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## Listed Building Consent Application Supporting Statement

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Project: Taymouth Castle (Main Tower and West Wing)      Date: March 2022  
Revised internal layouts

### **PROPOSED REVISIONS TO INTERNAL LAYOUTS WITHIN THE SECOND AND THIRD FLOORS OF THE MAIN TOWER AT TAYMOUTH CASTLE, KENMORE**

The following document sets out the proposed revisions to the internal layouts of the second and third floor of the Main Tower of the Category A-Listed Taymouth Castle. The revisions propose internal layouts and suite plans similar to those consented under permission 20/01412/LBC. These changes are considered necessary to facilitate the current owners specific requirements for operation of the guest suites. In keeping with the previously consented plans, the revised layouts have been designed to minimise the alteration of the existing building fabric wherever possible.

### **PREVIOUS APPROVED CONSENTS**

Previous proposals have been consented for alterations to the internal layouts of Taymouth Castle as follows:

- **20/01412/LBC** Internal Alterations, Taymouth Castle Kenmore Aberfeldy PH15 2NT
- **17/00910/LBC** Internal Alterations, Taymouth Castle Kenmore Aberfeldy PH15 2NT
- **11/01800/LBC** Alterations (revision of internal layouts), Taymouth Castle Kenmore Aberfeldy PH15 2NT
- **11/00531/LBC** "Modification of existing consent 03/02250/PPLB for revised proposals within the east wing to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing"
- **11/00533/LFLM** "Erection of 71 estate properties, formation of spa facilities, erection of restaurant, erection of bridge, alterations to golf course and modification to existing consent (03/02250/PPLB) for change of house type of 89 estate properties, relocation of 14 estate properties, relocation and amendments of equestrian centre and golf clubhouse, revised proposals within the east wing of castle to form health and beauty spa and 14 apartment suites and formation of hotel suite and external lift access in west wing of castle"
- **03/02250/PPLB** "Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. Construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional ownership houses, erection of 16 staff houses, erection of equestrian centre, infra structure and engineering works including sewage treatment works and associated landscaping and maintenance proposals "

When assessing the accompanying proposals, reference should be made to the relevant previously consented plans and supporting documentation that were part of the above approvals. The relevant LBC consented drawings are as follows:

- **SK-L2:** ORIGINAL CONSENTED SECOND FLOOR PLAN (Consent 03/02250/PPLB)
- **SK-L3:** ORIGINAL CONSENTED THIRD FLOOR PLAN BY (Consent 03/02250/PPLB)
- **800.018.L(PL)012 revision B:** 2011 ALTERED LAYOUTS TO SECOND FLOOR PLAN BY MSA ARCHITECTS (Consent 11/01800/LBC)

- **800.018.L(PL)014 revision B:** 2011 ALTERED LAYOUTS TO THIRD FLOOR PLAN BY MSA ARCHITECTS (Consent 11/01800/LBC)

The relevant extracts of these are included in Appendix 2 for ease of reference, with copies of the original plans available on the PKC public access website (<http://planningapps.pkc.gov.uk/online-applications>)

## **CONSTRUCTION STATUS**

As noted during past applications, essential repair works were carried out during 2005/2006 following approval of the original consent. These works involved rot eradication and stabilisation of the structure as well as roof replacement and repairs and the installation of new windows. During this period, much of the existing wall linings and plaster lathe to external walls were stripped back to the original masonry in order to eradicate damp, prevent the spread of dry rot and facilitate joist/rafter end repairs and window refurbishment. Similarly, doors and joinery were removed where affected by damp and rot – some of which were retained as a record of joinery profile where possible. Non-structural timber partitions were removed in accordance with the previously approved internal alterations. At this time, it was also agreed to retain and stabilise the existing decorative ceiling cornicing which was fixed in position using galvanized metal straps. This reversible strategy allowed the existing historic cornicing to be retained within a new suspended ceiling void, whilst allowing the consented new partition layout and hotel suite layouts to be constructed independently of the cornicing locations. In 2011/2012 further new internal partitioning was commenced but not completed.

