

Proposed works, internal and external amendments and external visual impact assessment

The aim of the refurbishment is to restore the house to its former glory, improve amenity and to create a lodge style hotel experience.

For the locations of the photos for the proposed works, please see the floor plans attached along with this building record.

Ground floor proposed works



Internal Photo PW01a



Internal Photo PW01b

Photo Location - Showers - **PW01a & PW01b** - See floor plans for location

Located with 1990's section of the building

It is proposed to open up this existing window and replace with a new external door for camping visitors to access the shower and toilet block externally.

The proposed door is to be aluminium framed with frosted glazing, and specified to be more in keeping with the original house, which will replace the upvc window.

The new door location (as shown on the plans) is within the 1990's section of the building, is enclosed to the rear of the building and is not highly visible from either of the neighbors or the prominent elevations of the original building.



Proposed Precedent

Ground floor proposed works



Internal Photo PW02a



Internal Photo PW02b

Photo Location - Showers - **PW02a & PW02b** - See floor plans for location

Located with 1990's section of the building

It is proposed to open up this existing window and replace with a new external door for camping visitors to access the shower and toilet block externally.

The proposed door is to be aluminium framed with frosted glazing, and specified to be more in keeping with the original house, which will replace the upvc window.

The new door location (as shown on the plans) is within the 1990's section of the building, is enclosed to the rear of the building and is not highly visible from either of the neighbors or the prominent elevations of the original building.



Proposed Precedent

Ground floor proposed works



Internal Photo PW03

Photo Location - Showers - **PW03** - See floor plans for location

Located with 1990's section of the building

It is proposed to open up this existing wall to provide and new internal door to access the shower and toilet block Internally

The proposed door is to be timber framed, and specified to be more in keeping with the original house.

The new door location (as shown on the plans) is within the 1990's section of the building, as such will not effect the listed building.



Proposed Precedent

Ground floor proposed works



Internal Photo PW04

Photo Location - Showers - **PW04** - See floor plans for location

Located with 1990's section of the building

It is proposed to close this door opening which is within the 1990's section of the building, as such will not effect the listed building.

Ground floor proposed works



Internal Photo PW05

Photo Location - Showers - **PW05** - See floor plans for location

Located with 1990's section of the building

It is proposed to open up this existing wall to provide and new internal door to access the shower and toilet block Internally

The proposed door is to be timber framed, and specified to be more in keeping with the original house.

The new door location (as shown on the plans) is within the 1990's section of the building, as such will not effect the listed building.



Proposed Precedent

First floor proposed works



Internal Photo PW06

Photo Location - First floor wc - **PW06** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

First floor proposed works



Internal Photo PW07

Photo Location - Second floor stairs - **PW07** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

First floor proposed works



Internal Photo PW08

Photo Location - First floor washroom - **PW08** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

First floor proposed works



Internal Photo PW09

Photo Location - First floor washroom - **PW09** - See floor plans for location

Located with 1750's section of the building

It is proposed to open up this existing wall to provide and new internal door to access the ensuite bathroom.

The proposed door is to be timber framed, and specified to be more in keeping with the original house.

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.



