

TAYMOUTH ESTATE HERITAGE FEATURES: PROPOSED SCHEDULE OF CONSERVATION WORKS

Project Name: Taymouth Castle Estate, Kenmore	Project number: 1172-400
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Heritage Feature	Category Listing	Description of Existing	Proposed Schedule of Works	Work Programme		
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1.0	Apollo's Temple	B	<p>The Apollo Temple forms one of the main built features in the landscape design of the Taymouth Designed Landscape. The building is located on the top of a small hillock within the western sector of the park known as the Temple Plantation. The Temple is described in the listing as:</p> <p><i>"A small circular building surmounting a mound south of Tom More, overlooking Kenmore Park to the west. Semi-circular arched doorways with triple keystones; low ogee slated roof; harled with some margins and base course"</i></p> <p>The building is constructed with random rubble walling finished in traditional lime harle in a semi-rough finish. The ogee shaped roof is constructed from wrought circular timber logs with sarking and slate finish terminating in a carved slate cornice. Each of the entrance arches are constructed as separate recessed arches surrounded with grey slate terminating at a stringcourse of slate running around the centre of the wall height. The base course is of slate.</p> <p>The fallen limb of an old oak has extensively damaged the building. This has demolished the greater part of the roof and part of the wall head. The building is inaccessible due to overgrown rhododendron undergrowth.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Before the removal of the fallen branch, brace the entire building around the circumference with both scaffold and belt to hold the walls in place.</p> <p>1.2. Remove the branch in stages to prevent compression damage to the walls.</p> <p>1.3. Survey and inspect the tree.</p> <p>1.4. Remove any damaged and dying overhanging branches of the oak and secure the tree.</p> <p>1.5. Clear and remove all the surrounding Rhododendron growth in the close proximity to the building.</p> <p>1.6. Carry out a full structural survey and implement any recommended structural stabilisation works.</p> <p>2. Conservation/ Restoration Works</p> <p>2.1. Locate and identify all the slate cornice pieces and set aside.</p> <p>2.2. Locate and identify all fallen arch key pieces and set aside.</p> <p>2.3. Clear the internal debris and identify and record all relevant pieces.</p> <p>2.4. Record and take down the roof.</p> <p>2.5. Provide weather protection for the entire building.</p> <p>2.6. Carefully excavate the internal floor and record any changes in floor level and artefacts found and the existing floor finish.</p> <p>2.7. Analyse the existing lime mortar, harl coating and internal plaster to provide the basis for the reconstruction.</p> <p>2.8. Review and record the interior of the building in order to identify any remains of painted surfaces and decoration and retain any existing paint surface.</p> <p>2.9. Research and develop appropriate internal decoration.</p> <p>2.10. Where necessary install stitching rods to secure the structure, especially at the entrance openings.</p> <p>2.11. Remove loose rubble and reconstruct the damaged walls in the manner of the traditional random rubble construction using approved lime mortar.</p> <p>2.12. Reconstruct the roof in the original manner.</p> <p>2.13. Reharl the exterior of the building and paint in the analysed colour.</p> <p>2.14. Replaster the interior surface and integrate any historical surfaces into this finish.</p> <p>2.15. Paint the internal walls with an approved decoration.</p> <p>2.16. Design appropriate shutters/gates for the openings and rehang.</p> <p>2.17. Ensure that all vegetative matter is removed from the immediate surrounding and develop appropriate external paving.</p>	<p>Measured survey and current condition survey works is work is programmed to commence in February 2023.</p> <p>Tree and vegetation removal to permit survey works to be carried out has commenced at the time of this update.</p> <p>Due to commence Nov 2023 on completion of survey and vegetation removal work.</p> <p>Discussion is presently underway with the owners regarding possible uses of this building. The aim is to preserve the building as stated in the conservation / restoration measures and to return it to a useful state for estate related activities.</p>	<p>Structural report completed. Measured survey to be carried out in April 2023. Essential repairs are programmed for April 2023.</p> <p>Completed January 2023.</p> <p>Vegetation removed. Anticipated completion of survey work by Jan 2024.</p> <p>Discussion and preliminary thoughts regarding the use of this building have commenced with the owners of the Estate. It is anticipated the use will require close dialogue with PKC and HES together with planning and listed building applications once the dialogue has completed.</p>