***Photographs of the existing third and second floor can be found in Appendix 3 of this document to record the construction status as of August 2020.***

## **TAYMOUTH CASTLE: PROPOSED REVISIONS TO THE APPROVED INTERNAL LAYOUTS**

The revised layouts are very similar to ones consented under application 20/01412/LBC approved in 2020. The proposed plans (see Appendix 1) differ only slightly from these as described below:

### CHANGED TO THE LAYOUTS PERMITTED UNDER 20/01412/LBC:

- Changes to second floor turret bathrooms to also provide a shower and bath areas.
- One less structural opening through the existing masonry wall is proposed to protect the existing flue connection to historic listed fireplaces.
- Slight amendments to new internal partitions are proposed to allow for more generous living areas.

The proposed layout will result in 9 bedroom suites in the Main Tower as previous consent from 2020. The applicant considers these proposed minor revisions to be essential in order to satisfy the standard of accommodation expected by the target market guests that are anticipated to stay at the castle and therefore are vital to ensure that a financially viable operation of the castle is possible.

As approved within previous consents (and implemented on these floors during alterations by previous owners), the existing ceiling cornicing has been retained, stabilised and consolidated where possible, and false ceilings introduced in order to accommodate services and provide necessary fire separation and acoustic performance. This means that original cornicing has been preserved and detailed to facilitate reversible construction. New ceiling finishes and cornices will be influenced by the existing decoration.

The proposed changes retain and enhance the existing integrity and historic layout and refer to the luxurious accommodation that the castle once offered. There are no proposed external alterations to the existing fabric in addition to those already approved in previous consents.

## **SCHEDULE OF WORKS**

### **Second and Third Floor Apartment Downtakings:**

**Drawing reference: 1172.018.L(PL)010 Existing Second Floor Layout (as of 2020 survey)**

**Drawing reference: 1172.018.L(PL)011 Existing Third Floor Layout (as of 2020 survey)**

- All internal linings and finishes have been stripped out previously in accordance with extant LBC consents.
- Existing recent modern metal stud wall linings are to be removed.
- Exposed brick and stone load-bearing walls to be brushed and repaired as necessary. Remaining timber 'dook' rails in existing masonry walls to be checked and any rotten timber removed, and associated masonry slots filled/made good where necessary.
- Existing partitions that are being retained are to be spot-checked by removing plasterboard to verify they are filled with acoustic insulation.
- Existing fire rated ceiling linings to be retained and made good where necessary.
- Existing redundant drainage pipework to be removed.
- Existing windows are to be retained and repaired as necessary.

### **Second and Third Floor Apartment Proposals:**

**Drawing reference: 1172.018.L(PL)012 Proposed Second Floor Layout**

**Drawing reference: 1172.018.L(PL)014 Proposed Third Floor Layout**

- New insulated wall linings to existing stonewalls to be installed. All plasterboard to have skimmed finish including durable joint reinforcement to provide a smooth, continuous, crack-resistant surface read for priming and final decoration.
- Floors to be upgraded to provide fire and acoustic separation with underfloor fire barrier throughout as required to meet current building standards.
- New engineered timber parquet flooring bonded to plywood substrate to be installed as the new floor finish.
- New suspended plasterboard ceiling to be installed to form service zone. New plaster ceiling cornices between ceilings and walls are to be installed as interior designers' specification.
- New services, drainage sprinklers and fire detection systems to be installed to suit proposed layouts as required by building regulations.
- Existing decorative doors, architraves and surrounds to second floor gallery (including existing 'dummy' doors) to be retained and restored. Proposed doors into bedroom suites to be adapted to swing into apartments as illustrated on plans. Original historic gallery doors to be redecorated to interior designer's specifications.
- New plasterboard partitions and doors to be installed as illustrated on drawings to meet fire separation requirements
- New decorative fires and surrounds to be installed in the location of existing fireplaces.