Proposed Precedent

First floor proposed works



Internal Photo PW10

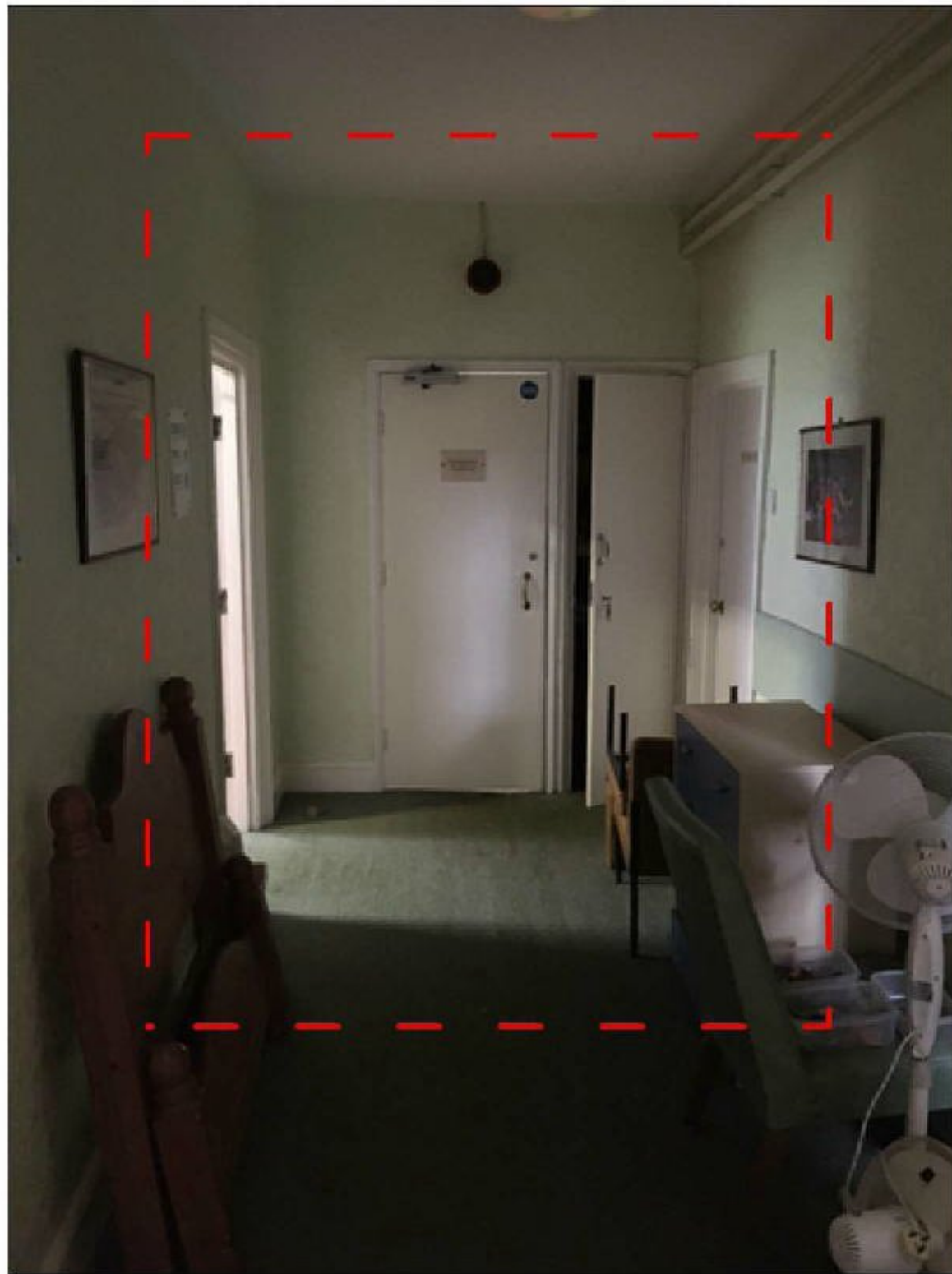
Photo Location - First floor washroom - **PW10** - See floor plans for location

Located with 1750's section of the building

It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The connection was made in the 1840's when the new extension was built. It is proposed to restore the main house back to a single building on the first floor.

First floor proposed works



Internal Photo PW11

Photo Location - First floor corridor - **PW11** - See floor plans for location

Located with 1840's section of the building

It is proposed to create a new partition wall in this location, which can be removed in the future.

First floor proposed works



Internal Photo PW12

Photo Location - First floor corridor - **PW12** - See floor plans for location

Located with 1990's section of the building

It is proposed to move this door opening further into the 1990's section of the building.

The new door location (as shown on the plans) is within the 1990's section of the building, as such will not effect the listed building.

First floor proposed works



Internal Photo PW13

Photo Location - First floor landing - **PW13** - See floor plans for location

Located with 1840's section of the building

It is proposed to open up this existing wall to provide and new internal door to access bedroom 5.

The proposed door is to be timber framed, and specified to be more in keeping with the original house.

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.