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2.0	Stone Urn	<p>B</p> <p>The Stone Urn is located at the intersection of the drives north of the Dairy: The Listing describes it as: <i>“An ornate urn on a square pedestal, about 1.8m high”</i></p> <p>The urn is sandstone but there is a substantial crack running from the line of the lid to the waist and is near vertical down the south face. The urn also has a considerable accumulation of moss around the top. The major threat is of vandalism, and this should be recognised in its future. The pedestal is of polished Chlorite Slate Ashlar. Some of the pointing is deteriorating.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Check the stability of the pedestal masonry and implement any necessary stabilisation works as recommended by a fully qualified stone mason.</p>	Commenced December 2022.	Completed mid-January 2023. The Urn was found to be damaged and had fallen from its pedestal. The Urn was fixed to the pedestal by means of a softwood packer at the base. The softwood packer has rotted, and this has resulted in the Urn falling from the pedestal. It is suspected that vandalism is the reason behind the damage.
			<p>2. Conservation/ Restoration Works</p> <p>2.1. Analyse the existing stone and research the resources to match the existing for repairs.</p> <p>2.2. Clean out the jointing on the pedestal and repoint the entire pedestal in lime mortar.</p> <p>2.3. The repairs to the Urn will require the advice of a fully qualified stone mason as approved by Historic Scotland.</p>	Commenced December 2023.	<p>This stage is ongoing. A monumental mason has been engaged to review the remains of the Urn in February.</p> <p>Initial report completed.</p> <p>The design team are currently reviewing the final placement of the Urn in the landscape.</p> <p>One option being considered are securing the Urn in a frameless glass enclosure or possible relocating the Urn within the estate to a position where its deteriorating condition can be arrested – possibly inside one of the Estate buildings i.e., North or East Wings.</p> <p>Dialogue with PKC and HES anticipated before end of 2023.</p>

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3.0	Maxwell's Temple	<p>A</p> <p><i>Maxwell's temple is located on the North Terrace on the opposite bank of the river from Ladies Mount. The listing describes it as follows:</i></p> <p><i>"It consists of Queen Eleanor's type of cross, located as a terminating feature at the West End of the North Terrace. Octagonal bottom part on a 9-step base, cruciform middle stage, and square pinnacle top surmounted by a cross. A staircase entered from the stone-faced door, leads to a middle stage platform.</i></p> <p><i>It includes Ashlar finishes. The building was constructed in 1830 and dedicated to Mary, Countess of Breadalbane".</i></p> <p>The building is in a fair structural condition. However, the unsecured door allows uncontrolled access to the platform. The surfaces have been vandalised especially to the pilasters with graffiti etc. The greatest threat lies in the large limbs of the surrounding and overhanging beech trees or from the falling of entire trees onto the monument, as happened at Apollo's Temple.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Carry out a comprehensive tree survey and the appropriate tree management to effect stabilisation and any risk of future damage through windfall or rot fall.</p> <p>1.2. Carry out a full structural survey and implement any recommended structural stabilisation works.</p>	Commenced late March 2023.	Process ongoing. Anticipated completion by end of 2023.
			<p>2. Stabilisation /Essential Repair Work</p> <p>2.1. Analyse the existing stone and research the resources to match the existing for repairs.</p> <p>2.2. Analyse the lime mortar to establish the exact match for repair work.</p> <p>2.3. Masonry repairs that are identified: carefully cut out the damaged stone and indent with new stone to match the existing using lime mortar;</p> <p>2.4. Check all the existing pointing and repair using the analysed material type; Remove the graffiti using techniques for stone cleaning as approved by Historic Scotland.</p> <p>2.5. Review the condition of the floor of the platform, record and replace with new timbers to match the existing;</p> <p>2.6. Design and install new protective doors.</p>	Detailed survey work to update the previously identified repairs is due to commence in April 2023.	Anticipated completion of conditions and survey work – Dec 2023. Structural report to be completed by Spring 2024.
4.0	The Fort	<p>B</p> <p>The Fort is located on rising ground to in an area known as the South Slopes plantation to the south-east of the Castle.</p> <p>The Fort is a mock fortification, constructed as a screen wall with central entrance tower with central semi-circular arch with triple keystones and raised with a Gothic crenelated window, surmounted with a flagpole and flanking wing walls terminating in rounded, Islamic domed and crenelated towers surmounted with crescent moon finials. The structure was recorded in 1786.</p> <p>The structure, although remaining in its constructed form, is, through lack of maintenance, becoming unstable with the loss of all roofing materials and structural mortar. The front terrace is overgrown with trees which are also affecting the structure's stability.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Immediate stabilisation of the structure required. Carry out a full structural survey and implement any recommended structural stabilisation works.</p> <p>1.2. Landscaping: Clear and remove the invasive trees from behind the structure and restore the landform.</p>	Commenced October 2022.	Structural survey completed April 2023. Report to be issued to HES and PKC in future dialogue. Essential Repair work completed summer 2023.
			<p>All rhododendron has been removed around the building and trees growing within the structure removed.</p> <p>The landform has been resorted and grass planted on the North side of the Fort. Grass has now grown for a walkable natural terrace.</p> <p>Survey work and associated chemical analysis of mortar ongoing at the time of this update.</p>	Discussion and preliminary thoughts regarding the use of this building have commenced with the owners of the Estate. It is anticipated the use will require close dialogue with PKC and HES together with planning and listed building applications once the dialogue has completed.	It is hoped the roofed parts of the building can be put to a positive use. The south roof has collapsed and is wholly missing but there is evidence

