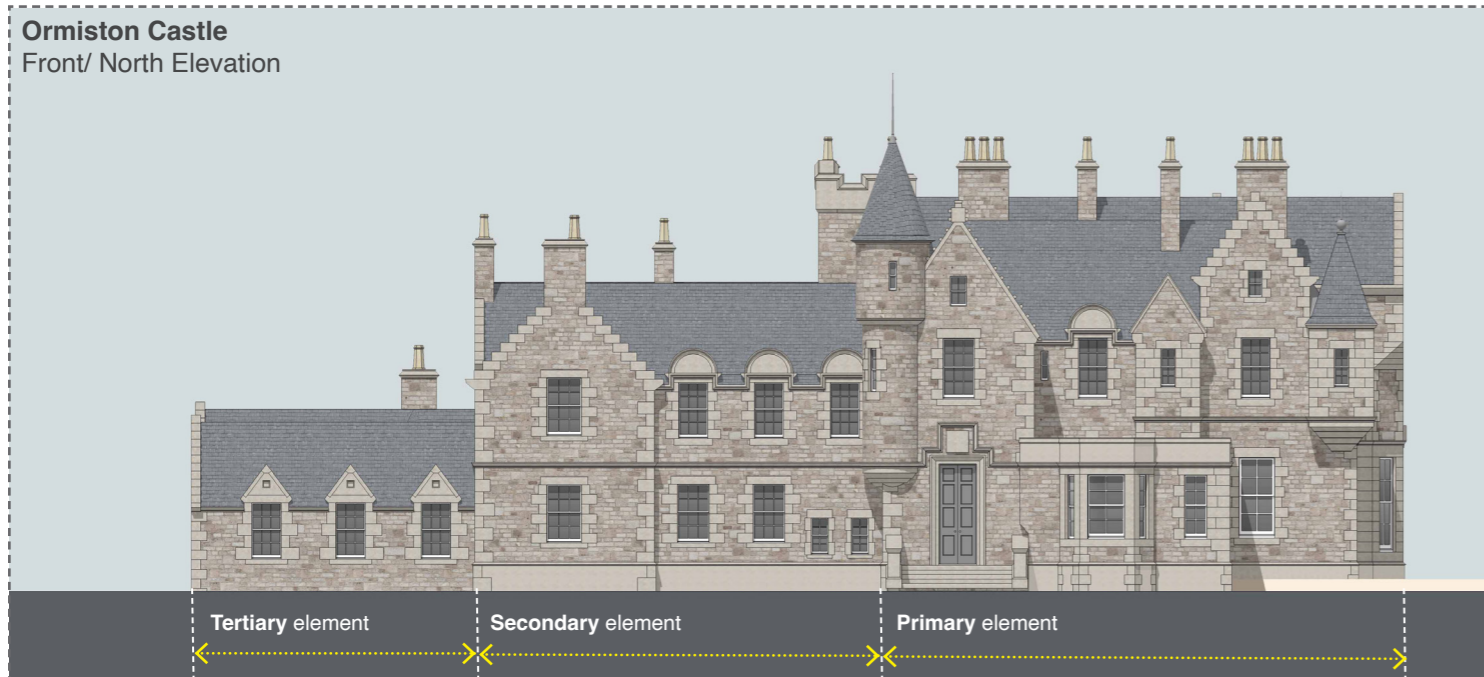


Ormiston Castle
Front/ North Elevation



1.0 Introduction

This document accompanies our application for listed building consent in retrospect for internal alterations at Ormiston Castle on behalf of the owner Ms Juliet Bentley. It should be read in conjunction with our application drawings BHO6(PL)001-009. The drawings show the 'as-built' layouts and what we understand to be the former layouts at the time of the current owner's purchase of the property.

