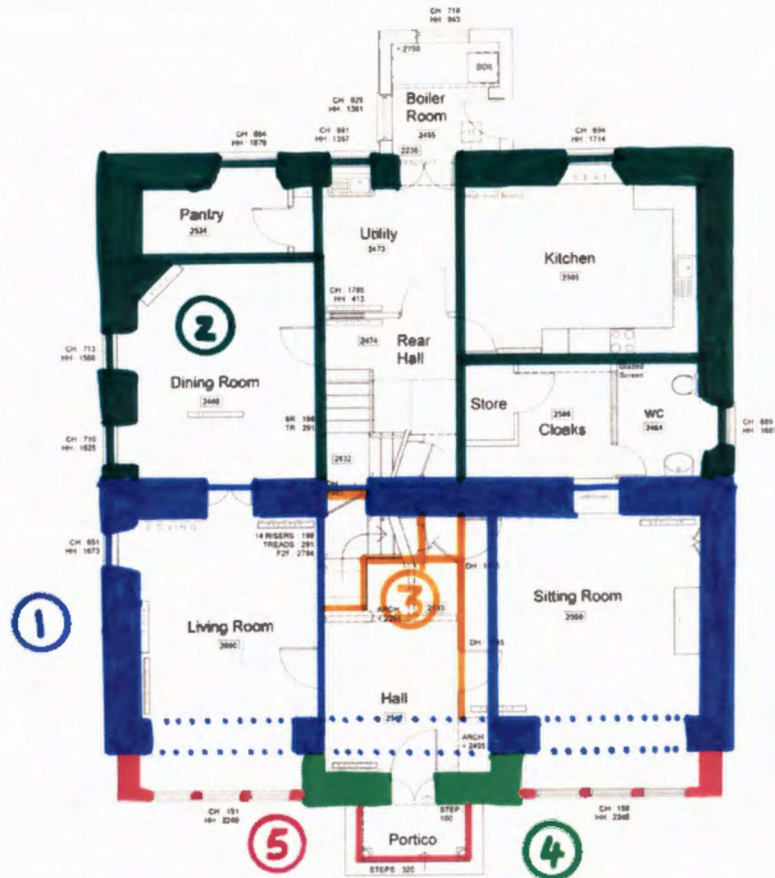
<https://canmore.org.uk/collection/1801072>
1983 West Side Elevation to garden with Greenhouse + Doorway

Images available online from 22 August 1983 show the house mostly as existing , but with a doorway and greenhouse to the West, 2 lean-to timber shed to the rear and no driveway on the East side [Appendix D : canmore.org.uk]

A review of the Historic Listing in 15 September 1988 still comments on a "rear lean-to Timber porch"

Between 1988 and present, records are unavailable due to pandemic archive restrictions, but we believe the previous owners Mr + Mrs McLaren purchased the property around 1990 and renovated the building, living in the house with their young family. They brought mains electricity to the property on the second floor level.

In the intervening years we can therefore surmise that the West Greenhouse and Doorway have been removed and blocked; Rear Timber sheds removed and replaced with a Masonry Harled porch.



GROUND FLOOR PLAN
1:50



LISTING

The property is first believed to have been listed on 5 October 1971 as a Grade B Listed Building as described under notice LB 7814 : Kirkhill, Wardlaw House (former Church of Scotland manse) [Appendix A]. Surmised as :

"1776, 2-storey and dormerless attic, symmetrical 3-bay house with 1825-30 rear addition of equal size forming double pile dwelling. Harled with painted tooled ashlar margins.

1776 house with centre door in advanced and gabled centre bay; entrance masked by later Roman Doric portico and flanked by later Roman Doric portico and flanked by later enlarged bay windows infilling re-entrant angles, each with 3 windows divided by slender wooden pilasters and flanked bolder pilasters, paired at outer bays. Gablet attic window and apex stack.

Symmetrical 3-bay rear with centre door masked by later lean- to timber porch. Varied glazing, principally 12-pane in front and 16-pane in rear. Coped end stacks; slate roof."

The building is also listed as a monument under MHG 15903 - Wardlaw House (former Church of Scotland Manse) Kirkhill.

Category B listed buildings in Scotland are regarded as those of "of special architectural or historic interest which are major examples of a particular period, style or building type".

Canmore ID registered as site : 104540

SPECIAL
INTERESTS



Present frontage of Wardlaw House

SPECIAL INTERESTS

3. Decisions about listed buildings should always focus on the qualities that make them important – their special interest. Lots of things can contribute to a building's special interest, but the key factor when we're thinking about making changes will be its overall historic character.

HES / Key Messages / Managing Change in the Historic Environment
Use and Adaptation of Listed Buildings / April 2019

When firstly considering any Alterations to this listed building, we are pleased to try and analyse the key features that make this building special. The Listing document mainly references the external Portico and Bay Windows but we believe there are several more significant aspects. We are pleased to briefly present our considerations of Special Interests, which then help form the Character of the Building. We are happy to note these eccentricities with a short tour of the building :

LANDSCAPED SETTING : In approaching Wardlaw House with its secluded location, lengthy driveway, landscaped setting, mature trees, and well laid out grounds, it is apparent that we are not heading to a traditional croft or working farm : it feels that more care has been taken over the approach and there is a sense of being choreographed somewhere. Arriving at the building entrance with gravel turning area, lawns gliding gently downhill and large trees overhead, there is a sense of peace and calm – well away from the roadside and busy-ness of Kirkhill. Relaxing landscape with mature planting and views over ample garden grounds signifies something unusual from our daily lives.

TWIN GABLE FORM : Externally the building form of twin Gables is an unusual sight as Houses or buildings are rarely doubled in size completely, or given the initial weakness of a large Valley gutter in North Scotland. Usually T-shapes or L-shape extension plans are undertaken – rarely is a new house just built back to back. The large square footprint is an anomaly in stately homes, but has a sense of simple geometric stateliness. A square floor plan and 2 storey height provide the bulk for the presence of large spaces inside : from the outside you can foresee the inside will be extraordinary.

BAY WINDOWS : On either side of the entrance you pass large glazed and pilastered, single storey, flat roofed bay windows. The size of glass panes, extent of glazing and detailed framing are all unusual for Kirkhill – and thus special. The composition of the bays is impressive with regard to structure and large areas of glass, and then decorated with ancient detailing adds another level. These Bay Windows are unexpected in this location, on this scale, and on this building, and the add great delight to the rooms behind.



Wardlaw House Doric Portico + Bay Windows

PORTICO : To enter the building you need to enter under the Roman Doric portico - these ancient architectural "Orders" generally being noted as the expression of art and aristocracy, and rarely seen in the highlands where function is practicality. Designing in such orders alludes to a refined owner or designer, someone with money, education and awareness - someone with standing in society and importance. As a rarity this feature again adds to the special interests.

GENEROUS ROOMS + DAYLIGHTING : Once within the building the Ground and First floor rooms feel generous, ample and comfortable : 3 reception rooms being at least 4 to 5m in one dimension and with tall ceilings of 2.6m. Bedrooms are 4m wide also. These large room sizes adding to the impression of stateliness and grandeur (while other highlanders lived in 4x8m low ceilinged crofts). Space can only be appreciated with light, and again standard large windows to rooms, sometimes in 2 directions, mean the atmosphere in these rooms comes with a sense of satisfaction and elegance : we can live easily without struggle in these spaces.



First Floor Front Bedroom with ample daylight, shutters, coving + period fireplace

GENEROUS + MEAGRE CIRCULATION : To move around the building between rooms, there are 2 types of circulation spaces : One type has grand hallways and landings with serene staircases; 4 feet wide with continuous timber curving handrails, daylight and easy head heights; while on the other are thin enclosed passages with minimal head room. Both are noted further below

TWIN STAIRCASES : What is more special than a house with 2 staircases? Being built back to back against each other - presumably separate then combined? The eccentricity of 2 staircases on the ground floor is a wonderful delight.