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					<p>of lead abutments. Early suggestions are to reinstate this roof and use the spaces as garden stores for the estate gardeners.</p> <p>The East and West sides also illustrate lead abutments and preliminary thoughts are to reinstate the 'Islamic' roof structures with the interiors being used as shelters for guests and owners when using the Estate.</p> <p>Future planning and listed building applications will be submitted after consultation with PKC.</p>	
			<p>2. Conservation/ Restoration Works</p> <p>2.1. Restore the masonry walls using traditional lime mortar.</p> <p>2.2. Carry out the stitching of cracks and structure movement.</p> <p>2.3. Research the content of the existing lime harl to determine the chemical content and re-harl the surfaces to match the existing in texture and colour;</p> <p>2.4. Reconstruct the Islamic domes and finish in natural materials. The opportunity exists to use natural timber shingle finish to these structures.</p> <p>2.5. Landscape restoration will require the removal of all invading trees on the terrace and the surprise walk and the lopping and trimming of trees in order to open the long views of the Estate.</p>	<p>Due to commence once final use of this structure have been discussed with PC and HES.</p> <p>It is anticipated planning and LBC will be required.</p> <p>The design stage has commenced.</p>	<p>Anticipated dialogue with PKC and HES before end of 2023.</p> <p>Listed building application to be submitted Spring 2024 and this structure will be complete in Autumn 2024.</p>	
5.0	Star Battery	B	<p>The Star Battery is a 'romantic' structure located as the east terminating feature of the North Terrace. It provides important views across the valley to The Fort, The Dairy, and Castle Tower. The structure is constructed in ashlar masonry in the form of a classical half star fortification. The structure suffers from vegetation and tree invasion. The construction is affected by deteriorating mortar and lost masonry.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. The repair and the reinstatement of the masonry structure will be necessary to stabilise and restrain further deterioration.</p> <p>1.2. All structural reinstatement will be carried out using the traditional methods of lime mortar and masonry construction.</p> <p>1.3. Landscaping: Clear and remove the invasive trees and vegetation.</p>	<p>Due to commence February 2023</p>	<p>Essential Repairs completed. Structural report to be complete by end of 2023.</p>
			<p>2. Conservation/ Restoration Works</p> <p>2.1. Landscape restoration will require:</p> <p>2.1. The reinstatement of the traditional long views;</p>	<p>Due to commence Summer 2023.</p>	<p>TBA pending completion of initial investigations.</p>	

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			2.2. The preparation of the ground surface will be required to carry the reinstatement of a paved surface.		
6.0	The Icehouse	B The Icehouse as in all the large estates is located close to the main building usually on the north in order to reduce heat gain. Oval rubble building with gabled entrance porch to W, covering oval chamber. Of masonry construction and partially buried the structure provided the low ambient temperatures required to create ice. The structure is domed with the ice pit buried below the level of the external walls. There is a depressed-arched door to porch and a small loading platform to SW. Open-eaves slate roofs, now in disrepair. The roof is massively overgrown. The roof is in uncertain condition but appears to be largely present, though damaged. The lintel of the north doorway has partially collapsed. The structure has suffered significant deterioration and will require stabilising to meet the health and safety regulations. The Icehouse requires considerable repair to the structure. The enhancement of its setting will be contained through its position within the newly defined courtyard of the proposed North Wing and Leisure Spa and the landscape of its immediate surroundings.	1. Stabilisation /Essential Repair Work 1.1. Carry out a full structural survey and implement any recommended structural stabilisation works.	Due to commence April 2024. Initial inspection has raised concerns about access due to partial collapse of the entrance door area. Temporary stabilisation to permit access is presently being evaluated by the project Structural Engineers. The building has been protected from vandalism or accidental construction damage by robust fencing and associated security measures.	Anticipated completion Winter 2025. Initial visual structural survey carried out in Summer 2023.
			2. Conservation/ Restoration Works 2.1. Review and record the existing roof construction and repair and/or replace as required to meet all the conservation requirements of Historic Scotland. 2.2. Where it will be necessary to take down any existing structure for repair, for example at the gable front the reconstruction of the gable reuse the existing masonry and reconstruct with traditional lime mortar and pointing. 2.3. The main walls will be properly raked and repointed in lime mortar following analysis to establish original mortar mix 2.4. To mitigate against any danger yet require visual access and historical commentary as a visitor attraction, it will be necessary to erect a perforated iron screen door at the entrance, provide adequate lighting, and provide a historical description information panel. 2.5. Restructure the surrounding landscape to provide a new setting.	Works here will be dependent on the outcomes of the detailed survey work – due to be completed Spring 2024.	The Design Team are reviewing the owners desire for this to be brought into a positive use on the Estate. It is anticipated the design team will bring forward a series of possible uses and sketch designs in the form of a formal Pre-App in the Summer of 2024.
7.0	The Ramparts	B The Ramparts lie along the elevated south bank of the River Tay. They provide an imaginative fantasy walkway linking the Castle and Tom More . This extensive walk provided views onto and across the river from behind a battlemented structure. The battlemented wall with “watch towers” acts as a buttress wall supporting the change in level at the embankment down to the river. Damage has occurred through fallen trees overgrowth of the tree canopy and the deterioration of the masonry structure leading	1. Stabilisation /Essential Repair Work 1.1. Carry out a full structural survey and implement any recommended structural works required to stabilise the damaged structure and strengthen the supporting function of the wall. 1.2. Structural mitigation will require the removal of fallen debris and branches.	Due to commence in the Spring of 2023. Additional damage has been recorded following Storm Arwen in late 2022.	Completion of the preliminary report is anticipated late winter 2023. Initial finding will be passed to PKC and HES for onward dialogue.