2.0 Application Property

Designed in the Scots Baronial style by prolific Scottish Architect David Bryce, Ormiston Castle is B listed and the 18th century bridge over the Gogar Burn is C listed. Extract from HES listing for house;

Ormiston House: LB7358
Summary
 Category B
 Date Added: 25/06/1980
 Local Authority: West Lothian
 Planning Authority: West Lothian
 Parish: Kirknewton
 NGR: NT 9934 66587
 Coordinates: 309934, 666587
Description
 1851. David Bryce. Scots Baronial. 2 storeys and basement. Stugged ashlar. Corbie-step-gabled. Angle turrets with conical roofs.
Statement of Special Interest: Built for Archibald Wilkie of Ormiston

3.0 Overview

Ormiston Castle can be read in three sections. The primary section, to the west, contains the main reception and living spaces with large bedrooms on the first floor, including the master suite overlooking the west lawn. The primary section contains the main entrance and is the pinnacle of the gradually rising massing of the castle. The interior detail is ornate with a dramatic stone staircase set in the heart of a grand entrance hall.
There are no works associated with this listed building consent application carried out in the primary section of the building.

The secondary section contains the kitchen (ground floor) and, we believe, formerly contained the staff accommodation above. The detail within these rooms is more simplistic, with little decoration and simple cornicing and skirting. This section now accommodates a first floor suite comprising a lounge and a bedroom that has a dressing room and large en-suite.
This work is subject to this consent application.

The third section, contains ancillary accommodation, formerly wash room, pantry and stores, contained within two equal single storey wings with an entrance courtyard between. Alteration works were carried out in this tertiary section to create a larger boot room/ dog room within the southern wing and there were alterations to the northern wing to create one space to house a cinema room.

These alteration works at Ormiston Castle were carried out by the current owner during 2019-20. Other, cosmetic works that did not involve any changes to the listed building fabric (including new bathroom fittings, decoration, upholstered window seating etc) were carried out throughout the house at the same time.



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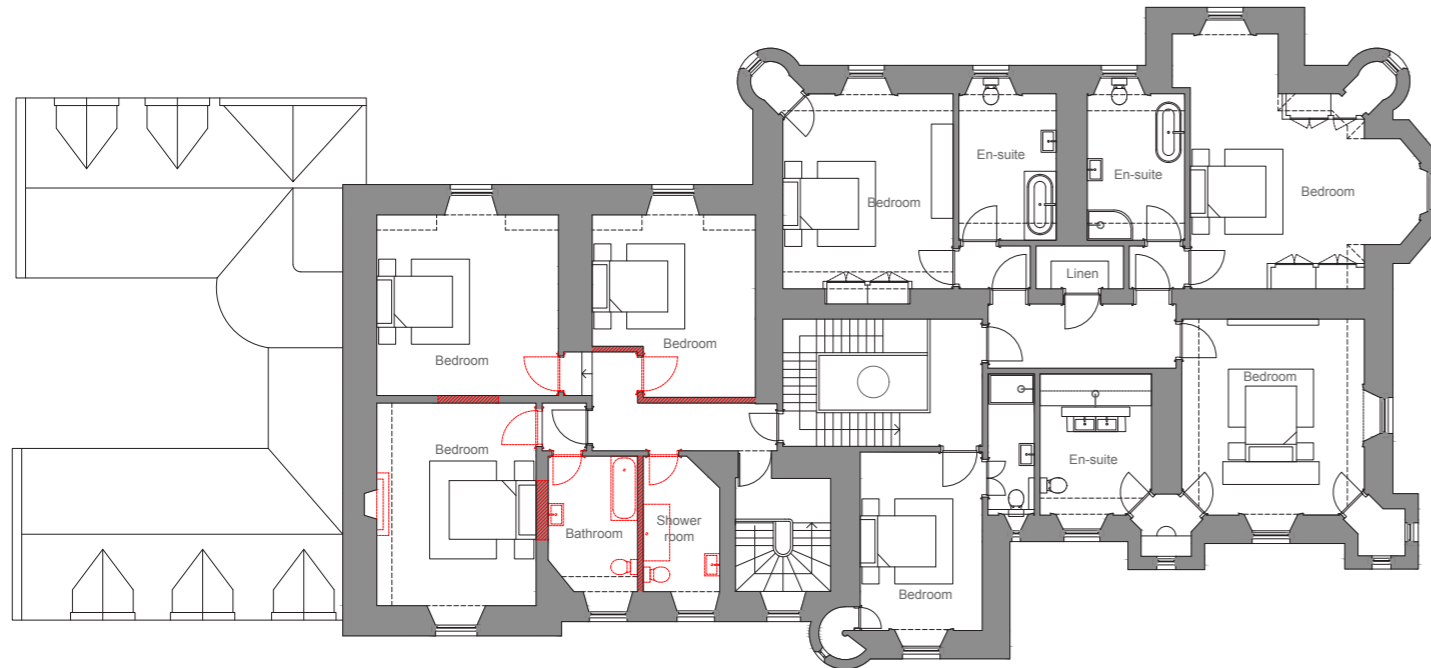
4.0 Description of Alterations