The FRONT staircase rises three flights to the First Floor but then seems to have been altered with evidence of a flight to the Second floor taken away. There is no easily visible reason why this stair flight to the top rooms would be taken away - maybe for allowing daylight to the Ground Floor? Presumably the building still has the capacity for a replacement.

CURVED LANDINGS WITH CURVED DOORS : The REAR staircase is perhaps not as glamorous as the Front stair because the quality of decoration + light is less, but on the First Floor it leads to an extraordinary oval landing, symmetrical and with unique curved doors : Entirely unexpected in a rural house on the outskirts of Kirkhill. Decoration and mouldings are all beautifully fitted and the curved doors a mark of expensive quality in times gone by. Very impressive. At the top of the Rear Stair there is some original script noted on the wall to the loft rooms.

NARROW CORRIDORS + TOP LEVEL ACCESS : Within this same prestigious property there also exists 3 pinch points of circulation : tight thin passages and submerged low openings that are awkward to undergo. Servant passages from the Rear house to the Front extend underneath stairs and squeeze between rooms - it is obvious the grand staircases were given priority. Being just about 800mm wide and with thin doors, cupboards off, and limited head heights, these were just spaces to just about get through for staff. Aside from the 2 corridors, the second floor has had the trouble of an opening being installed down some steps, under the valley gutter (1.5m high) followed by 10

steps up to the matching Front house floor level : a unique journey and likely contemporary access. A bizarre experience rather than a delightful special interest, but notable all the same.

DOORS + DETAILING + ARCHITRAVING : Internally there are many elements of decoration and detailing that add to the special character of the property and most notable on the Ground Floor with Cornicing and Pilastered archways. The variety of doors should be noted as some are barely 600mm wide while others are double and look disproportionate, the most characterful being the curved and panelled ones. There are the usual items of traditional decoration adding interest, character and delight with ; Period Fireplaces, Window shutters, Thick walls and angled jambs, Fitted Cupboards, Ceiling Roses, Bell calls, a range of glazing light sizes, etc..

High up on the second floor, in the wall between hallway and corridor there is a small letterbox opening- former use unknown but maybe part of a bell pull/call system?

HISTORIC REFERENCES : Along with the physical built material of the building, the property is made interesting with its potential historical associations with the Lovat Estate and their Wardlaw Mausoleum next door, where the Lovats were buried until early 19th century. The ancestors of the famous and London renowned, Simon Fraser, the 11th Lord Lovat (died 1747 and nicknamed the "old fox" for his changes of allegiance) could well be referenced with this building.



Ground Floor Entrance Hall with decoration + unorthodox doors

Overall, category B listed buildings in Scotland are regarded as those of "of special architectural or historic interest which are major examples of a particular period, style or building type". There is no doubt that Wardlaw House has special architectural and historic interest, but whether this is a "major example" is perhaps to stray into semantics. The building has many historical features and eccentricities accumulated over its lifetime, but does not perhaps, portray any single "period, style or building type" in a major fashion. Perhaps all the minor portrayals add up to the Major listing? Or perhaps it is the unusual location for such a unique building that adds to its prominence? Further clarification would be useful, but our Client and ourselves do not currently intend to affect any of these aspects.

CHANGE OF USE

+

ALTERATIONS

ANALYSIS

PROCESS



Entrance to Wardlaw House

CHANGE OF USE

2. A listed building can't be replaced once it's gone....The best way to protect our buildings is usually to keep them in use – and if that isn't possible, to find a new use that has the least possible effect on the things that make the building special.

4. For a building to stay in use over the long term, change will be necessary. ...Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm.

HES / Key Messages /Managing Change in the Historic Environment :
Use and Adaptation of Listed Buildings / April 2019

We need to Use Listed Buildings so they stay in good repair (otherwise they easily slump into ruin) and to use Listed Buildings we need them to meet contemporary standards of comfort and expectation, otherwise they are not used.

Wardlaw House is acknowledged to have outlived its use as a Manse, a building where both domestic and ecclesiastical life came together under one large roof and required separate spaces.

We believe Wardlaw House is beginning to outlive its use as a large domestic family dwelling – currently being too big, expensive + inefficient to Heat, Light, and provide Hot water. It is unlikely that Wardlaw House could easily be maintained as a Domestic Dwelling by a contemporary family as running costs are expensive; Family sizes are shrinking; and the employment of additional servants or family staff is very rare. The staircases do not lend themselves towards caring for relatives or extended families, and in 2021 no one would build a single house so large – except for the “few and far between” rich elite.

In the current economic climate, maintaining a Listed Building is expensive, so our client wishes to use and share the building as an asset : allowing up to four Guest Bedrooms for overnight stays; and using Wardlaw House as a beautiful historical backdrop for a small Tea Room.

[We acknowledge that a proportion of overnight accommodation could be integrated into the dwelling without this formal Planning Application, but we are happy to explain and clarify our proposals further. We also anticipate the inclusion of a Tea Room would require classification as “Planning Use Class 3 : Food + Drink”]

After 4 years on sale for “family life” since 2017, we believe this formal “Change of Use” should be considered as a good contemporary result which will help better preserve and enhance Wardlaw House for future generations.

The physical building amendments required to facilitate these conceptual “changes of use” (from “dwelling” to “dwelling including hospitality”) are minor, and provide an opportunity to safeguard this Listed Building for the local community, tourists, and beyond - with minimal impact to the building significance.

GUEST ACCOMMODATION

As with many Listed Buildings, amending the domestic rooms into guest accommodation is not an unusual request, and allowing guests to delight in the special architecture brings both income, appreciation, awareness, tourism and jobs. Changing a dwelling to include Guest rooms also easily preserves the proportions and domestic scaled spaces and allows re-use with minimum alterations.

Originally our client intended to provide “Bed + Breakfast” accommodation for four rooms, but in the current pandemic has altered plans to a single 3 bedroomed self contained apartment.

Required infrastructure to attend to these new uses is minimal, as occupancy numbers remain broadly similar to domestic levels and family life. Additional parking can be sensitively integrated within the Setting.

TEA ROOMS

The inclusion of a separate, exclusive “Tea Room” also allows more temporary guests to enjoy the tranquil surroundings, architecture, and local history of Wardlaw House. The setting and location of this building perhaps being more significant than the architectural merit (eg : Visitors admire + enjoy, but are not drawn by, the Portico). Our Client aspires to provide exclusive Afternoon Tea and High Tea to a maximum of 20-30 covers, as comfortable in 2 spacious Tea Rooms.

Additional parking would need to be created onsite for a few more cars, but our client has no interest in coachloads or tours – the benefit of Wardlaw House comes with its peaceful situation and limited numbers, not in hoards, gift shops or specific attractions. (Further detail on this business proposal can be requested from our Client)

Adjusting Wardlaw House to these new uses will require some minor amendments, but none that particularly degrade or detract from its present state of grandeur.

ALTERATIONS ANALYSIS PROCESS

IMPACT

As we strive to preserve, enhance, share, and re-define Wardlaw House for these contemporary times we recognise the possibility of potential conflict with the Listed Building and the special interests that define its significant character.

Listed Buildings bring great benefits to our culture and environment and so their development or re-use is safeguarded by specific Planning Development legislation.

1. The listed buildings in Scotland reflect a wide range of our history and culture. They celebrate the diversity of our communities at every level, showing national, regional and local distinctiveness. They contribute to our well-being culturally, socially and economically.

6. ... Listed buildings contribute to their wider surroundings and community. They can influence proposals for new development, and inspire positive change. They teach us about what people value in the places they live, work, and spend time in, and so they help us to build successful places.

