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Planning and LBC Application Design and Supporting Statement (Incorporating Schedule of Works)

Project: Taymouth Castle

Date:

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(Ground Floor East Wing Link Corridor)

PROPOSED ENCLOSURE OF EXISTING COVERED STONE ARCADE TO PROVIDE EXTENDED EAST WING LINK CORRIDOR, TAYMOUTH CASTLE, KENMORE

The following document briefly sets out the proposal to enclose a small section of the existing external East Arcade at ground floor. These revisions are necessary to accommodate the applicants' requirements of a high-quality internal enclosed link corridor for guests that provides fully accessible level access between the Main Castle and the approved East Wing development (application refs 23/00073/LBC and 23/00072/FLL).

PREVIOUS APPROVED CONSENTS

Previous proposals have been consented for alterations to Taymouth Castle that include upgrading and refurbishing the existing internal ground floor link corridor within the east arcade between the Main Tower and East Wing. These are summarised below for reference.

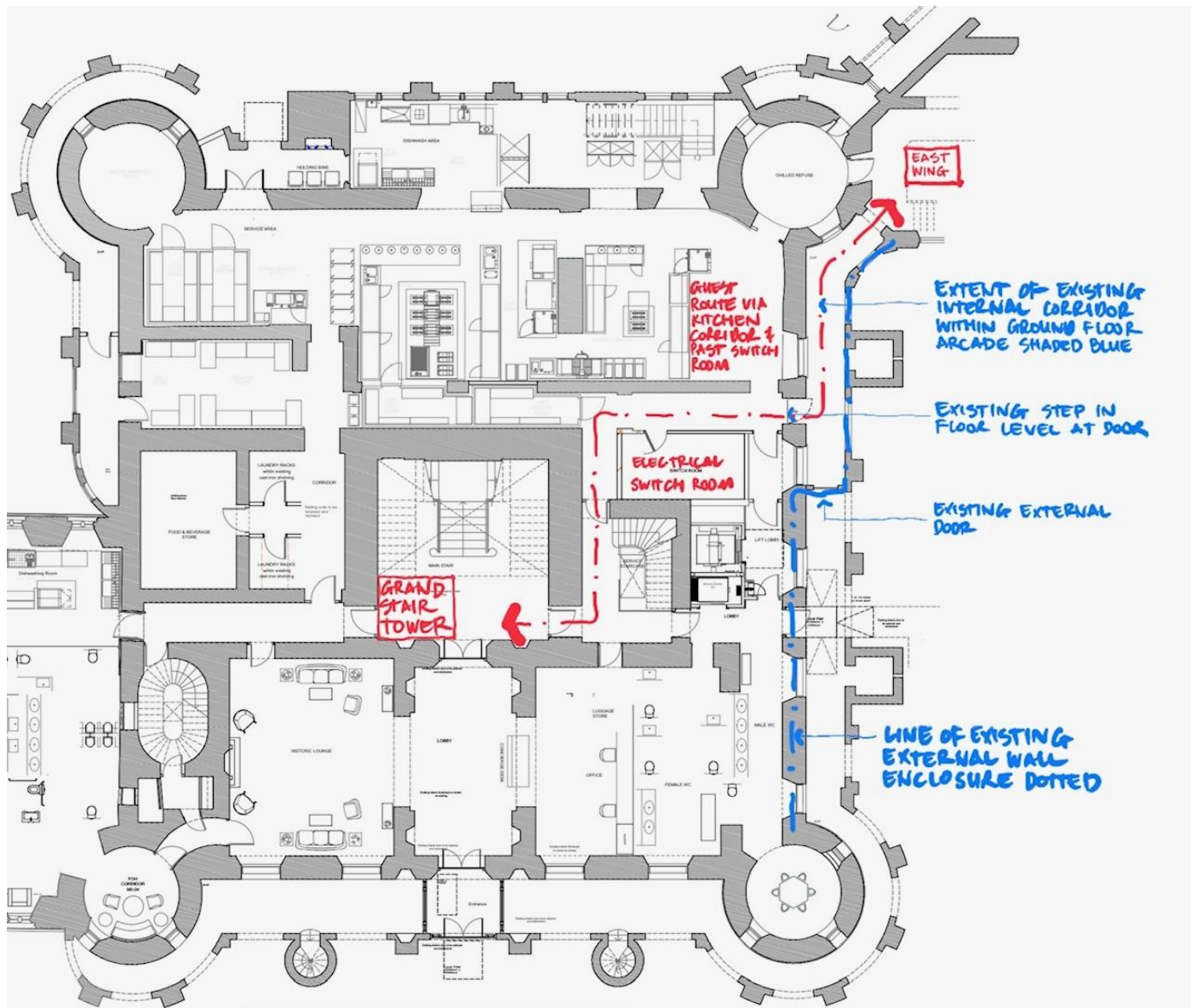
- **03/02250/PPLB** "Redevelopment of Taymouth Castle Estate to include restoration of Castle to form hotel, extension to incorporate 72 hotel suites, erection of spa within Newhall Kennels. Construction of 63 lodges and 26 new fractional ownership houses, conversion of existing buildings to form 7 fractional 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 "
- **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"
- **22/01143/LBC** "Internal alterations (ground floor and first floor of Main Tower and West Wing) at Taymouth Castle Kenmore Aberfeldy PH15 2NT
- **23/00073/LBC** Alterations and extension to East Wing Courtyard at Taymouth Castle, Kenmore Aberfeldy PH15 2NT
- **23/00072/FLL** "Alterations and extensions to East Wing Courtyard to form further hotel suite accommodation, restaurant, basement cinema, bar, cellar, spa facility and associated works"