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		to weaknesses of the buttress structure. The views are now impeded by tree growth and under storey vegetation.	<p>1.3. Landscape mitigation will require the removal of all the invasive trees affecting the structure and the walkway.</p> <p>2. Conservation/ Restoration Works</p> <p>2.1. Restoration and reconstruction due to fallen trees and structural failure.</p> <p>2.2. Replace damaged masonry and repoint entirely in lime mortar.</p> <p>2.3. Clear and reinstate the walkway surface.</p> <p>2.4. Carry out the necessary lopping and thinning in order to restore the controlled views of the river in accordance with the landscape management plan.</p>	<p>There also appears to be some land slippage on the river side of the Ramparts.</p> <p>Initial inspection work is ongoing at the time of this update.</p>		
				TBA	TBA	
8.0	The Ha Ha	B	<p>The Ha-Ha structure is the defining edge of the North Terrace. It forms the structural edge to the ditch and mound and runs for some 2.75km between the Star Battery and Maxwell's Temple</p> <p>The repairs to the Ha Ha structure will require both landscape clearance and structural repair.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>Cracking was identified in the structure in December 2022.</p> <p>2. Conservation/ Restoration Works</p> <p>2.1. Clear out all vegetation from the wall surface.</p> <p>2.2. Restore the main avenue of trees through judicious pruning and clearance.</p> <p>2.3. Replant dead and dying trees.</p> <p>2.4. Identify all fallen masonry.</p> <p>2.5. Stabilise and reconstruct damaged parts of the wall along its entire length in traditional wall construction techniques to match in with existing.</p> <p>2.6. Reinststate the footpath surface.</p> <p>2.7. Restore and stabilise the "tunnel".</p>	<p>Structural investigations are ongoing at the time of this update. 2023. The Ha Ha has been closed off and warning signage erected pending detailed structural surveys.</p> <p>Some local tree felling was carried out in the autumn of 2022 following Storm Arwen.</p> <p>The referred to repair work will be in formed by the completion of the survey work referred to above.</p>	<p>Structural Survey carried out. Structural report to be completed by Dec 2023.</p> <p>Ongoing at the date of this update.</p> <p>Anticipated commencement late Spring 2024. Completion TBA once the extent of repairs has been fully appraised.</p>

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9.0	The Dairy	A The Dairy is located on its terrace atop of Tom More. This important building is a square single storey with a central drum. It is constructed in thematic form with traditional Breadalbane overtones with rustic finishes in white quartz walls with log column porticoes and wall screens. The original drum balcony is now missing. A semi-circular bowed feature on the east face is reflected in the shape of the terrace. The building is located on a grassy terrace to the east side of Tom More. The building in the landscape is highly visible. However, many of the original design features have been lost over time. The building was converted relatively recently into a residence but its condition has deteriorated considerably since 2003, with substantial water ingress having damaged the roof structure and interiors significantly. Planning permission has been granted in 2005 for alterations to the Dairy to provide a two bedroom House. To restore the Dairy to its original place in the landscape conservation and restoration of the traditional features will be essential for the building to retain its significance in the Designed Landscape.	1. Stabilisation /Essential Repair Work 1.1. Fabric report to be carried out by an expert in the eradication of rot to establish repair methodologies that cause minimum damage to the historic fabric. Implement any rot eradication and repair work in accordance with their recommendation. 1.2. Carry out a full structural survey and implement any recommended structural stabilisation works to the roof and structure elsewhere in the building. 1.3. Strip out of modern/ post war finishes, fittings and partitioning as required to identify the extent of damage to the existing fabric. 1.4. Carry out roof repairs using the original slate reclaimed from the existing roof.	Detailed survey and investigations work commenced June 2022. This illustrated an urgent requirement to arrest water penetration. PKC requested an application for these urgent repairs. Permission granted for essential repairs and maintenance under 22/00733/LBC. The works are presently being developed, costed, and tendered. It is anticipated the works will start on site in the Spring of 2023.	Initial essential repair work completed summer 2023.
			2. Conservation/ Restoration Works Carry out alterations to provide new residential proposals in accordance with approved drawings including: 2.1. The restoration of the surrounding tree trunk feature to the external walls. 2.2. The reconstruction of the entrance. 2.3. The restoration of the projecting gable eaves.	Works are being developed and are due to commence late Spring 2023. It is likely there will be another planning and LB application to seek consent for this building to be used as the Estate Golf Clubhouse. It is anticipated and application will be present ed for change of use in the Autumn 2023. Planning and LBC Applications now submitted and in-front of PKC for review.	Planning and Listed Building Consent applications submitted to bring The Dairy back into use as a Golf Clubhouse and carry out essential work. Awaiting feedback for applications from PKC.
10.0	The Dairy Byre	B The Dairy Byre is a functional estate building complete with its original timber stalls and stone troughs. It is currently unused. Constructed in dressed stone in an L plan form, it has steeply pitched roofs finished in slate and decorative bargeboards. The building is set on the north-west side of the curling pond. The building is not wind and watertight. The roof is damaged in several places. Most windows and roof lights have lost their glazing. The gutters are full of plants and leaves. The surrounding woodland is encroaching on the building. Planning permission has been granted in 2005 for the conversion of the Dairy Byre to provide a three bedroom residential estate property. The highly decorative nature of the building and the clarity of the unusual	1. Stabilisation /Essential Repair Work 1.1. Fabric report to be carried out by an expert in the eradication of rot to establish repair methodologies that cause minimum damage to the historic fabric. Implement any rot eradication and repair work in accordance with their recommendations. 1.2. Carry out a full structural survey and implement any recommended structural stabilisation works to the roof and structure elsewhere in the building.	Due to commence Spring 2024.	Essential Repair works and vegetation clearing have commenced and are on-going during this update.
			2. Conservation/ Restoration Works Carry out conversion of Dairy Byre to provide new residential proposals in accordance with approved drawings including:	TBA	Conversation ongoing with client regarding the anticipated use of the building. Dialogue with HES