HES / Key Messages / Managing Change in the Historic Environment :
Use and Adaptation of Listed Buildings / April 2019

From these values of society, our client, ourselves and officers involved owe a duty of care to this building + project to ensure we do not harm the precious, significant, characteristics of Wardlaw House. This does not mean that the building cannot change or adapt, but that we must carefully manage the changes and Conserve the special interests of Wardlaw House :

"Conservation is the process of managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations."
Historic England : Conservation principles : April 2015

In this case, we wish to amend this locally significant dwelling to include guest accommodation to contemporary standards, and a separate Tea serving space.

To facilitate this change of use, we are proposing 17 [Floor Plans : Appendix E] minor, reversible, elemental building amendments that will allow our client to keep Wardlaw house as an historic asset, and as a well used and maintained Listed Building.

Our minor alterations are detailed on the following pages and in each instance, to help us in managing the change, we will examine each proposal with reference to acknowledged conservation theory from International, National and regional authorities.

Contemporary Conservation guidance can briefly be surmised from the 1997 Historic Scotland Technical Advice Note : TAN 8 : The Guide to International Charters where the author, Bell, condenses legislation to 5 critical Conservation criteria to be applied to the Buildings Significance + Fabric to help mitigate any impact :

1] Minimal Intervention 2] Minimal loss of Significant fabric 3] Reversibility 4] Legibility (of new work or absence of deception) 5] Sustainability (ability to hand on the asset to future generations without loss of authenticity).

PROCESS

Our analysis and review of proposed interventions on each floor follows, and with these Conservation philosophies of "managing change" in mind, we are pleased to explain our proposals and ambitions for the future space. Subsequently we can then evaluate if and how our design impacts any significant elements or the Historic Character of the building.

Our Client and ourselves are keen to acknowledge and retain the Cultural value of this building and hope the proposed design will still reflect the existing building character.

GROUND

FLOOR

ALTERATIONS

+

ANALYSIS



Entrance Hall from the existing staircase

GROUND FLOOR ALTERATIONS + ANALYSIS

[1] TEA ROOM : Reinstatement of doorway in current window + path access.

The most characterful rooms of this historic building are the 3 ground floor reception rooms – which our client is keen to preserve and share, adjusting 2 rooms into high quality dining space. The Tea Rooms would be served by the existing ample kitchen and a new customer WC installed on the Ground Floor [2].

Access to the Tea Room is proposed to be from a re-opened doorway on the West side (as the Main house entrance is reserved for overnight Guests) after a brief path around the building front corner. This arrival lends itself to a comfortable, informal but exclusive, Tea Room as it ensures visitors have time to note the frontage, then gardens and surrounds, relax, and realise they are heading to a more friendly and informal entrance (rather than an overbearing entrance to a relaxed quiet drink).

This entrance focusses life to this West garden side with garden overspill on a nice day, buggies left outside, childrens play space, etc... a Tea Room with space to enjoy the grounds without worry.

To make this informal entrance a reality, we simply need to return the former doorway back to its original state – removing the existing unorthodox 5x4 Georgian pane window and demolishing the 1980's infil cill. Then installing a quality welcoming, befitting glazed timber door and frame.

IMPACT : This change makes Wardlaw House more usable in general, re-instates the former opening, and allows better use and enjoyment of the West side garden space. It provides an enjoyable entrance to a Tea Room (being immediately able to look out the large front bays) and also helps showcase the building frontage as visitors arrive.

The one aspect that could maybe be considered against this alteration is the adjustment of the present house Ground Floor circulation – as making a new opening changes the use of the space behind with new “desire lines” and “circulation spaces” then defining floor layout. However, this cannot really be considered a significant aspect of this building as circulation changes with each owners furniture and there is the potential to keep the door shut or fit a sealed window at a later date. Re-instating a door instead of a window does not affect the buildings Special Interests

Re-instating this aperture is a **minimal intervention** with **no loss of significant fabric** and is entirely **reversible** and **legible**. It will help sustain Wardlaw for future generations without altering the **authenticity** of the building.



Photo of 2021 West Side Elevation to garden showing removal of Greenhouse + Doorway converted to window

[2] TEA ROOM : Creation of New Internal WC + Doorway

To provide sanitary facilities for customers of the Tea Room and for the house generally, we intend to renovate the existing Store into a Disabled WC, and create a new doorway to the Rear Hall.

The existing Store is an awkward, internal "understair feel" cloakroom area : This seems to be a poorly thought out space given over to an uncomfortably oversized ground floor toilet and large (unnecessary?) Store which is a relatively fair distance from being anywhere useful for "Cloaks". (Perhaps useful with servants, but for any host to collect coats and then squeeze through to the Store would be most ungainly!)

We wish to re-purpose this poor quality space into a new Disabled WC for the building and Tea Room, and create a new internal opening allowing the facilities to be much more convenient for anyone. With wheelchair accessible + baby change facilities being critical contemporary aspects, readily integrated into many Historic visitor attractions and stately homes to allow equality and future sustainability, we hope these aspects can be brought to our proposals.

With the existing Store space being a generally empty, blank and functional space there is no loss of the buildings special interests, and the installation of contemporary accessible facilities would easily help sustain the Wardlaw House in future, much more than an empty Store room.

The new doorway would have an impact on the existing Rear Hall, but would not significantly impact the atmosphere or significance of the building or space. The Rear Hall already feels more functional, undecorated and altered, so another opening to this space would not be out of character.

We do not feel this alteration would have any particular negative impact on the existing property – but the easily accessible new conveniences would be a considerable asset.

We would again conclude that this new sensitively integrated doorway to new facilities (which are demanded in current standards) is a **Minimal Intervention** with **Minimal loss of Significant fabric**. Again it is entirely **Reversible** and we would be pleased to frame the doorway as a 20th Century addition for **Legibility**. The alteration would make the building much more Sustainable in any future use, shape or form for and allow the asset to be handed on to future generations without loss of authenticity.



Photos of Existing Understairs Access Passage / View towards GF WC / WC with large window

[3] OVERNIGHT GUESTS : Re ordering of Existing "WC" space into "Kitchen".

Currently the Existing Ground Floor WC is located in a large room, enclosed with a Frosted Glass Screen, at the end of narrow, low ceilinged corridors. It enjoys a large window to the East façade overlooking present shrubs. Our Client wishes to replace this WC with a new Kitchen to allow guests to stay overnight, self contained within part of Wardlaw House.

In function, the Kitchen will allow guests; maintain use, and will help conserve the building for the future. The opportunity of accommodation in Wardlaw will also enhance the experience of staying in the property and awareness of the building History.

Physical alterations for the Kitchen would simply require the removal of the inauthentic glazed screen and the replacement of Sanitary fittings with Kitchen fittings.

A kitchen would be a better use of the present space, enjoying high ceilings, existing shutters and sash window, with the narrow corridor entry allowing guests an authentic approach to the "servant quarters" lifestyle. To ensure the Kitchen is legible historically, all fittings should be contemporary.

The re-ordering and renovation of this space is again a **minimal intervention** with **no loss of significant fabric, reversible** and **clearly legible** as a contemporary installation. The additional use provided by a new kitchen also allows the building to be used more flexibly and a greater opportunity to be **sustained for the future** – as it is able to adapt to continuing uses.



Photo of Existing Rear Hall showing various doors, apertures, ceiling heights, stairs with new doorway proposed in wall on Right

[4] OVERNIGHT GUESTS : Closure of 3 doors / Openings

In order to separate and allow privacy for holiday guests, we would like to close 3 openings : 1 Hall door, 1 Landing door and blocking 1 servants passage.

Blocking these accesses would be undertaken as sympathetically and simply as possible. Our Client would be pleased to simply lock doors and build plasterboard walls – but Building Standards compliance may be more onerous with requirements of 60 minute fire barriers and smoke seals, etc..