EXISTING CONSENTED EAST WING CORRIDOR LINK

The existing consented corridor link between the Main Tower and East Wing does not provide a satisfactory pedestrian circulation route for the following reasons:

1. The existing floor levels include a step between the Main Tower and existing internal corridor to the east wing. This is not acceptable in terms of providing accessible wheelchair access between the Main Castle and East Wing.
2. In its current configuration, circulation between the Main Castle and East Wing via the existing internal link corridor (enclosed under the ground floor arcade) would involve guests having to walk through the 'back of house' kitchen staff areas and past the existing electrical switchgear room.
3. The existing concrete service trench below the floor in this area means that there is no opportunity to adjust floor heights to provide level or ramped access in the current configuration.

The plan extract below illustrates the current plan constraints:

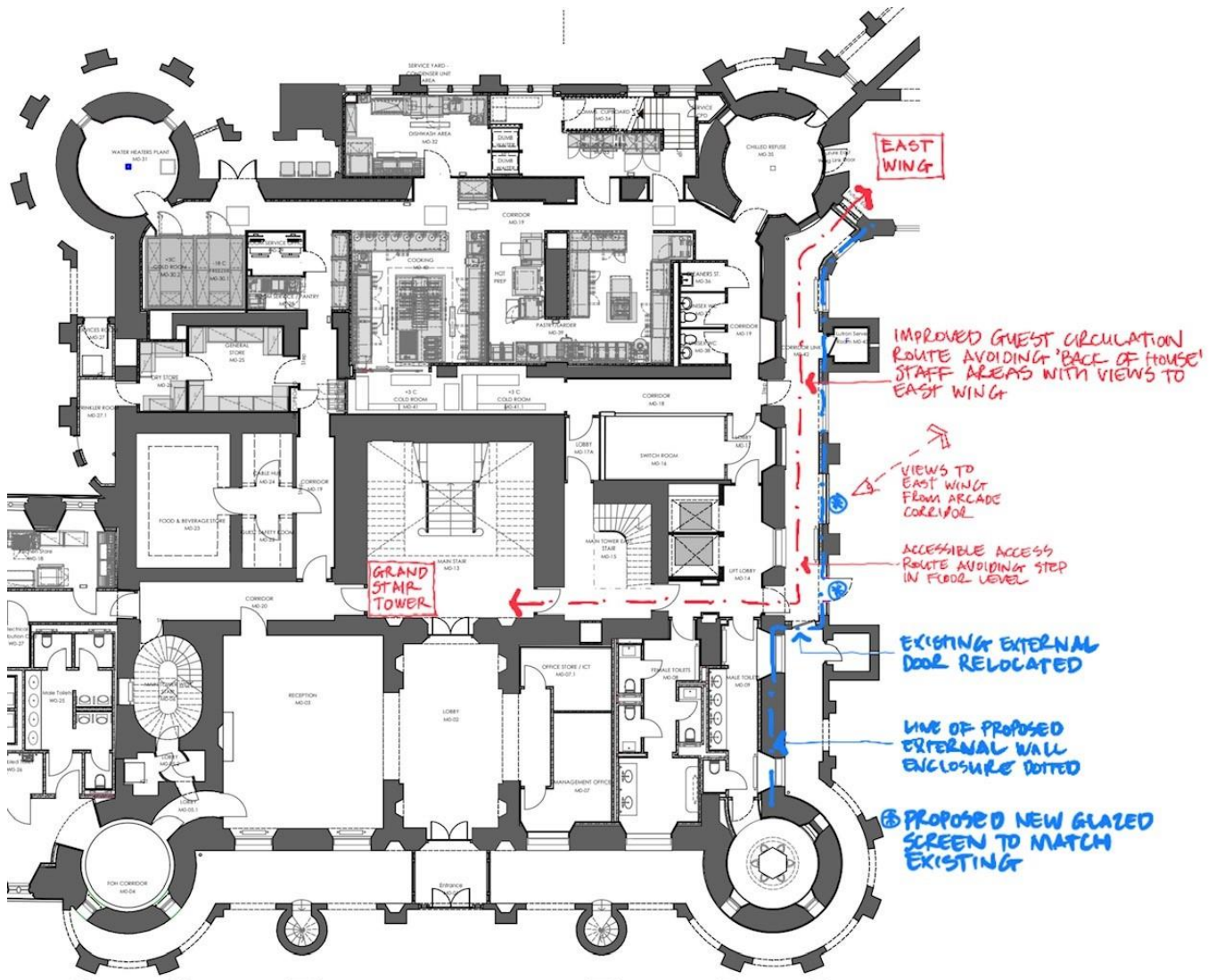


PROPOSED EAST WING CORRIDOR LINK

The proposed alterations involve enclosing 2 bays of the existing external covered ground floor east arcade with new glazed screens to provide an improved and fully accessible internal guest circulation corridor connecting the Main Tower and East Wing of the castle. The works are necessary for the following reasons:

1. The extended internal arcade will allow the provision of a new low gradient ramped corridor giving fully accessible circulation between the Main Castle and the East Wing.
2. Internal circulation via the enclosed east arcade will allow a direct 'front of house' pedestrian route for guests without walking through kitchen services areas, which would otherwise compromise operational safety and security.
3. The proposals will provide an improved circulation route directly between the Grand Stair Hall in the main tower and the East Wing that will open up views to the external landscape and façade of the East Wing, thus enhancing the enjoyment and appreciation of the listed buildings.

The plan extract below illustrates the proposed plan enhancements:



The proposed layout introduces minor changes to the ground floor East Wing link corridor by reinstating a poorly installed cement rendered wall with traditional lime plaster, repairing and relocating an existing external door; the introduction of 2 glazed screens sympathetically designed to match the existing adjacent glazed screen (which will also be refurbished); the repair and reinstatement of the internal and external soffit along with traditional plaster decorative ceiling. All proposed works are designed to preserve and protect the historic character of the castle. The following Schedule of Works describes the proposed works in more detail.

SCHEDULE OF WORKS

The following alterations are proposed as illustrated on the accompanying LBC application drawings:

Ground Floor East Wing Link Corridor Downtakings:

Please read in conjunction with the accompanying submitted drawings below which illustrate the works listed below

Drawing reference: 1172.010/PL/013 Proposed East Wing Link Corridor

- Remove, restore and relocate existing unhung external door.
- Remove existing plaster lath door surround.
- Remove existing poorly installed and patched cement render on Castle internal wall.
- Remove recent modern plywood addition damaged external and internal soffit and inspect existing recently replaced roof for defects.

Ground Floor East Wing Link Corridor Proposed works:

Summary of works

- Extend the East Wing Link Corridor to south side of existing external door to form a complete covered heated corridor to the adjoining consented East Wing phase of Taymouth Castle.
- Install 2 glazed screens withing the stone arches designed to match the existing adjacent glazed screen. One screen to have a fire escape door integrated into the panel (necessary to mee building standards)
- Install associated services withing ceiling, including extending the fire protective sprinkler system into the corridor. The existing previously replaced lead roof will be inspected for any signs of water ingress and rot, and repaired where necessary and finished with a fire rated ceiling with decorative plaster mouldings designed to match the existing external soffit.
- Removal of the existing external plasterboard wall lining and reinstating a new thermally enhanced insulated wall lining to the external wall.