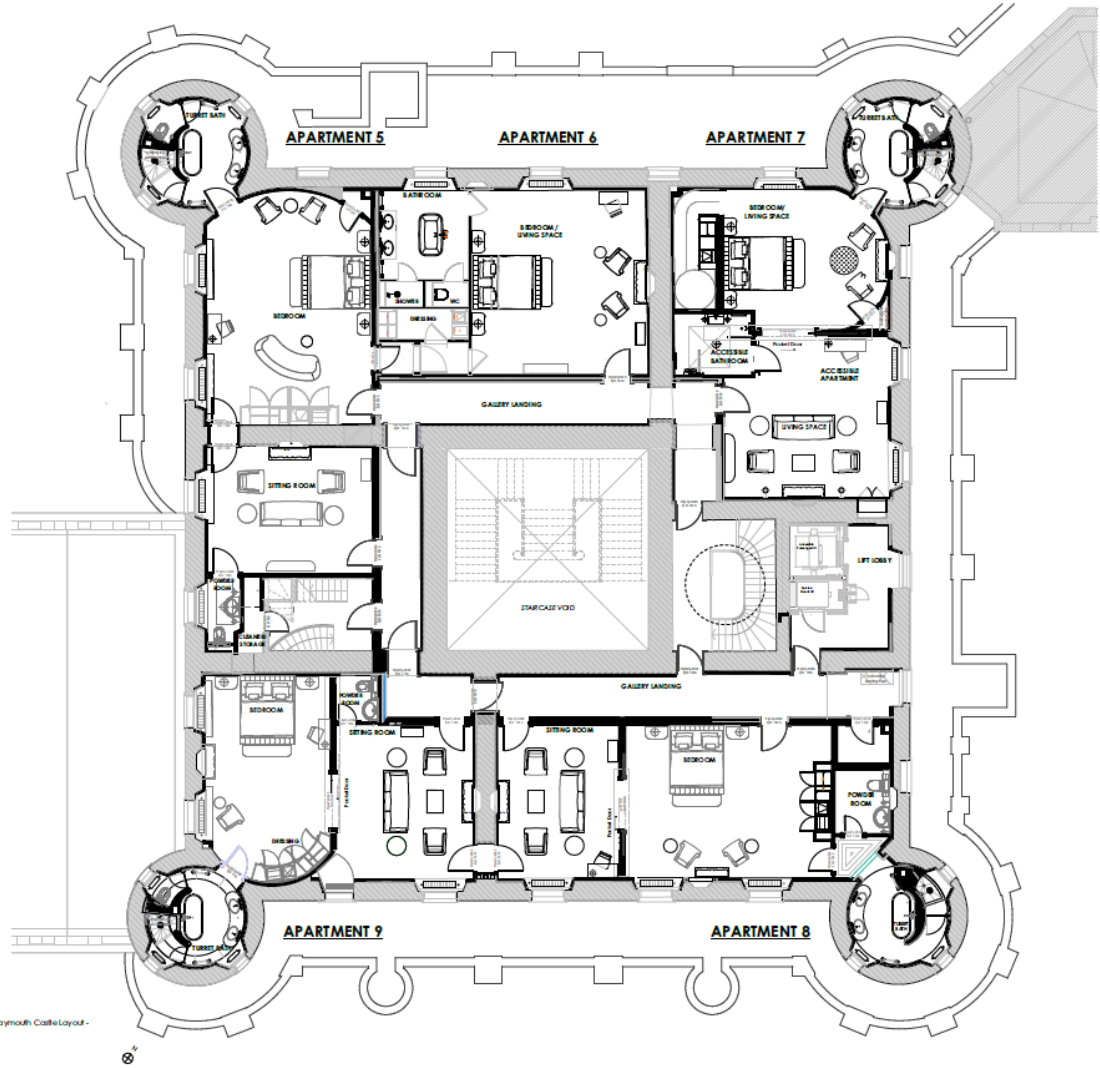
## **CONCLUSION**

It is considered that the proposals will have a negligible effect to the historic fabric in the context of previously consented intervention, and considering the fact that the majority of original finishes have been removed by previous owners. The revised layouts are largely in line with the layouts previously consented under 20/01412/LBC and no additional structural openings are proposed.

The number of suites facilitate more grand open plan living spaces which shall retain the grand feel of the main tower whilst providing luxurious accommodation which is designed for the anticipated user group and refers to the history of the castle.