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		internal detailing are elements that will be essential to be built into the restructuring of the building into residences:	2.1. Restoration will require the thinning and removal of impeding trees and the reformation of the landform to the rear of the building in order to establish measures to control groundwater and damp ingress as well as providing an improved setting. 2.2. Clean down the masonry walls and repoint overall in lime mortar. 2.3. Inspect and repair the decorative bargeboards. 2.4. Clear the roof of debris, take down the slates and comprehensively repair the entire roof using the best conservation measures and materials. 2.5. Replace all the rainwater goods with new cast iron. 2.6. Repair and restore and where practicable incorporate features of the byre timber into the restructured building. 2.7. Restructure the surrounding landscape.		and PKC to begin once brief is confirmed.
11.0	Main Gate and Lodge	B The Main Gate and Lodge located at the east entrance to the castle forms a complex asymmetrical composition of screen wall, towers and lodge, castellated throughout. The structure consists of a Tudor style main arch flanked by square and circular towers. The octagonal lodge is located to the east side with circular tower and constructed in stugged ashlar. The date panel of 1570 and armorial panels of 16th and 17th centuries date from the demolition of Balloch Castle are incorporated. The Estate walks link it to either side. Designed by Archibald and James Elliot. The structure of the Gate is in a stable condition but will require some masonry repair to stabilise the masonry finish.	1. Stabilisation /Essential Repair Work Not applicable 2. Conservation/ Restoration Works 2.1. The gate opening is not sufficiently wide and high to accommodate the passage of the size of vehicles required to service the Hotel and its infrastructure: Landscape mitigation will be required to provide an adequate access route that will bypass the gate structure. This will entail the removal of selected trees and the reformation of the landform to accommodate a road. 2.2. Carry out general masonry restoration and indentation of damaged masonry.	Initial consent for reuse of the Gatehouse in place as per consent 22/00704/LBC, 22/02002/LBC and 22/00744/FLL. Work due to commence 2024. Consent for additional security pod and landscaping works approved by PKC.	Work on the main building to commence early 2024 with a completion by end of 2024.
12.0	Kenmore Gate	B The Three Arch Gateway forms an impressive urban design feature at the junction with the Designed Landscape and the planed estate village. The structure is formed of a large four-centred main arch with crenelated gable over, flanked by octagonal towerlets and smaller side arches or pedestrian gates. The wrought iron gates were probably constructed c1838 by James Smith, clerk of works at Taymouth. The West Gate provides access to the Estate from Kenmore Village. The structure is in a stable condition. The gate is of adequate dimensions to cater for the movement of standard car traffic. Previous enhancement works by the Council has improved the surface of the "square" fronting onto the gate structure.	1. Stabilisation /Essential Repair Work Not applicable 2. Conservation/ Restoration Works 2.1. Carry out general masonry repairs to damaged masonry through indentation and repointing in lime mortar as required. 2.2. Consideration should be given to the future creation of a more formal arrangement of the square and the surface treatment that will enhance the formality of the entrance to the hotel and the Estate.	Initial appraisal due to commence spring 2024. Initial preservation and repair work due to commence in the Winter of 2023.	Anticipated completion at the end of April 2024. TBA.
13.0	The Breadalbane Wall	Listed. The Estate walls enclose the core area of the Designed Landscape on two sides with the Ha-Ha forming the north boundary. Their distinctive design integrity and general condition make them an outstanding example of estate walling and an important part of the Designed Landscape:	1. Stabilisation /Essential Repair Work Not Applicable 2. Conservation/ Restoration Works The Breadalbane Wall in rubble construction 2.1. Take down and repair damaged and unstable portions of the wall.	Survey work completed October 2023. Application for consent required. Anticipated submission January 2024.	This work will commence in the Summer of 2024. Given the length of the walls and the required road closures it is



