

## **Proposed New Plant Building – Ballindalloch Castle**

### **Supporting Statement**

**16<sup>th</sup> June 2021**

#### **Brief**

My practice has been appointed by the Ballindalloch Trust to provide design support for a new plant building serving Ballindalloch Castle. The developing project will see the renewal the existing castle heating system. This includes the relocation of the boiler plant from within the listed castle to a new remote discrete plant building, moving to a more efficient heating system and relocating combustion appliances away from the listed asset. The contents of this application reflect the design and positioning of the proposed plant building and this statement supports our applications for Listed Building Consent and Planning Permission.

#### **Description, Designations & Status**

Ballindalloch Castle is a substantial and imposing A listed structure (LB8449) lying within formal landscaped grounds on the larger Ballindalloch Estate (NGR: NJ 17847 36545). The castle is a major Moray visitor attraction and remains the home of the MacPherson-Grant family.

The building has evolved in phases with the original 'Z' plan structure believed to date from 1546, with various wings and extensions added over time until a significant remodelling of the castle was undertaken by William Mackenzie around 1850.

The castle is currently heated by a dated oil boiler system installed within the heart of the main castle. This 1950's installation and its associated much older ground floor cast iron circulating pipework have been causing increasing issues with leaks and steam damage in preceding years and issues with asbestos pipe lagging. The plan to renew the heating system has been developing over the past year. One key aim is to site any new boiler plant and water storage remote from the main built asset to reduce risk of fire or flooding. Any district heating pipework will follow existing service runs under existing estate tracks and through existing ground floor conduits within the castle.

#### **Proposal & Approach**

We propose to construct a new plant room located within the existing discrete service yard area to the northeast of the castle.

The building will be sited within a subtly screened area currently used for overflow staff parking and grounds maintenance equipment storage. This area has mature trees screening the site on rising ground to the north and east, a mature beech hedge to the south and a high timber fence between this area and the adjacent screened toilet block area to the west.

The design has been developed to accommodate a pre-fabricated ISO container plant room which will be delivered to site and located on a reinforced concrete raft foundation. Thereafter a timber building will enclose the container completely. The proposed building will be constructed from timber frame and traditional trussed rafter roof. The building will be of a style and proportion to mirror the adjacent toilet block, which utilises materials and detailing commonly found on other minor service buildings around the estate.

Scottish larch cladding will be applied to the building in the traditional vertical board and cover strip style, and this will remain untreated to silver over time. Roof coverings will be traditional corrugated 13/3 roof sheeting, polyester coated in russet brown to mirror other nearby buildings and blend into the site. The overhanging eaves provide a traditional protection to the cladding from driven rain and snow. Doors will be traditionally styled timber framed ledged braced and lined type.

The exterior of the building will be penetrated by three vertical balanced flue outlets which will be black in colour; two vent grills which will be finished externally in louvred timber; and a simple light fitting. The building cannot be seen from

the Castle environs. Only when approaching the secluded toilet block area will the building come into view, whilst remaining mostly screened by the existing 1.8m high fence separating the service yard from the toilet block area.

**Summary**

We believe the location and style of the building will sit comfortably and sympathetically on the site, largely screened, and providing a more sustainable energy system for the castle while removing the risk presented by combustion appliances and water storage within the building.