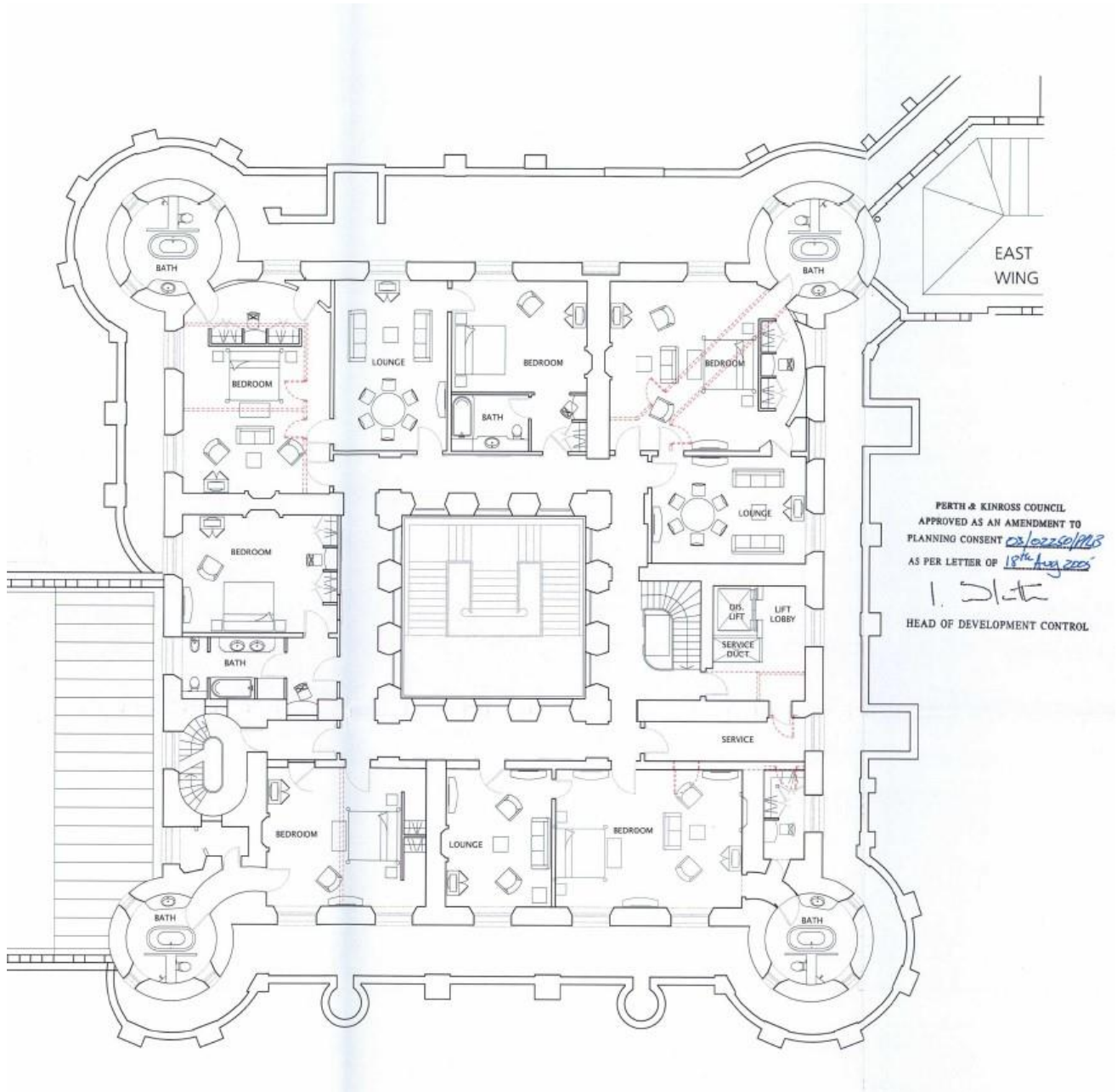
**APPENDIX 1.2 – Proposed Third Floor Plan**



Proposed Third Floor of the Main Tower within Toymouth Coffee Layout -  
scale 1:50