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		<ul style="list-style-type: none"> The Breadalbane Wall runs from the Main Gate to the East Lodge is constructed in rubble with long and short vertical coping and generally 1.2m to 2.9m high. Not separately listed. 	2.2. Restore lost and fallen masonry using traditional walling techniques to match existing.	Reference should also be made to planning application ref 22/02099/FLL and 22/02099/FLL.	expected this work will take circa 3 years to complete.
14.0	The Estate Wall	Listed	The Estate Wall acts as a retaining wall to the A827, Aberfeldy Road and to the park allowing views across the Taymouth landscape from the loch to the Main Gate. It is constructed in coursed rubble with squared level coping and generally 0.6m to 1.5m high.		
			1. Stabilisation /Essential Repair Work Not Applicable	Survey work completed October 2023.	
			2. Conservation/ Restoration Works The Estate Wall in coursed rubble construction with squared level coping: 2.1. Take down and repair damaged portions of the wall. 2.2. Restore lost and fallen masonry using traditional walling techniques to match existing.	Listed Building Consent Application approved for repairs to the wall	This work will commence in the Summer of 2024. Given the length of the walls and the required road closures it is expected this work will take circa 6 months to complete.



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15.0	Newhall	<p>B</p> <p>The building is set out as a steading with a quadrangle of buildings arranged around a courtyard. The buildings were used for stabling, kennels, and accommodation for farm equipment and staff housing. The external walls are of random rubble construction with traditional harled finish and evidence of lime mortar. Fine semi-circular arches define the east and west entrances. The east entrance is a wide arch with niches and set into a truncated gable with crenelated apex above. Seven gothic arched windows are ranged along the main west wall. The north wall forms the range of kennels at low level. The building is in a partially derelict and ruinous state.</p> <p>Two cottages constructed of the same materials are located on rising ground to the south of the steading. This group of buildings makes an important contribution to the design of Scottish steadings.</p> <p>Planning permission has been granted in 2005 for the conversion of the Newhall Kennels to a luxury Spa. The current proposals for new spa facilities elsewhere on the site mean that this consent is unlikely to be realised and it is proposed that a separate application is progressed to convert the kennels to another use.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Carry out a full structural survey and implement any recommended structural stabilisation works to the existing walls, including any temporary works required to render the ruinous structure safe.</p>	Due to commence spring 2024.	Anticipated completion late Spring 2024.
			<p>2. Conservation/ Restoration Works</p> <p>Carry out conversion of Dairy Byre to provide new use in accordance with approved drawings. The proposed redevelopment of the Newhall quadrangle (steading) and cottages will require proposals which will respect the traditional structure of the existing building including:</p> <p>2.1. Retaining and repairing the two arched entrances. 2.2. The new development should not exceed the height of the average building mass. 2.3. Careful consideration of the use of materials will be essential if the integrity of the existing building is to be retained. 2.4. Reconstruction of the existing portions of the building to be carried out in traditional lime mortar. The wall surfaces to be harled and painted in traditional lime materials.</p>	TBA	<p>The Design Team are reviewing the owners desire for this to be brought into a different use on the Estate.</p> <p>It is anticipated the design team will bring forward a series of possible uses and sketch designs in the form of a formal Pre-App in the Summer of 2024.</p>
16.0	Newhall Bridge	<p>B</p> <p>The bridge was designed to provide access for primary functions and to other features within the landscape, the Star Battery, and the North Terrace and Ha-Ha. However, due to its poor safety condition and its remote location, the bridge was decommissioned as part of works by previous owners which included the removal of the timber walkway and cast-iron deck structures.</p> <p>The current owners have a long-term aspiration to renovate Newhall Bridge.</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Carry out a full structural survey and implement any recommended structural stabilisation and repair works.</p> <p>1.2. Repair and strengthen the main cast iron structure as required.</p> <p>1.3. Resurface the bridge walkway with new treated timber.</p>	<p>Vegetation and trees removed from the structure in December 2022 and January 2023</p> <p>Scaffold access installed Jan 2023 to permit safe access to allow survey work to be carried out. Safe access expected late Jan 2023.</p> <p>Initial results require removal of rust lamination from the structure to permit detailed analysis of the remaining steels to ascertain loadbearing characteristics.</p>	<p>Anticipated structural reports relating to condition - Spring 2024.</p> <p>Initial findings passed on to PKC. Discussions with client ongoing regarding scope of work and programme.</p>
			<p>2. Conservation/ Restoration Works</p> <p>To be confirmed subject to agreement with adjoining landowner and following input from local community.</p>		
17.0	The Chinese Bridge	<p>A</p> <p>The bridges on the Estate have a variety of functions. These include:</p> <ul style="list-style-type: none"> • Visual features set within the landscape. • Provide access to other features in the landscape; and • Provide access to primary functions within the Estate. <p>The Chinese Bridge provides for two of the listed functions and is the most significant bridge within the Estate. The bridge is an historic one set out on to be a major feature of the landscape as well as providing access to the</p>	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Carry out a full structural survey and implement any recommended structural stabilisation and repair works</p> <p>1.2. Repair and strengthen the main cast iron structure as required.</p> <p>1.3. Resurface the bridge walkway with new treated timber.</p>	<p>Scaffold access installed Jan 2023 to permit safe access to allow survey work to be carried out. Safe access expected late Jan 2023. Initial findings have illustrated</p>	<p>Anticipated structural reports relating to condition - Spring 2023. Additional structural surveys on-going due to difficulty of safe access around the bridge. Full report anticipated 2024.</p>