If sealed walls are required, any new walls will be sealed within the existing aperture according to the location of the door within the aperture. Doors should ideally remain usable but lead nowhere.

A : HALL DOOR

Door to be left in situ, as existing, fixed shut, with Ironmongery removed Hall side. A new Timber and smooth plasterboard wall can then be constructed within the opening, against the door – with the new slight recess acknowledging the presence of the aperture yet complying with current Building standards.

B : LANDING DOOR

Again the door is to be left in situ, as existing, fixed shut, with Ironmongery removed to Dwelling / Utility Side. A new Timber and smooth plasterboard wall can then be constructed within the opening on the dwelling landing side – acknowledging the opening presence yet complying with current separation requirements.

C : UNDERSTAIRS ALLEY

Under the stairs between the two staircases, a new smooth separating, blank, Plasterboard wall will be constructed to separate holidaymakers from house occupants or Tea Room guests. The wall will be constructed within the aperture and be entirely reversible.

These 3 adjustments to openings are easily visible as **Minimal Interventions** with **No loss of Significant fabric** and entirely **reversible**. The smooth plaster wall and recessed walls make the opening **Legible** and there is no intention to deceive occupants of the historic past - just prevent access and add separation for their own enjoyment. These minor alterations allow separations of function and use, in turn allowing the Historic Asset to be more widely used and enjoyed - and **more sustainable** for the future.

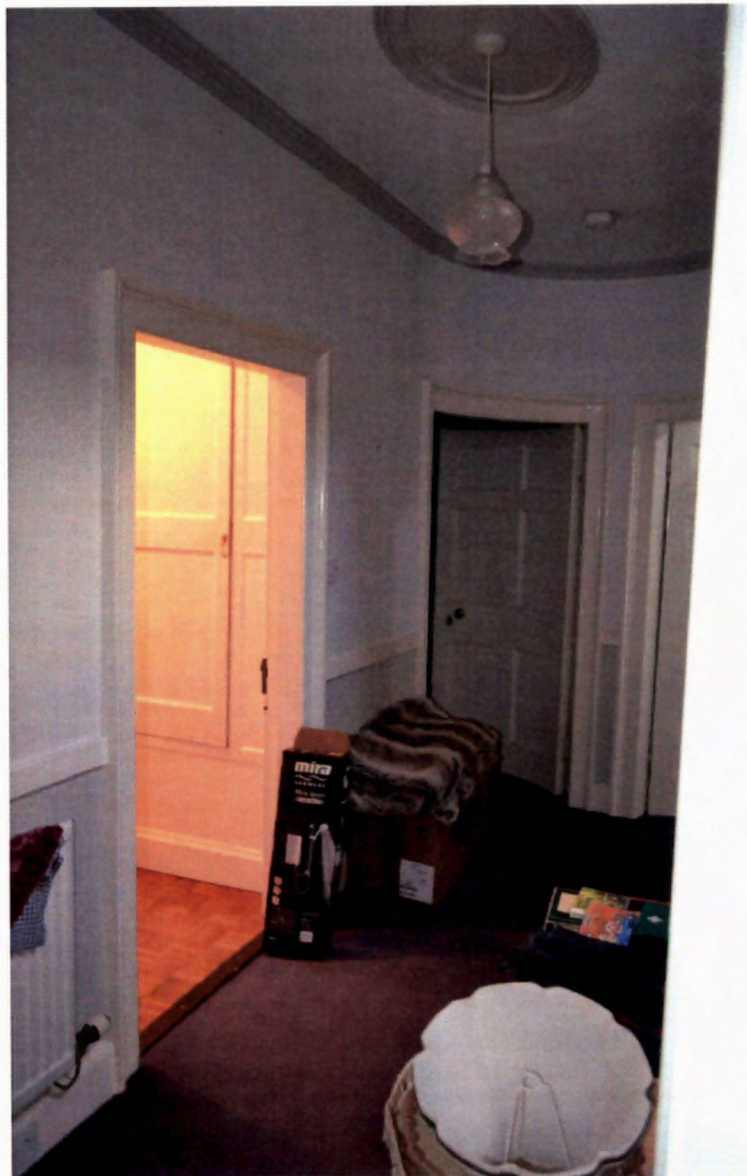


Photo of Existing Front Reception Room and Bay Window – becoming Guest Apartment Living Space.

FIRST
FLOOR

ALTERATIONS

+
ANALYSIS



Existing First Floor Oval Landing with curved doors

FIRST FLOOR ALTERATIONS + ANALYSIS

[5] OVERNIGHT GUESTS : Closure of Corridor

Again, for the privacy and security of the holiday guests, we would like to block off the First Floor passage.

Blocking this access would be undertaken as sympathetically and simply as possible : A new smooth separating Plasterboard wall will be constructed. The wall would be scribed to leave the existing corridor cornicing and skirtings completely intact and well sealed at the edges. The wall will be constructed within the aperture and be entirely reversible.

The wall is easily considered as a **Minimal Intervention** with **No loss of Significant fabric** and entirely **reversible**. The smooth plaster wall notched around existing finishes make clear its **Legibility** and contemporary date of insertion.

We also note the location of mains Electric fuseboards in this corridor, which would be worthwhile adjusting to be out of Guests reach.

Blocking this passageway would not particularly affect any Special Interests of the building – despite interfering with the Servants Passages : We believe the experience of travelling through Servants passages is still maintained (for better or worse) and note that these tight corridors are not critical in regard to which places they connect, but notable for the experience of moving through them – which is still readily conserved and available from all sides.

This minor alteration allows separation of function and use, in turn allowing the Historic Asset to be more widely used and enjoyed – and made **more sustainable** for the future.



Photo of view of First Floor connecting corridor [to be blocked]

[6] OVERNIGHT GUESTS : Reinstate Original wall to create new Guest Bathroom

[7] OVERNIGHT GUESTS : Create two Apertures in inauthentic fabric + re-order Bathroom space.

To accommodate overnight guests we would like to re-order the existing, inefficient, inauthentic bathroom.

First, we intend to re-instate the original wall to the Rear Bedroom 1. This will return the bedroom space to its original proportions and dimensions. We intend to integrate a new doorway within this re-instated wall.

From the building Plan it can be easily seen that this large, current opening is not authentic, and was created to provide a larger Master Bedroom – likely amended in the 1990's as large structural openings became more

common and available. The wall downstand remains with side piers visible and bulkhead ceiling and it is a shame that the majority of original cornice has been lost during these Master Bedroom renovations.



Photo of First floor Bedroom 1 and large opening to be infilled

We would infill the existing opening with a new wall and door, content to omit the former Coving or replace with contemporary equivalent as the Conservation officer sees fit. We believe the removal and re-instatement of the partition should be left without coving to legibly evidence the tampering undergone. Bedroom One is then returned to its original shape and enhanced with access to a new En-suite.

Secondly, we could then revise the existing bathroom space. The present bedroom / bathroom wall is very likely to be inauthentic given the floor plan, access arrangement and Bedroom Alterations : The bathroom + part bedroom were presumably, originally, one large room and the coving can be seen to run beyond walls. So within this contemporary and inauthentic wall we wish to create 2 new access apertures to allow use of the space beyond for additional bathroom fittings.

By Re-instating the original Bedroom wall and creating 2 apertures in an inauthentic wall we can repurpose and reshape the existing bathroom space (which, like the Ground Floor, is inefficiently laid out) into two usable facilities : a Guest bathroom and a Master En Suite.

The proposed works are positive to the Master bedroom as they reinstate originality and provide access to new facilities. The proposed works are positive to the function of Wardlaw House as we provide 3 bathrooms for 6 bedrooms.