**APPENDIX 2.1 – Previously Approved Plans (2005 Consent)**

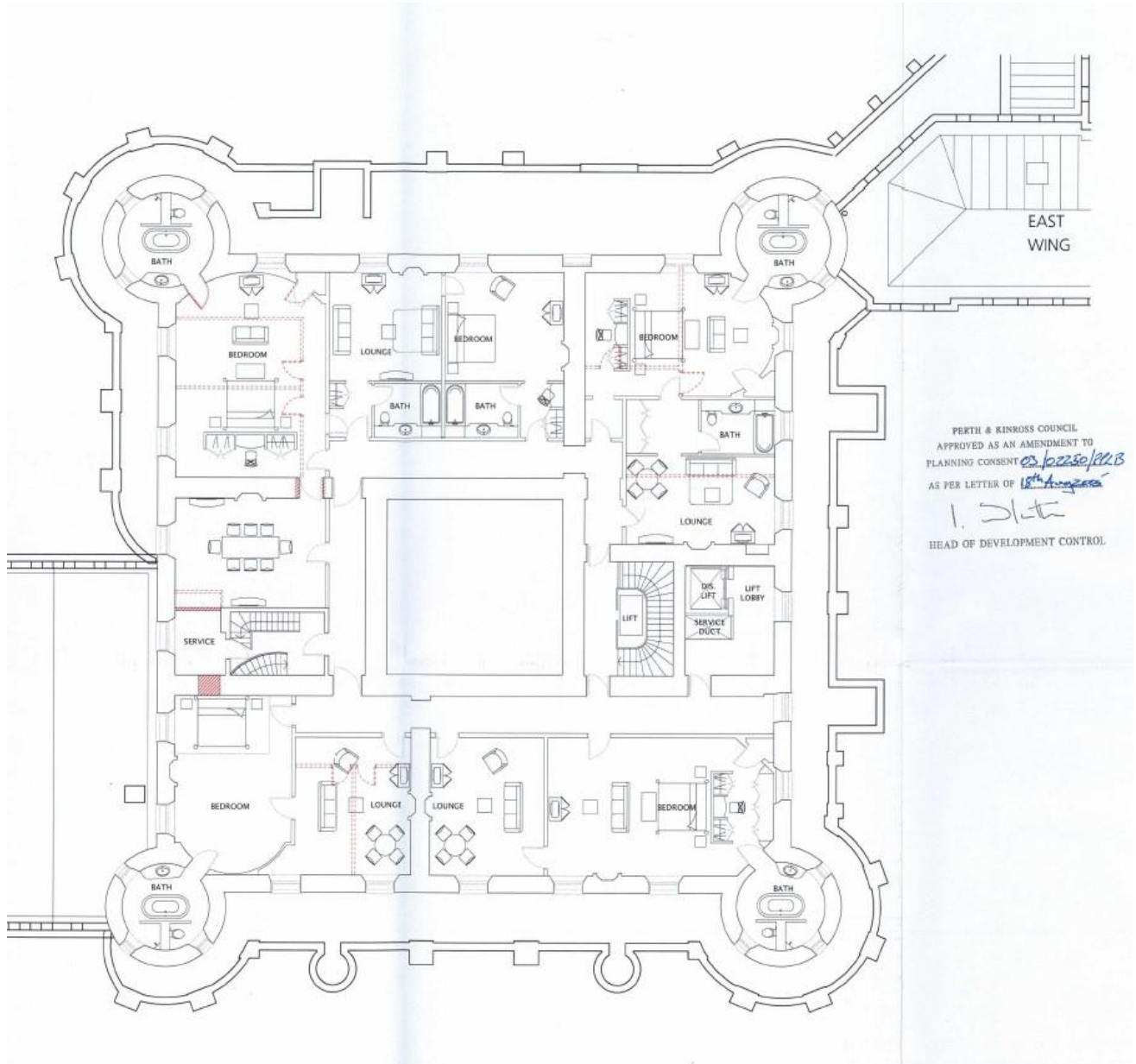
**SK-L2: ORIGINAL CONSENTED SECOND FLOOR PLAN (Consent 03/02250/PPLB)**





**APPENDIX 2.2 – Previously Approved Plans (2005 Consent)**

SK-L3: ORIGINAL CONSENTED THIRD FLOOR PLAN BY (Consent 03/02250/PPLB)