4.1 First floor alterations to create private suite of rooms (living/ master bedroom/ en-suite and dressing room);

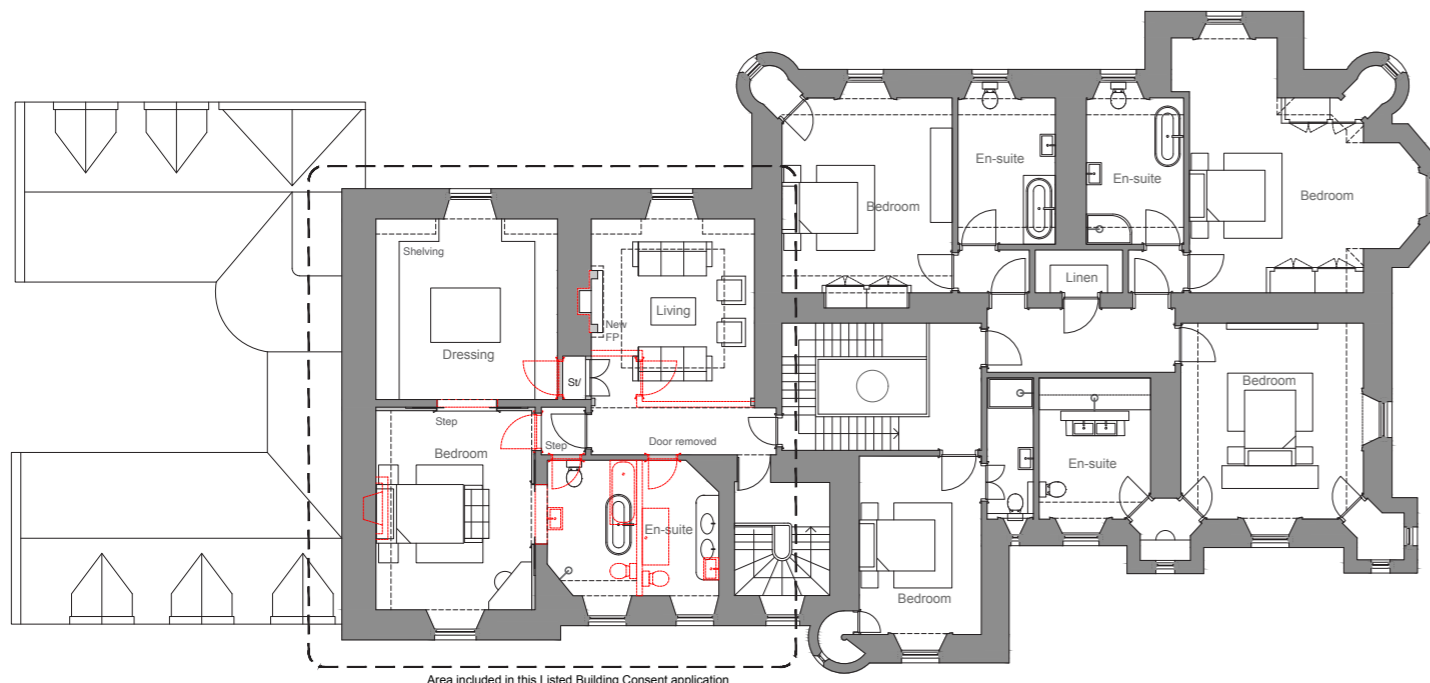
We believe the upper level of the mid/ secondary section used to be the staff accommodation. This area is accessed via a door off the half- landing of the main grand stair, or via a secondary stair that connects directly to the service corridor, kitchen and cellar beneath. The current owner has made alterations that form one connected suite (master bedroom, en-suite and a dressing room) from four cellular rooms. There are limited photographs of the original rooms.