The works do not involve the **loss of any Significant fabric** in fact they return it, and are **Minimal Intervention** within the context of the whole dwelling and site. Easily **Reversible** and **Legible**, the facilities provided will only add to the future **sustainability** of Wardlaw House

These building amendments adjust previously renovated areas and upgrade services for contemporary life. They reinforce the original intended building layout and try to remove some accreted barriers.

SECOND
FLOOR
ALTERATIONS
+
ANALYSIS



Photo of existing Second floor Attic Bedroom 7 with Landing beyond

SECOND FLOOR ALTERATIONS + ANALYSIS

[9] [10] [11] [14] ROOF MAINTENANCE : Replace Two with Eight New “Inward facing” Conservation Rooflights in Valley Gutter Roof pitches

While undergoing general Slate roof maintenance, we wish to remove two existing cast iron single glazed, traditional rooflights within the “invisible” valley gutter roof pitches, and propose to install eight new Velux Conservation rooflights to service the four main rooms on the Second Floor, allowing benefits of larger rooflights for better daylight + sunlight, views, access, ventilation, maintenance, heat loss, etc..

These existing rooflights are small, cold, degrading, hard to open, single glazed and we wish to replace with contemporary alternatives. The current rooflights provide much needed light into the rooms and more light could make these spaces much more usable. These rooflights are also contrasted against the existing standard large contemporary Velux rooflights that have been previously installed in each stairwell. These work well and provide great delight and critical views onto the internally facing roof pitches – allowing for easy maintenance checking.

These new rooflights are relatively **minimal interventions**, with **minimal loss of significant fabric**, **reversible** and **legible**, but will vastly **add to the sustainability** of the property.

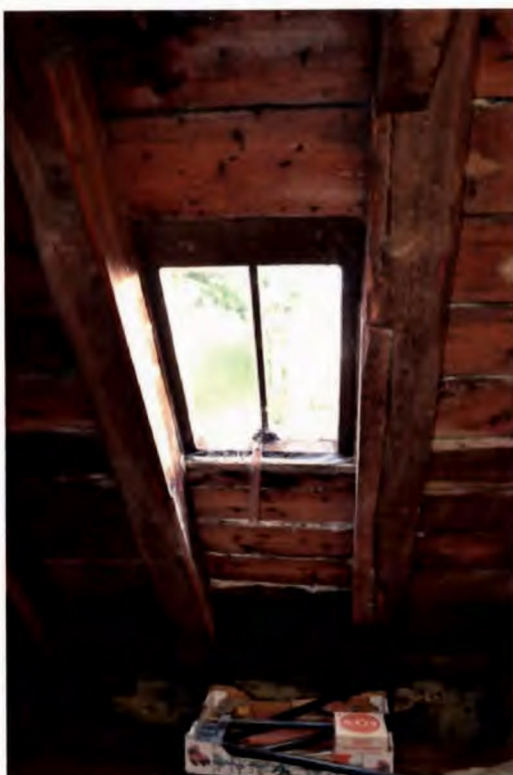
Roofs are critical to listed buildings and keeping them in good repair is essential. With 8 new opening rooflights this awkward unseen area, that can be easily forgotten, can become an easily visible part of the building. Roof Access via large opening lights is easier and enhanced, as any minor roof issues can be quickly rectified eg: Currently squeezing through a small portal, off a ladder, onto an angled wet slate roof is just dangerous Health and Safety - While we would be able to provide easy step out access, so if the valley gutters become slightly blocked or ponding then it is very easy to investigate and clear and maintain. The roofscape includes several chimney stacks which are also a maintenance aspect and easy roof access would benefit the buildings safety generally.

The technological advancements of contemporary rooflights also bring better weather seals and flashings, more controllable background ventilation, reduced heat loss through double glazing and so better energy use – along with more daylight for less electric lighting.

Along with the great functional benefits, these rooms then become usable with daylight and ventilation and fire escape. More usable rooms and space allows a more flexible use of the building and a “long life, loose fit” approach to the life span.

There is also the delight of sitting within the space and enjoying the roofscape, chimneys and trees and sunlight – unique moments as we usually fail to inhabit roof spaces in current life – these roof lights would bring delight.

The benefits of these openings is significant to the contemporary world, but do not adjust any significance or special interest of the existing building.



[12] [13] REPAIR + MAINTENANCE : Replace Two Existing “Externally visible” Rooflights in Front Roof pitch

While undergoing general Slate roof maintenance, we wish to replace the two existing cast iron single glazed traditional rooflights within the front slate roof pitches with “like for like” Velux Conservation rooflights

With matching dimensions but double glazed and with contemporary flashings and sealings, it is hoped these replacements to better the weather proof the building would be readily acceptable.

Internal Photo of existing Front roof pitch cast iron rooflight

[15] OVERNIGHT GUESTS : Stair Link

Again, for the privacy and security of the holiday guests, we intend to block the existing "sub valley gutter" stairway access to the Front House Second Floor. This will create a fire and acoustic barrier for the apartment to ensure the apartment is completely separated and divided.

Blocking this access would be undertaken as sympathetically and simply as possible : A new smooth separating Plasterboard wall will be constructed within the aperture and be entirely reversible. Within the wall a Fire sealed access hatch solely for maintenance access.

The New barrier is easily considered as a **Minimal Intervention** with **No loss of Significant fabric** and entirely **reversible**, its recessed location within the wall depth making clear its **Legibility** and contemporary date of insertion.

Blocking this passageway would not particularly affect any Special Interests of the building : The access passage is likely a functional quirk of contemporary necessity rather than a considered architectural detail. It is an awkward circulation route, not compliant with building standards, and potentially hazardous as a fire escape. Losing access to the attic spaces is not a concern as the spaces are currently not in use and not critical to the property.

This minor alteration allows separation of function and use, in turn allowing the Historic Asset to be more widely used and enjoyed – and made **more sustainable** for the future.



Photo of Existing Stair Link opening [to be infilled] and present large stairwell velux rooflight.

[16] REPAIR + MAINTENANCE : Valley Gutter Replacement Covering works

The existing stepped valley gutter is constructed of Mineral Felt, which is now degrading having arrived towards the end of its lifespan.

Following surveys there is the presence of woodworm in some "soft spots" of the substrate, and so our Client is keen to repair and make new and good this critical roof drainage channel.

Within the gutter we intend to remove the existing Mineral Felt finish, repair and make good timbers below with Woodworm spraying and splicing in new timber structure as required. A new timber substrate is then created and finished with a more robust, durable and contemporary waterproof deck – retaining the stepped gutter profile.

The valley gutter material depends significantly on cost. Currently a GRP solvent bonded roof deck solution seems the most cost effective with guaranteed performance and durability. (We have previously specified local manufacturer Hamble side Danelaw GRP roof decks when upgrading the B Listed Inverness Victorian Market Roof

and these have proved very resilient) A GRP solution also allows for bonding on textured grip step pads – allowing safer access than a smooth, wet finish.

If money were no issue then our client would be keen to replace in traditional rolled lead, but with low grade “like for like” Mineral Felt a permissible option, our client is keen to upgrade for a longer lasting performance.

In Conservation terms this new roof finish is building repair, **minimal** but critical and involves **no loss of significant fabric**. GRP is a contemporary material which makes the repair **legible** as contemporary works and sealing the roof and repairing timbers is invaluable in **sustaining** the building.

These repairs will be invisible to all visitors, but we are pleased to explain their relation to the building Conservation approach as a whole.



Photos of Valley Gutter “Wide” end + “Funnel” end

ALTERATIONS

TO

SETTING

+

ANALYSIS



Photo of the rear of Wardlaw House

SETTING ALTERATIONS + ANALYSIS

[17] TEA ROOM + OVERNIGHT GUESTS : Create Additional vehicle Parking + Turning spaces

In order to welcome guests and ensure their smooth visit, our client intends to provide more spaces for car parking and turning within the grounds. The grounds are ample, but sensitive, and so our client is keen to ensure vehicles do not impose on the tranquil atmosphere.