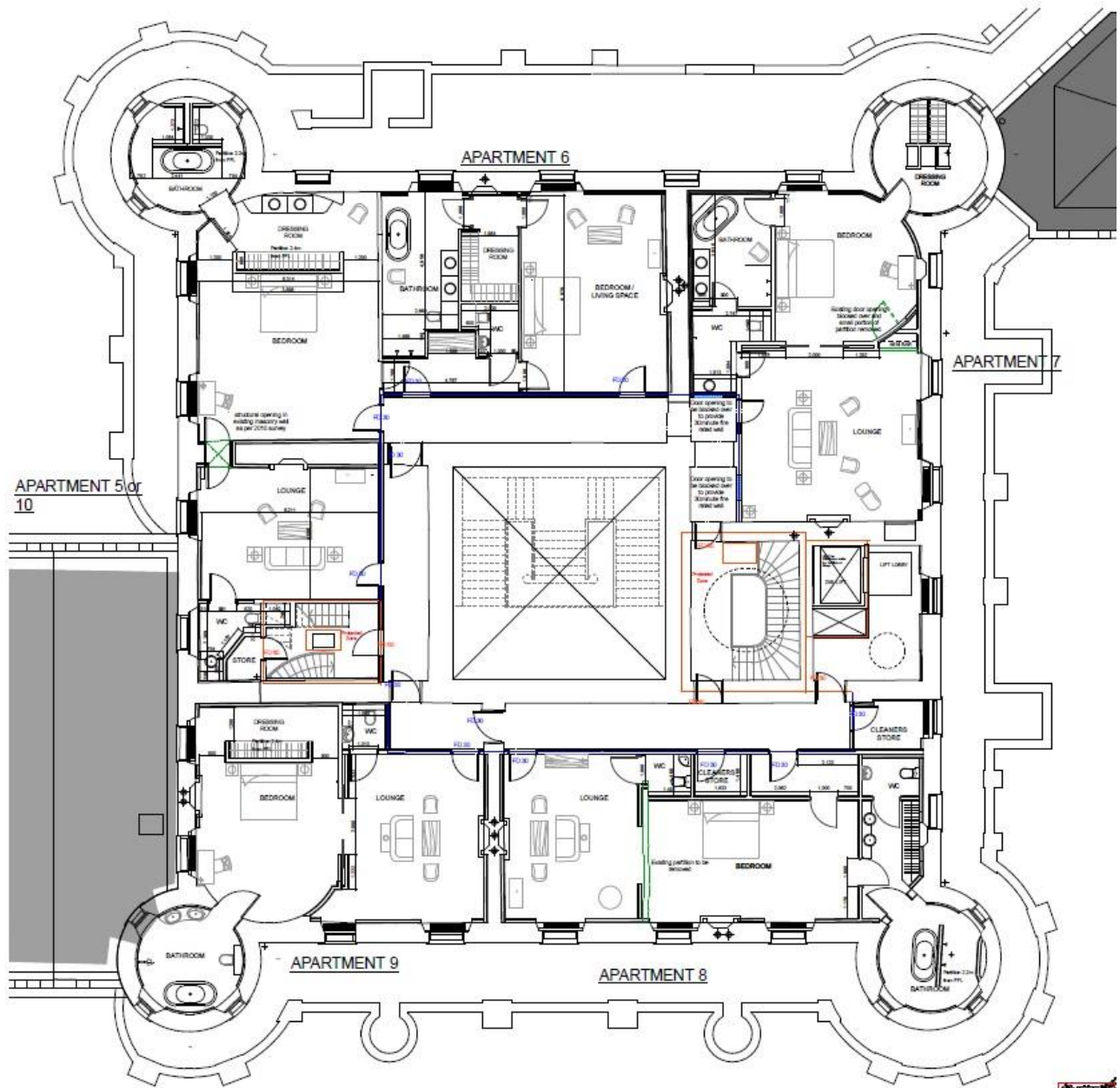






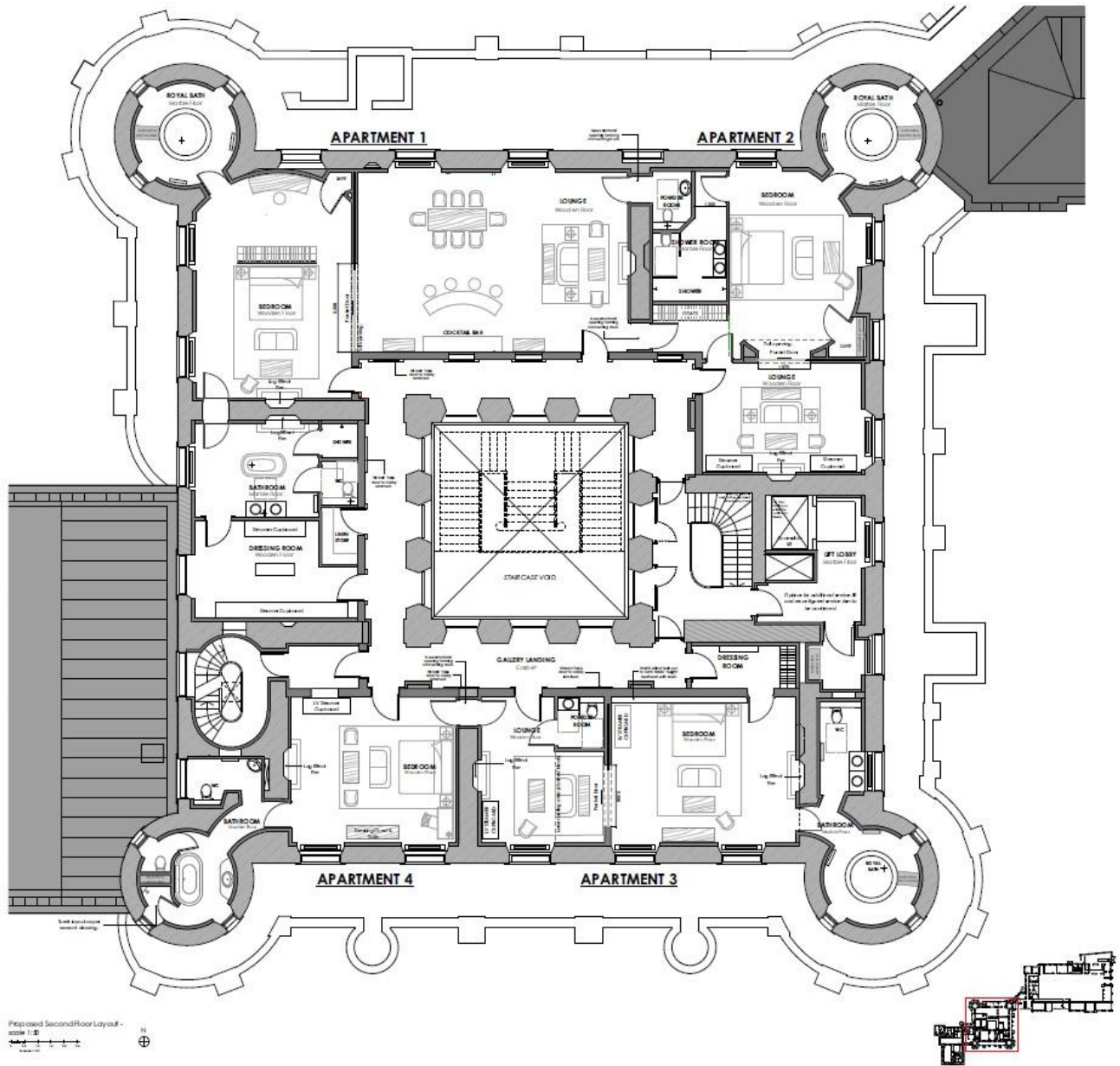
**APPENDIX 2.2 – Previously Approved Plans (2012 Consent)**

800.018.L(PL)014 revision B: 2011 ALTERED LAYOUTS TO THIRD FLOOR PLAN BY MSA ARCHITECTS (Consent 11/01800/LBC)