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		rock house (the Chinese house) located across the river and to the North Terrace and the Ha-Ha. The bridge requires restoration and conservation.		severe damage to the structure. Access on hold pending alternative solutions to permit more detailed survey work. Update passed to PKC planning in January 2023.	
			2. Conservation/ Restoration Works 2.1. Remove the central barrier on the bridge 2.2. Repoint the masonry buttresses and breakwaters. 2.3. Prepare, prime and repaint the structure as required to prevent further deterioration. 2.4. Further to carrying out a risk assessment, and with the agreement of Historic Scotland, if required for health and safety measures provide a narrowing of the spacing of the balusters.	Presently on hold pending detailed survey works.	

18.0	Estate Bridges	<p>Not listed</p> <p>B</p> <p>Not listed</p> <p>Not listed</p> <p>B</p> <p>Not listed</p> <p>Not listed</p>	<p>There are a number of other bridges set within the landscape that provide some or all of the functional criteria stated above. These are:</p> <ul style="list-style-type: none"> • Deer Park Bridge The bridge only meets one of the functional criteria to provide access from the Main Drive to the Castle from the East Gate. Listed Building Consent given for repairs and renovation of the bridge. • Curling Pond Bridge The bridge only meets one of the functional criteria as access along the South Drive. It will require repair and maintenance. • Sawmill Bridge This is a pedestrian bridge providing access to the Sawmill and the related cottages. It provides fine views of the cascade on Alt á Bhlealaich framed by the Cascade Bridge and links to the South Drive pathway system. It requires considerable repair and maintenance. • South Drive Bridge, Gravel Pit (1) This bridge has been lost to the landscape and formed a pedestrian link from the South Drive to the Deer Park Bridge. Recorded in c1820 as a timber structure. It requires to be made safe and the stonework restored in order to be retained as an integral element of the built heritage of the Estate. • South Drive Bridge, Gravel Pit (2) The bridge meets one of the criteria established to provide access along the South Drive to link to Deer Park Bridge and the Main Drive. The bridge requires repair and maintenance. It is exposed within the landscape. • East Drive/Alt Cromitain Bridge The bridge spans the Alt Cromitain providing access along the east drive to Newhall Cottages. Small semi-circular arch constructed in random rubble with separate rustic stones as a parapet at the ground level. • Main Drive/Alt Cromitain Bridge The bridge carries the main drive from the east gate. Single span semi-circular arch in random rubble with Breadalbane wall parapets of high and low copes. Likely date c1800 based on the dates given for the similarly designed Estate walls. This bridge 	<p>1. Stabilisation /Essential Repair Work</p> <p>1.1. Carry out a full structural survey and implement any recommended structural stabilisation and repair works, including any temporary propping or strengthening required for anticipated site construction traffic loadings.</p> <p>1.2. Clear and remove all encroaching vegetation.</p> <p>1.3. Clear and re-establish the watercourse at each bridge.</p> <p>1.4. Stabilise embankments at the bridges.</p>	<p>Commenced October 2022. Ongoing.</p> <p>Initial strengthening of Deer Park Bridge has taken place to permit construction traffic to pass. It is anticipated this will stay in place for circa 3 years. The water worn stones from the parapets have been removed to protect them from damage during the construction phase. These are safely store on site and will be replaced in circa 5 years. Works to Deer Park Bridge planned in late 2024 now that Listed Building Consent is in place.</p> <p>South Drive Bridge (1) – this bridge had been condemned as unfit to take any traffic by the project engineers. The bridge has been fenced off for safety reasons pending detailed analysis and a long-term structural solution,</p> <p>East Drive/Alt Cromitain Initial strengthening of has</p>	TBA.
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	B	<p>also lies within the Newhall Surprise Woods adjacent to the East Drive Bridge. It requires repair and maintenance.</p> <ul style="list-style-type: none"> • The Main Road Bridge, Cascade Bridge <p>The bridge forms the boundary of the Estate. The Local Authority in its function as roads authority carries out all maintenance as required.</p> <p>All the Estate Bridges are to be restored to their visual function in the landscape.</p>		taken place to permit construction traffic to pass. It is anticipated this will stay in place for circa 5 years.	
			<p>2. Conservation/ Restoration Works</p> <p>2.1. Carry out structural repairs to all the abutments and springing arches.</p> <p>2.2. Replace the lost and damaged masonry with natural masonry to match.</p> <p>2.3. Bed and repoint all joints in traditional lime mortar.</p> <p>2.4. Reconstruct all parapet walls and railings as original.</p> <p>2.5. Reinforce and resurface the road surface.</p> <p>2.6. At the Gravel Pit bridge (1), reinstate and repair the existing masonry abutments.</p>	TBA	TBA
19.	Main Tower and West Wing.	A	As per consented PP and LBC.	<p>Following the granting of Planning Permission in 2011 (11/00533/FLM), progress has been made in purifying a series of planning conditions to allow the permission to be taken forward. In addition, progress continues to be made in respect of the preceding permission (03/02250/PPLB superseded by 11/00530/FLM) which includes progressing conservation and restoration works to the first floor of the Castle as well as works to the ground floor of the Castle.</p> <p>An amendment to the extant Listed Building Consent (03/02250/PPLB) has been approved by PKC in respect of Floors 2 and 3 of the Main Castle (11/01800/LBC). This also confirmed the routing of the new lift within the Main Castle that was agreed as</p>	