With a maximum of five Apartment Guests arriving in one or 2 cars, plus Tea Room space for say 4 cars, we have indicated parking for 6 additional cars which we believe would be sufficient. Our client (who will continue to reside within the dwelling) is happy to use the present rear turning circle and Steading access track areas.

Our intention is to ensure that cars are kept to the road side of the property away from the building frontage and current parking zones (to be used as potential overspill) as the fine gravel turning space allows a great position to appreciate the building. The views out of the bay windows are also not impeded with vehicles, ideally, and we aim not to impact on the buildings Setting amongst natural surrounds. On site, spaces are envisaged to be well landscaped, screened with vegetation shrubs, trees and soft natural boundaries and well-draining compacted parking finishes.

Keeping vehicles and turning away from the Tea Room also allows guests to wander, relax, and enjoy the grounds without having to worry about cars and children can play and run freely.



Photo of the North East Elevation of Wardlaw House with shrubs

As stated previously, The Tea Room is considered an exclusive, appointment only (possibly) experience where tranquility and calmness away from busy coffee shops can be found. The Tea Room obviously encourages more active travellers, cyclists and walkers, and there is further parking nearby at Wardlaw Mausoleum and Cemetery that could also be suggested.

With a limited space Tea Room experience there is also the ability to co-ordinate bookings, visitors and travellers so that there is not conflict with significant vehicle movements on site.

The driveway would remain as the existing choreographed approach, resurfaced and with drainage channels beside the roadway. Our Client is open to options regarding the driveway road entrance width, with boundary wall modifications if required – ideally not, but pending specialists opinions. Visibility throughout the site may also be more preferable than laying more tarmac areas.



Photo of parking area close by for Wardlaw Mausoleum + Cemetery

Overall we hope to easily integrate more cars on the site, sensitively arranged, but are happy to promote more pedestrian access from existing areas once capacity is reached.

It should be noted that for a building of this size in contemporary times, that these vehicle access issues are part of any building of this scale anyway - and not really relevant to the "Change of Use" eg: if Wardlaw House was converted offices, a hotel, or even remained as a large family dwelling, then it is easy to see how 8 vehicles could come and go from the site daily with family life, cleaners, postmen, shopping deliveries, parcels, etc.. and such movements would be readily accepted by all. The number of vehicle movements relative to this building is not envisaged to be a dramatic change.

We acknowledge that more convenient, defined, close access is useful for public visitors and more provision is helpful, but do not feel this property with amended use now warrants a full tarmac car park with height barriers etc...

As noted above, the additional vehicle parking and traffic movements could easily have come about in use as a family house so could be considered a relatively **minimal intervention** in the site. Despite being well integrated, additional Parking may well bring some **loss of background setting**, but we believe this is offset by the **positive reinforcement and enhancement of critical setting** - maintaining the delightful grounds and frontage "car-free".

Legibility and **reversibility** merge in the evolving natural world where both are infinitely possible and impossible, but there is no doubt that improving the site for vehicles will **sustain** the building for longer, mitigating their further impact on the setting (as cars seem unlikely to disappear in the next 50 years). If Wardlaw House were allowed to evolve as a dwelling then there is no knowing the parking horrors that could unfold within the grounds - here at least we progress with the right ethos in the right direction.

BUILDING STANDARDS CONSIDERATION

BUILDING STANDARDS CONSIDERATION

We acknowledge that some of these works will require a Building Warrant application to ensure the proposals meet contemporary Building Standards.

Acknowledging that this is a Listed Building of significance it is usual that Historic Significance takes precedence over contemporary legislation, but we are not able to easily foresee these complicated applications of Standard Regulations.

Our proposals technically include "Conversions" and amendments to the occupancy of the building, which then may affect a multitude of issues from Fire Alarms and Escape, disabled access ramps, Acoustic walls and Intumescent paints, etc... Legislation is wide ranging and also applicable to some extent "in the eye of the beholder"

Inverness Building Standards department take a pragmatic view to technical Building Standard issues as long as "some improvement" is taking place. They sometimes accept that there are some areas where compliance would be awkward or impossible to achieve, and these items may be acceptable so long as a reasonable attempt at compliance is fulfilled, or offset elsewhere. Listed Buildings are usually treated on their unique case and referred to Historic Scotland guidance "*Conversion of traditional Buildings : Application of SBSA : Parts One + Two : 2007*"

Most critical to the Building Standards are the "Fire Escapes" and the application of regulations : Evacuation from the "Apartment Bathroom" and from the "Tea Room" will likely require further detailed calculations and application. However, the Holiday Apartment could also be dealt under current Domestic dwelling regulations (of which the building already inherently complies) or considered under "Non Domestic Hotel" regulations. It is hard to judge.

Our general proposed works to block existing routes, open others and install rooflights will hopefully not cause significant detriment to the proposed functions, and clarification will be sought in due course. Our experience suggests that only Fire Escape from the internal Guest Bathroom could be an issue - but Fire Escape from a bathroom is never a definitive factor as it depends on the escape distances, occupants involved, etc..

We would be pleased to submit for Building Warrant once consideration for our design proposals is underway and keep all parties informed of any relevant and significant issues.

MINOR WORKS

+

HISTORIC CHARACTER



Wardlaw House Front Gable Entrance

MINOR WORKS + HISTORIC CHARACTER

Decisions about listed buildings should always focus on the qualities that make them important – their special interest. Lots of things can contribute to a building's special interest, but the key factor when we're thinking about making changes will be its overall historic character.

HES / Key Messages / Managing Change in the Historic Environment :
Use and Adaptation of Listed Buildings / April 2019

Having analysed the 17 individual aspects above, we are happy to conclude that none of them particularly affect any of the "Special Interests" of the building. The interventions are minimal and usually additional – so reversible – rather than the removal of historic fabric.

Items 9 to 16 are roof works which are not easily apparent or affecting any historic emphasis. Items 1 + 7 re-instate former original elements lost in previous alterations, while items 4 + 5 simply block existing passages. This leaves works 2 + 3 and 6 : Renovations to WC, Cloakroom and Bathrooms, and the re-ordering of existing compromised spaces :

In these cases the character of the space remains broadly similar, or more historically enhanced in our opinion.



Wardlaw House First Floor Bathroom

BATHROOMS : 6 : On the First Floor, the initial Bathroom is poorly laid out and looks like a bathroom installed into a room, rather than any sort of thought and design in the layout, or appreciation of location. It is a large, bright, slightly awkward bathroom which enjoys a sizeable window (so has the potential to be significant) but the way it has been "hived off" from a thin corridor with an inconvenient door means this Bathroom looks like an afterthought of previous renovations – possibly an accreted necessity?

In re-ordering this space into two new bathrooms : One a refined ample Bedroom En Suite, and the other retaining the tight access and without a window we can accept that this Guest Bathroom as an example of the Buildings public/ servant spatial contrasts : Guests will get to experience both these significant aspects of the whole building of Grand decorative spaces and enclosed passages.

Overall the Bathrooms renovation from one Bathroom to Two Bathrooms involving 2 new apertures in inauthentic tiled walls and revised layouts and access, is possibly arbitrary, but re-instating the Bedroom 1 original wall is a significant positive step in the buildings history and trying to conserve authentic spaces and rooms.

Renovating the existing ill conceived bathroom is no significant loss to the present inauthentic space, but re-instating the Bedroom wall is a useful step in returning authenticity of the building which it makes it worthy of inclusion.

WC : 2 : On the Ground Floor our new WC re-orders existing cold, hard, "functional" space into new warmer "functional" space.