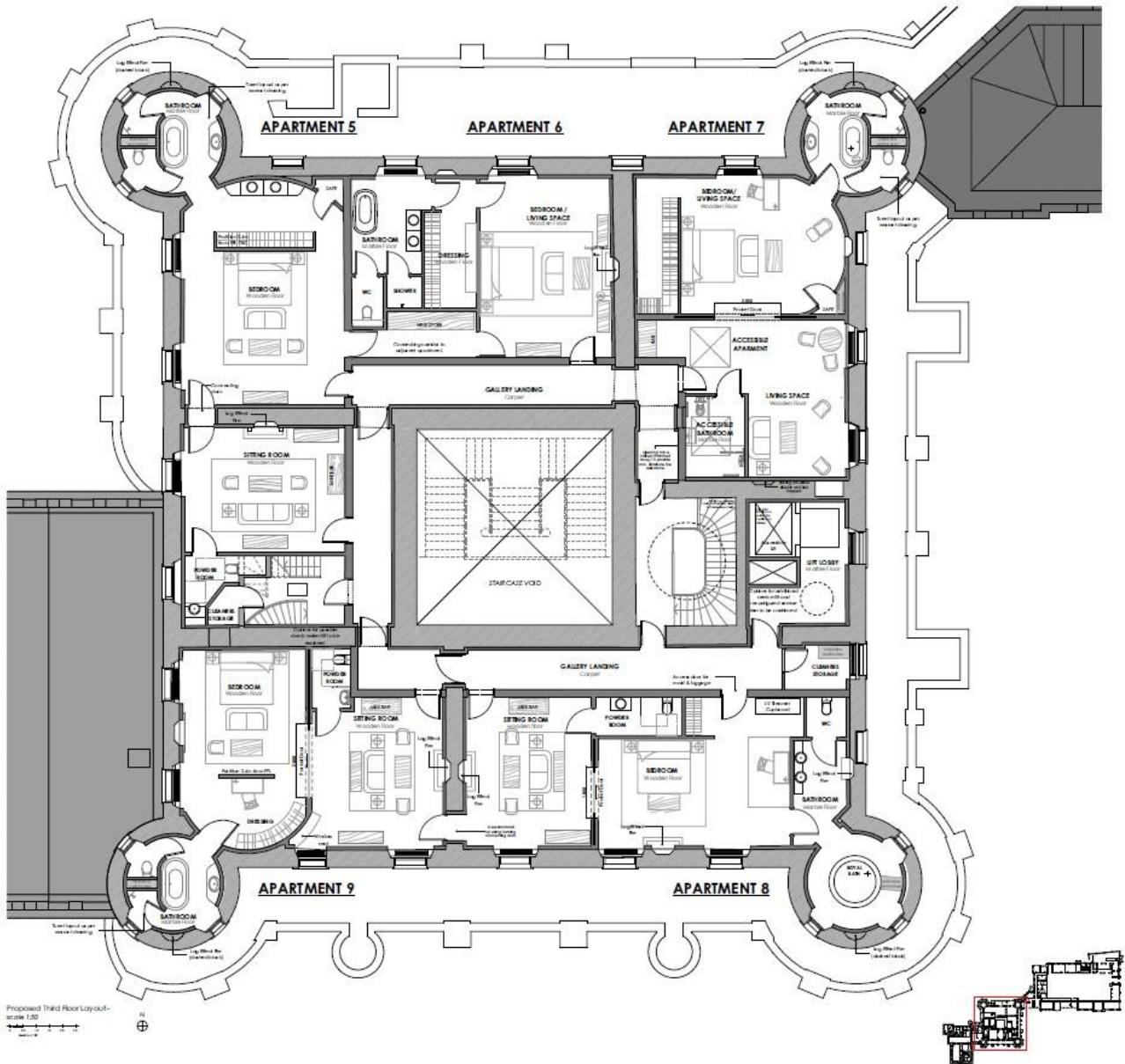
**APPENDIX 2.3 – Previously Approved Plans (2020 Consent)**

1172.018.L(PL)012: Proposed Second Floor Layout (Consent 20/01412/LBC)



**APPENDIX 2.3 – Previously Approved Plans (2020 Consent)**

1172.018.L(PL)014: Proposed Third Floor Layout (Consent 20/01412/LBC)





**APPENDIX 3 – PHOTOGRAPHS**

**MAIN TOWER – SECOND FLOOR (August 2020)**



Second floor – North-East apartments, looking north



Second floor – North-West apartments, looking east



Second floor – North-West apartments, looking east



Second floor – Fireplace and existing masonry wall



Second floor – South apartments, looking west



Second floor – Window within turret

**APPENDIX 3 – PHOTOGRAPHS**

**MAIN TOWER – THIRD FLOOR (August 2020)**



Third floor – North-East apartments, looking north



Third floor - North-East apartments, looking east



Third floor - North-West apartment, looking north



Third floor - South -West apartment, looking west



Third floor – South-East apartments, looking east



Third floor – Turret