Proposed Precedent

First floor proposed works



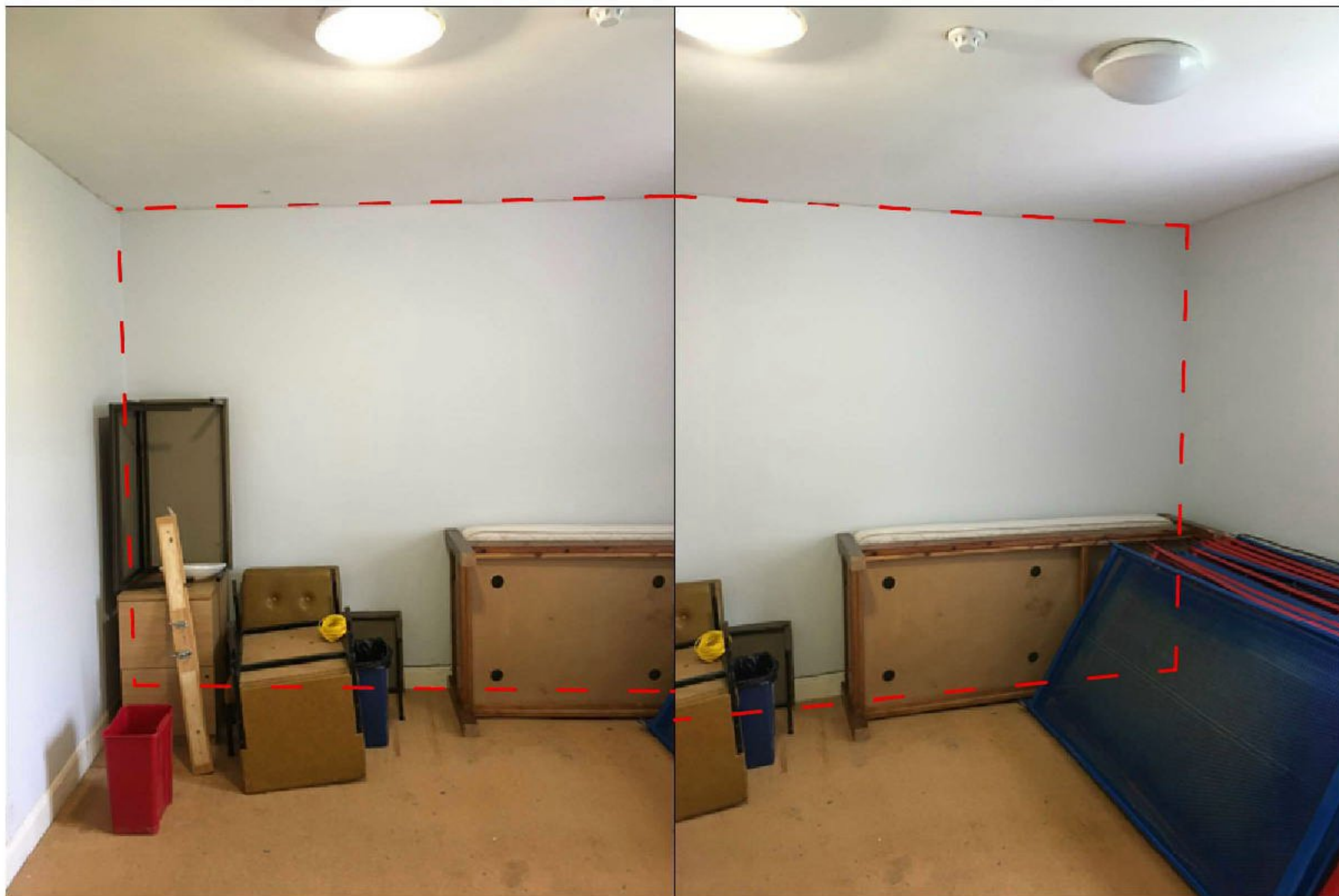
Internal Photo PW14

Photo Location - Bedroom 5 washroom - **PW14** - See floor plans for location

Located with 1840's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain. The opening is non considered original

First floor proposed works



Internal Photo PW15a

Internal Photo PW15b

Photo Location - Bedroom 4 - **PW15** - See floor plans for location

Located with 1840's section of the building

The wall is not considered original it was installed to create and girls and boys dorm during the time the council ran the building as an outdoor education centre. it is now proposed to remove this wall again and restore the room to its original layout.