The renovation from a Store to a WC makes much more efficient use of space on the Ground Floor and also improves access to such facilities – again the current WC looks like a bizarre afterthought as it is enclosed in a relatively large space with glazed screen. The New WC does not amend any particular qualities of space, and the proposed access off the Rear Hall integrates well with the present House circulation.

We believe the benefits of this proposal easily outweighs the retention of the existing Store space. The contemporary doorway could distort authenticity, but it is unlikely that the existing "squeezed" entrance is original either - in fact, from the plans, it would seem likely that a doorway used to exist in our proposed location and may well be

uncovered with the works (why would you enter this ample room with large window from a small door underneath the stairs?)

The new installation will better serve contemporary living and allow more varied use of the building, vastly improving the buildings sustainability.

KITCHEN : 3 : The present Ground Floor WC enjoys a sizeable room, high ceiling and large window and so allowing more efficient and delightful use of this space seems sensible. With a new small guest Kitchen being inserted to enjoy the East sunshine, the room and House is better used, enjoyed more and so sustained. The window size, recess, shutters and details are all exposed further and admired more than if just coming and going from the WC.

Aside from installing contemporary Kitchen fittings, the space is opened out to original walls and to reveal more original room proportions. The existing limited access width is retained, serving to illustrate the accreted nature of old buildings and time – generally summed up in the word “character” and being something unusual that we enjoy.

We consider the loss of the WC as a room is not significant as long as its practical function is included elsewhere. Installing new fitted kitchen furniture in this space will simply allow for more time and appreciation of the historic space itself. Allowing time and appreciation of a space hopefully increases care, historic awareness and conservation.

With all elements of work considered with their effect on the building character, we can see no significant detriment, but several enhancements, in the capability of Wardlaw House going forward involving Guest and more visitors.

We do not believe that any aspects of the overall prospect or change of use, will compromise the overall historic character – and all alterations are generally reversible. Our sensitive interventions will not considerably erode the intrinsic and inherent historic significance of this heritage asset.

Our proposed “Change of use” to incorporate other opportunities and types of development is a positive step which can help sustain the building in the long term, ensure there is no detrimental impact on the local area, and hopefully allow the existing building to remain engrained within the region as “the former manse next to the graveyard”.

WARDLAW

HOUSE

CONSERVED

+

CONCLUSION



Photo of Rear House Staircase and Staircase Link [to be infilled]

WARDLAW HOUSE CONSERVED

The Burra Charter principles

There are places worth keeping because they enrich our lives – by helping us understand the past; by contributing to the richness of the present environment; and because we expect them to be of value to future generations.

The cultural significance of a place is embodied in its physical material (fabric), its setting and its contents; in its use; in the associated documents; and in its meaning to people through their use and associations with the place.

The cultural significance of a place, and other issues affecting its future, are best understood by a methodical process of collecting and analysing information before making decisions.

Keeping accurate records about decisions and changes to the place helps in its care, management and interpretation

The Principles of the Burra Charter perfectly explain the ethos of Building Conservation and we are pleased to apply them to our development of Wardlaw House

KEEP IN USE

The Current Dwelling has outlived its use as a Manse, and is beginning to outlive its life as a family dwelling (being too expensive to run + maintain). Many significant buildings change use over time and this is accepted by many authorities :

For a building to stay in use over the long term, change will be necessary.....A building's long-term future is at risk when it becomes hard to alter and adapt it when needed. Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm.

HES / Key Message 4 /Managing Change in the Historic Environment
Use and Adaptation of Listed Buildings / April 2019

National body SPAB (The Society for the Protection of Ancient Buildings) also advocate re-use of buildings and also consider that creative re-use can positively enhance a building

"In some cases, a whole or partial change of use is required to ensure a structure's future....Creative reuse and adaptation can contribute positively to a building's history.
<https://www.spab.org.uk/advice/reusing-old-buildings>

CONSERVE ENERGY

We are also obliged to keep the existing building in use to help conserve the original energy and materials that have gone into it and try to ensure they are not gone to waste or ruin.

The retention, repair and re-use of existing traditional buildings reduces carbon emissions, the need for and cost of transport and consequently reduces the potential harmful impact of development on the environment.

Sustainable Development / Page 8
Highland Historic Environment Strategy : Highland Council : January 2013

The Highland Council and Historic England also accept that from a Carbon Footprint and energy perspective "we must recycle, reuse and responsibly adapt our existing historic buildings". The "2019 Heritage Counts" report extols the benefits of retaining the embodied energy in Historic buildings and improving energy efficiency to meet National Carbon Targets.

Strategic Aim 5 : Existing building stock will be repaired, retained and re-used wherever possible to reduce the requirement for non-renewable energy and materials by avoiding unnecessary new/ replacement developments.

Strategic Aim 4 : Through the protection and management of the historic built environment, waste resulting from unnecessary demolition, the resultant loss of embodied energy, the need for landfill and the sourcing of transport and new materials is avoided wherever possible.

Highland Historic Environment Strategy : January 2013
Highland council

CHANGE OF USE

Our private Client wishes to expand the potential range of uses of this building and Historic space, from a single dwelling to include a Tea Room and Holiday Apartment. This "Change of Use" will allow further sensitive development that can help this building to be easily used and sustained in future. However, it is one that cannot be achieved without a little compromise – separating circulation systems while re-ordering spaces (ultimately improving the value and appreciation of the current attributes hidden within low grade rooms eg : GF WC).

With most specialist Historic bodies + guidance generally accepting of change (even radical change) to keep a Listed Building in use, their guidance is almost always pre-conditioned that any changes do not impact on any significant Fabric.

Reuse of a building is an opportunity to retain the best qualities of the building, whilst also providing high quality, new and upgraded facilities.... Incorporating an existing building within an overall scheme might require additional thought and deliberation, but can lead to a more considered, imaginative and ultimately successful place.

HES / Managing Change in the Historic Environment
Use and Adaptation of Listed Buildings / April 2019 / Getting Started/ page 6

Historic Environment Scotland note within their "Key Messages" for "Use and Adaptation of Listed Buildings"

5. Alterations to a building, even if they are extensive, will be better than losing the building entirely. If the only way to save a building is a radical intervention, we have to avoid being too cautious when we look at the options. If a building might be totally lost, we should be open to all the options to save it.

HES / Key Messages /Managing Change in the Historic Environment :
Use and Adaptation of Listed Buildings / April 2019

Some change is inevitable.

Historic Environment Policy for Scotland : Managing Change: Policies and Principles
Core Principles on Managing Change / Page 14

IMPACT ON SIGNIFICANT FABRIC

Within our Conservation Analysis we have appraised and justified our New Interventions alongside the Significance of the Existing Fabric, while ensuring that our proposals mitigated harm as well as possible.

Conservation guidance advocates that we ensure any proposed alterations do the least harm, will not alter the buildings significance, and will preserve the character of the existing historic space.

3. Decisions about listed buildings should always focus on the qualities that make them important – their special interest. Lots of things can contribute to a building's special interest, but the key factor when we're thinking about making changes will be its overall historic character.

HES / Key Messages /Managing Change in the Historic Environment
Use and Adaptation of Listed Buildings / April 2019

7.2 Many historic buildings are capable of alteration that is of its time, respects and defers to what has gone before, and may be justified as supporting the continued conservation and use of that building.

Historic Scotland / Managing Change in the Historic Environment : Extensions / October 2010
Item 2.1 / Additions to Historic Buildings / page 3

Our Client and ourselves are keen to acknowledge and retain the Cultural value of this property and don't believe our proposed internal works will damage or affect the heritage asset.

We consider our proposed amendments to significant elements to be Minimal, Reversible and Legible. They which do not detract from the character of the Listed building but preserve and enhance the current critical qualities of the building :

Our Ground Floor Bathroom and Kitchen make better contemporary use of Historic space and help the building function better as an Historical asset. Our First Floor bathrooms re-instate former proportions and increase capability, while our Second Floor roofworks allow more delight from within existing spaces and ensure awkward maintenance is even easier to accomplish. If acceptable, we hope that Wardlaw House will be more accessible and inclusive and usable.