Changes;

1. Hall wall removed to create one larger space. We cannot be certain that this former configuration is original. We believe that there may have been a centrally located door into the first rear room, and access to the corner room would have been taken directly from the first room.
2. A mini bar/ storage has been located in the alcove where the former entrance to the rear corner room was.
3. New, lower ceiling installed in new living space. The original ceiling and cornice has been kept beneath.
4. New fireplace installed in living space.
5. Down-stand beam under lowered ceiling with nibs retained and faced with a pilaster.
6. New slapping from end-front bedroom (now master bedroom) into en-suite bathroom which is formed from two smaller bathroom/ shower rooms. Wall between master bedroom and en-suite built out (on master bedroom side) to accommodate sliding screen.
7. Floor in master bedroom and en-suite raised to accommodate plumbing.
8. Small fire place removed from bedroom (now master bedroom).
9. New lowered ceiling in dressing room. The original corncing remains underneath.



Former First Floor Layout



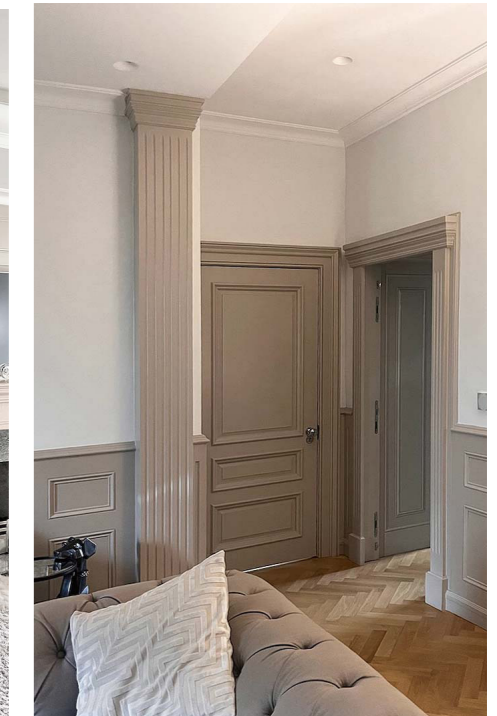
As Built First Floor Layout



Original corridor. North-side wall removed and door on south wall blocked.



As built view. Beam nibs faced with fluted pilaster detail. Original ceilings/ cornicing remain, albeit the lounge side is now under a lowered perimeter ceiling detail.