First floor proposed works



Internal Photo PW16

Photo Location - Bedroom 2 - **PW16** - See floor plans for location

Located with 1750's section of the building

The wall is not considered original it is now proposed to remove this wall again and restore the room to its original layout.

Suspended ceiling throughout the building to be removed.

First floor proposed works



Internal Photo PW17

Photo Location - Bedroom 1 - **PW17** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

First floor proposed works



Internal Photo PW18

Photo Location - Bedroom 1 - **PW18** - See floor plans for location

Located with 1750's section of the building

It is proposed to create a new partition wall in this location, which can be removed in the future.

First floor proposed works



Internal Photo PW19

Photo Location - Bedroom 1 - **PW19** - See floor plans for location

Located with 1750's section of the building

It is proposed to remove the glass partition in this location, this glazed partition was built by Bill within the last 30 years. Bill is the now retired estates manger.

Second floor proposed works



Internal Photo PW20

Photo Location - Bedroom 1 - **PW20** - See floor plans for location

Located with 1750's section of the building

It is proposed to remove the glass partition in this location, this glazed partition was built by Bill within the last 30 years. Bill is the now retired estates manger.

Second floor proposed works



Internal Photo PW21

Photo Location - Bedroom 1 - **PW21** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

Second floor proposed works



Internal Photo PW22

Photo Location - Bedroom 1 - **PW22** - See floor plans for location

Located with 1750's section of the building

It is proposed to create a new partition wall in this location, which can be removed in the future.

Second floor proposed works



Internal Photo PW23

Photo Location - Bedroom 1 - **PW23** - See floor plans for location

Located with 1750's section of the building

It is proposed to open up this existing wall to provide and new internal access the bedroom landings

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

Second floor proposed works



Internal Photo PW24

Photo Location - Bedroom 6 - **PW24** - See floor plans for location

Located with 1750's section of the building

During the history of this building door openings, door leaves and architrave have been moved and reused. It is proposed to in fill this opening sympathetically to enable the creation of an ensuite bathroom to one of the bedrooms. This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

The Architrave and frame is to be reused on the Second floor proposed works

Second floor proposed works



Internal Photo PW25

Photo Location - Bedroom 6 - **PW25** - See floor plans for location

Located with 1840's section of the building

It is proposed to open up this existing wall to provide and new internal door to access bedroom 6.

The proposed door is to be timber framed, and specified to be more in keeping with the original house.

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.



Proposed Precedent

Second floor proposed works



Internal Photo PW26

Photo Location - Bedroom 1 - **PW26** - See floor plans for location

Located with 1750's section of the building

It is proposed to open up this existing wall to provide and new internal access the bedroom landings and close door 204 which is non existing.

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

Second floor proposed works



Internal Photo PW27

Photo Location - Bedroom 7 - **PW27** - See floor plans for location

Located with 1750's section of the building

It is proposed to open up this existing wall to provide and new internal access the bedroom landings. The wall does not line up with the original windows and presumed non structural. (To be confirmed by a structural engineer)

This amendment will future proof the long term use of the building into the future and make it commercial viable to use and maintain.

Ground floor proposed works



Internal Photo PW28



Proposed Precedent

Photo Location - Lounge - **PW28** - See floor plans for location

Located with 1750's section of the building

Fire place - It is proposed to re instate a larger more original fire place in the lounge room with a stone hearth and surround, reinstating the original for and style.

Ground floor proposed works



Proposed Precedent

Internal Photo PW29

Photo Location - Dining room - **PW29** - See floor plans for location

Located with 1750's section of the building

Fire place - The original width of the fireplace is presumed to have been the width of the temporary timber floor as shown. The original width of the hearth alongside points towards this.

At some point in the past it is assumed that the fire place width and height has been reduced, possibly in response to fashion or to conserve fuel.

It is proposed to re instate a larger more original fire place in the dining room with a stone hearth and surround, reinstating the original form and style.