Our amendments will help sustain the current building, retain life and use, and help achieve policies 28, 29 and 57 of the Highland Wide Local Development Plan :

5.2.2 We will have safeguarded our Environment by... ensuring that the special quality of the natural, built and cultural environment in Highland is protected and enhanced;

Natural, Built + Cultural Heritage
Highland Wide Local Development Plan : April 2012

We believe we have taken good decisions throughout our design and analysis, and do not believe our sensitive interventions will impact or significantly erode the intrinsic and inherent historic significance of this heritage asset:

*Good decisions take a long-term view + Reflect an understanding of the wider environment.
Good decisions are well-informed, transparent, robust, consistent and proportionate.*

Historic Environment Policy for Scotland : Managing Change: Policies and Principles
Core Principles on Managing Change / Page 14

We want to protect and enhance all the characterful features the building has. Our proposals will greatly improve the facilities of the existing building and ensure visitor standards are in line with modern expectations. These proposals give a maximum building return for minimum intervention – they are very efficient amendments.

There will be some loss of poor quality existing fabric – that is inevitable with building works but none has any significance and when replaced by the potential spaces and uses proposed, we feel the existing is heavily outweighed

Ultimately : We believe our proposals would preserve and enhance the historic presence and drama of Wardlaw House. More awareness and appreciation of this Historical Asset can only be encouraged and the proposals represent a very minimal, sensitive and sympathetic approach.

We are happy to discuss any facet and try to appease all parties, addressing every arising planning and conservation issue, but we can see no major reason why Wardlaw House should be frozen in time and it's time continuum halted.

Andrew Tognarelli

Kerr AT architects
March 2021

POLICY, LEGISLATION AND GUIDANCE

Highland Wide Local Development Plan : April 2012

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Historic Scotland Technical Advice Note : TAN 8 : The Guide to International Charters : 1997

Historic Environment Policy for Scotland : Managing Change : Policies and Principles

Historic Environment Scotland / Managing Change in the Historic Environment : Use and Adaptation of Listed Buildings / April 2019

Highland Historic Environment Strategy : Highland Council : January 2013

A P P E N D I X

APPENDIX A
Listed Building Notice / LB 7814

APPENDIX B
Dictionary of Scottish Architects / Kirkhill Church and Manse
http://www.scottisharchitects.org.uk/building_full.php?id=215794

APPENDIX C
Excerpt Page 211 :
The Buildings of Scotland : Highlands + Islands : John Gifford : Yale University Press : 1992

APPENDIX D
<https://canmore.org.uk/collection/1801071>
Site Name Kirkhill, Wardlaw Road, Wardlaw Parish Church Of Scotland, Manse
Alternative Name(s) Wardlaw House; Kirkhill Parish Manse; St Mary's Church, Manse
Canmore ID 104540

APPENDIX E
Reduced Scale Proposed Floor Plans

LISTED BUILDINGS IN THE HIGHLAND REGION

TITLE Kirkhill, Wardlaw House (Former Church of Scotland Manse)		DISTRICT Inverness
MAP REFERENCE MH 550 455	PARISH Kirkhill Parish	PHOTOGRAPHED 15 SEP 1988
CATEGORY B		

1776, 2-storey and dormerless attic, symmetrical 3-bay house with 1825-30 rear addition of equal size forming double pile dwelling. Harled with painted tooled ashlar margins.

1776 house with centre door in advanced and gabled centre bay; entrance masked by later Roman Doric portico and flanked by later enlarged bay windows infilling re-entrant angles, each with 3 windows divided by slender wooden pilasters and flanked bolder pilasters, paired at outer bays. Gablet attic window and apex stack.

Symmetrical 3-bay rear with centre door masked by later lean-to timber porch. Varied glazing, principally 12-pane in front and 16-pane in rear.

Coped end stacks; slate roof.



DSA Building/Design Report (February 25, 2021, 12:36 pm)

Basic Site Details

Name: Kirkhill Church and Manse
Town, district or village: Kirkhill
City or county: Inverness-shire
Country: Scotland
Parish: Kirkhill
Status: B Listed
Grid ref:
Notes:

Alternative Names

The following alternative names are associated with this building/design:

Name	Current name?	Notes
▶ Wardlaw Parish Church	Yes	

Events

The following date-based events are associated with this building:

From	To	Event type	Notes
▶ 31 August 1876		Journal reference	<i>Alterations and additions to church and manse</i>
▶ 16 February 1892		Journal reference	<i>Restoration</i>

People**Design and Construction**

The following individuals or organisations have carried out design/construction work. Where architects or practices worked together, matching letters appear beside their names in the Partnership Group column.

Name	Role	Partnership Group	From To	Notes
▶ Alexander Ross	Architect		1876	<i>Alterations and additions to church and manse</i>
▶ John Robertson	Architect		1892	<i>Restoration</i>

References**Periodical References**

The following periodicals contain references to this building:

Periodical Name	Date	Edition	Publisher	Notes
▶ Inverness Courier	31 August 1876			
▶ Inverness Courier	16 February 1892			

Archive References

Excerpt Page 211 :
 The Buildings of Scotland : Highlands + Islands : John Gifford
 Yale University Press : 1992

Harled former MANSE to the s, built in 1775. It was extended at the back in 1825–6 by *James Smith*, who was probably responsible for the addition of a Roman Doric portico to the gabled centre. The ground-floor windows have been enlarged with pilastered surrounds, perhaps in 1876, when *Alexander Ross* did work here.

LEYS CASTLE

211

with diagonal strings and a sort of egg-and-dart motif. On top of the belfry's upper stage, a squat stone spire with small gabled lucarnes; a lead weathercock on the ball finial.

Built against the graveyard's w wall, the mid-C19 BURIAL ENCLOSURE of the Forbes family, with a balustrade on top. – The main GATEWAY's moulded round arch looks C17.

Harled former MANSE to the s, built in 1775. It was extended at the back in 1825–6 by *James Smith*, who was probably responsible for the addition of a Roman Doric portico to the gabled centre. The ground-floor windows have been enlarged with pilastered surrounds, perhaps in 1876, when *Alexander Ross* did work here.

WARDLAW PARISH CHURCH. Big Georgian box built by *Nicol and Cruikshank*, 1790–2, the plan adapted from that of Dyke Church (Grampian). Round-arched windows, those in the gables still with Georgian Gothick glazing, the others altered in *John Robertson's* recasting of 1892. The w gable's Roman Doric columned birdcage bellcote for two bells was added in 1818 by *James Forsyth*.

MONIACK CASTLE. See p. 212.

REELIG HOUSE, 1.8km. s. Gently neo-Greek laird's house built for the Persian scholar James Baillie Fraser in 1837–8; *William Robertson* was the architect. Two storeys and a basement. Polished ashlar front, the centre slightly advanced with a tetrastyle Ionic portico. Tall ground-floor windows; panelled pilasters at the corners. Low service wing of 1901 on the E. The back wing may have been part of the 'very pretty box' built here by James Fraser of Reelig, c. 1750, but was remodelled in 1901.

<https://canmore.org.uk/collection/1801071>

Site Name Kirkhill, Wardlaw Road, Wardlaw Parish Church Of Scotland, Manse

Alternative Name(s) Wardlaw House; Kirkhill Parish Manse; St Mary's Church, Manse

Canmore ID 104540 / **Site Number** NH54NE 41 / **NGR** NH 55018 45579 / **Datum** OSGB36 - NGR

Permalink <http://canmore.org.uk/site/104540>



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<https://canmore.org.uk/collection/1800945>



<https://canmore.org.uk/collection/1800947>