Please also read in conjunction with the accompanying submitted drawings below which illustrate the works listed below

Drawing reference: 1172.010/PL/013 Proposed East Wing Link Corridor

- Extend existing insulated concrete floor to south side of existing Castle external door.
- Install two new glazed screens, one screen with level access fire exit door, into existing stone archways. Screens to match existing glazed screen.
- Reinststate traditional lime render with ashlar coursing etched into plaster on Castle internal wall.
- New services, sprinklers, and fire detection systems to be installed to suit proposed layouts as required by building regulations.
- 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.
- Reinststate existing historic door with new door surround matching existing door surround to relocated position.
- New stone effect porcelain floor tiles to be installed to existing and new floor slabs to provide accessible and slip resistant circulation route.

CONCLUSION

The proposals are considered necessary to provide an accessible ground floor circulation route between the Main Tower and East Wing that avoids steps in floor levels that would be unacceptable to wheelchair users.

The design provides a sympathetic intervention that is necessary to provide improved and functional pedestrian route for guests, providing an internal circulation corridor with external views and an enhanced appreciation of the Historic Buildings and external landscape.

Existing Survey Photographs

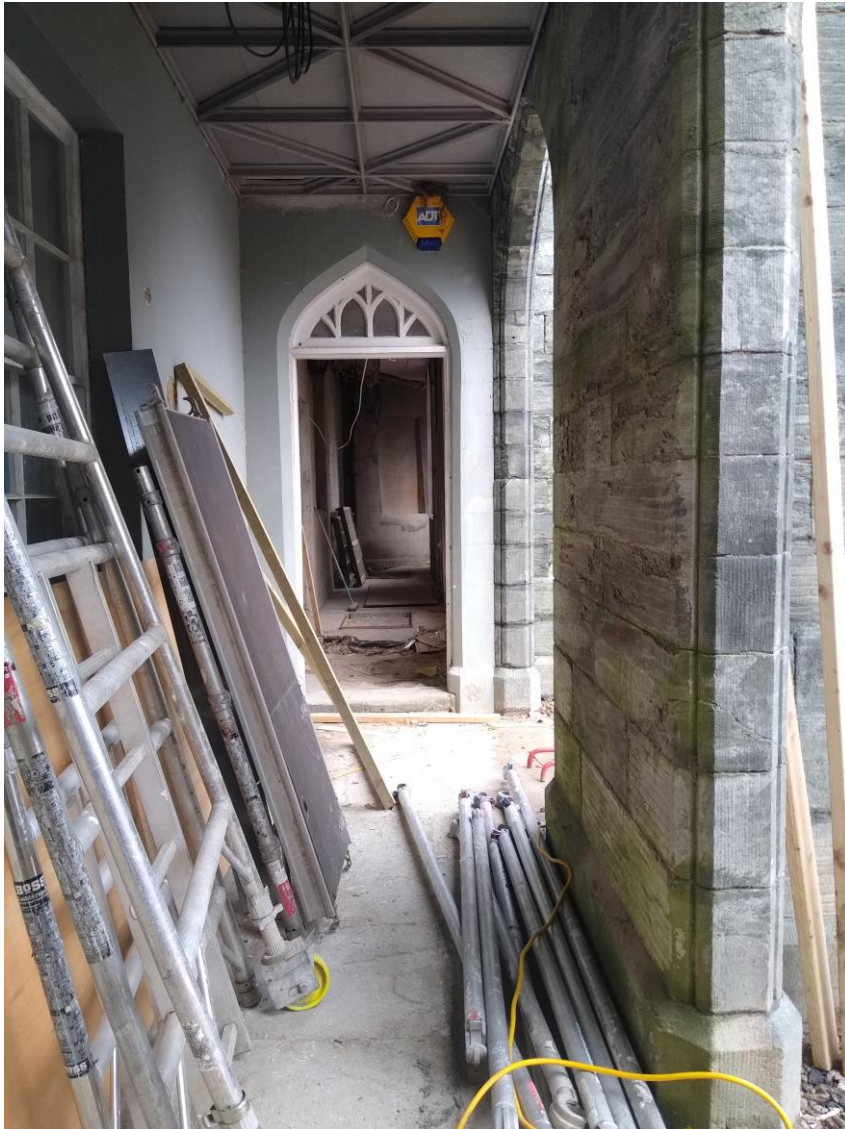


View Inside East Wing Link Corridor.



View Inside East Wing Link Corridor

(showing new concrete slab and service trench access hatches carried out in 2005 as enabling works)



View of Arcade area to be extended.



View of Original Door and Fanlight (in storage) to be retained, restored and relocated.



External View of Existing Stone Arches and Glazed Screen.



View of Existing Internal Soffit



View of Existing External Soffit



View of Existing Cement Render