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				<p>a Non-Material Variation (planning only) in 2006.</p> <p>A listed building consent was approved in 2017(17/0910/LBC) for alternative suite layouts to provide 20 suites in the Main Tower (second and third floors) and 3 suites in the West wing (second floor). A separate listed building consent application was approved in September 2017 (17/01373/LBC) for internal alterations to the Victoria Rooms of the main castle to provide an additional en-suite bedroom suite to allow the flexibility of a possible alternative use, in addition to the current consent which proposes function rooms in this area.</p>	<p>Construction works commenced in January 2022. It is anticipated the Main Tower and West Wing with some external works will be wholly complete and handed over to the owners in March 2024.</p>
20.	East Wing.	A	<p>Throughout 2014 and 2015 planning and listed building consents were approved to amend the internal layouts of portions of the east wing to provide hotel suites.</p> <p>Listed building consent number 14/02108/LBC gave approval for 8 hotel suites in the south west range of the east wing (stage 1).</p> <p>Listed building consent number 15/00692/LBC gave approval for 11 further hotel suites in the central and North range of the east wing (stage 2). A further planning and listed building consent application was submitted in 2015 for the removal of the previously approved spa and swimming pool and converting the East Wing to a total of 52 Hotel suites (PKC planning refs 15/01590/FLL and 15/01591/LBC). These applications were approved in December 2015 with a series of conditions which effectively supersede the conditions in the original consents (PKC planning refs 11/00533/FLM and 11/00531/LBC) which relate to the previous proposals for a swimming pool and spa in the East Wing of the Castle.</p>	<p>When the estate changed ownership in 2021 / 2022 the owners carried out a review of their accommodation requirements in relation to the East Wing and the wider Estate. The design team have been actively engaged in design changes. PP and LBC applications have been submitted to PKC reflecting the desired alterations. These applications are with PKC (in registration phase). It is anticipated, providing consents are in place, to commence with works relating to 2023 permissions as soon as possible. The East Wing will have a build programme of 2 years with an</p>	<p>Survey and investigation stage completed in March 2023.</p> <p>Planning application for the updated design has been approved in Summer 2023.</p> <p>Initial technical design on-going with planned commencement of works in Autumn 2024.</p>



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				<p>anticipated completion and hand over in 2026.</p> <p>Survey works relating to the current condition of the buildings commenced in October 2022.</p> <p>Scaffold erected to south and, in part, east side to permit close inspection of stone and windows ahead of repairs. Scaffold due to be signed off for use at the end of January 2023.</p> <p>Site Investigation, ground testing and contamination surveys carried out December 2022 to permit detailed design of basement to commence.</p> <p>Trial pits to ascertain suitability of piling to permit the construction of a basement underway January 2023.</p> <p>Temporary tarpaulin placed over Northwest tower to arrest severe water ingress. Structural survey of NW tower due to commence in February 2023.</p> <p>Internal scaffolding to be erected in January / February 2023 to permit details inspection of high-level roof structures.</p> <p>Removal of defective new build works <u>carried out in 2012</u> underway at the time of this update. Defective plasterboard, incorrect insulation, first fix electrical, plumbing, heating, and ventilation services are all to be removed.</p>	



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