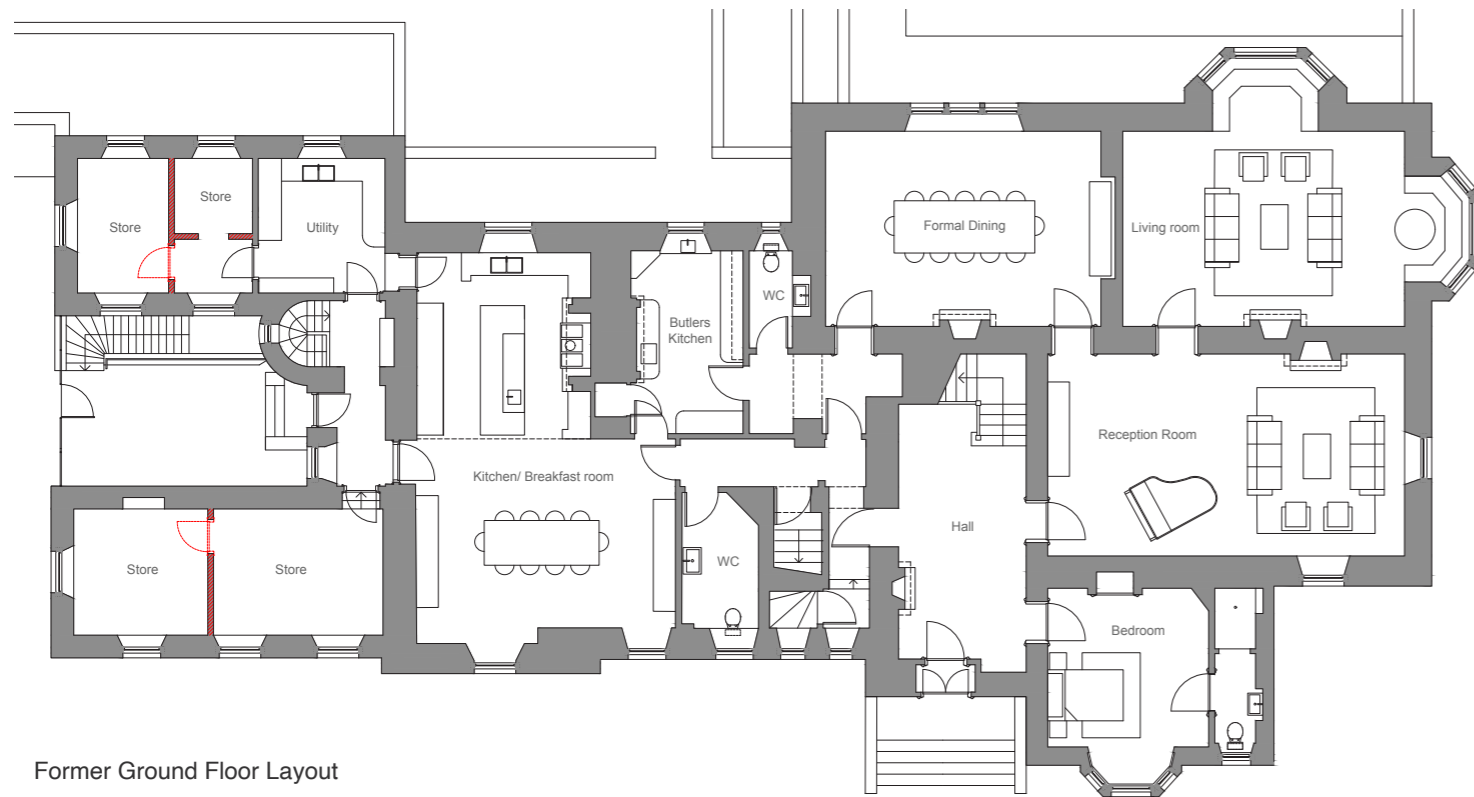
Left to right
Slapping from master to new en-suite. Wall with green wallpaper yet to be removed. New bathroom. Original ceilings retained above new lowered ceilings. Mini bar/ store in former doorway recess into rear bedroom.



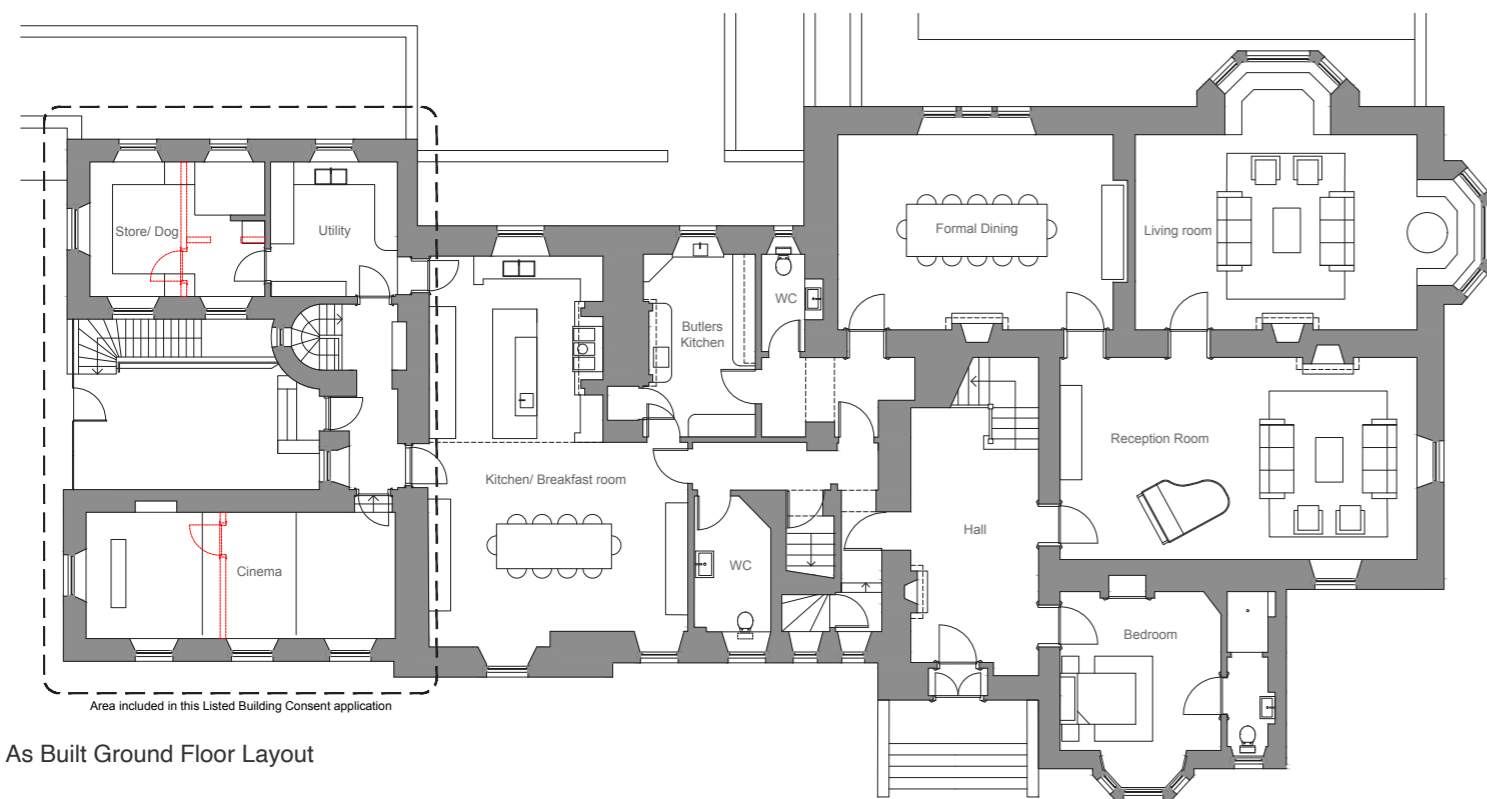
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Former Ground Floor Layout



As Built Ground Floor Layout

4.0 Description of Alterations

4.2 Ground floor

The rear, single storey tertiary accommodation has retained its ancillary function, albeit with the following minor changes. The original ceilings had no cornicing. Changes;

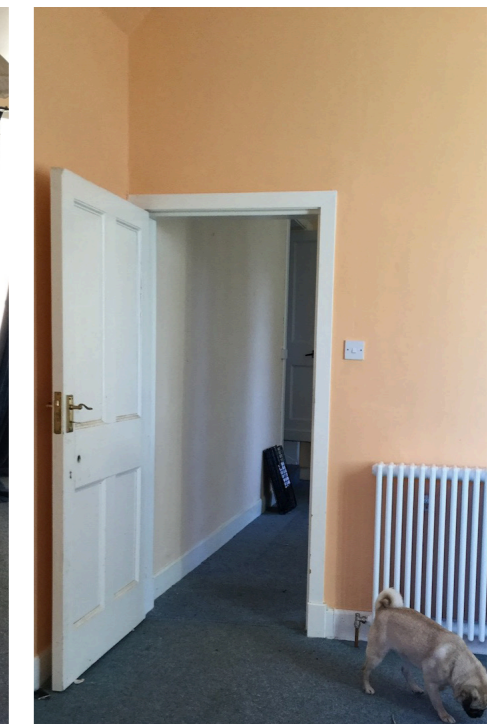
1. One partition removed in former north wing stores to create one space for a home cinema. The floor has been raised by 300mm (in three stepped sections) across the length of the room.
2. One partition removed from south wing stores to enhance storage and facility for house dogs.



Store partition removed to enhance dog/ store in north wing,



Former north wing store.



North store partition removed.

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