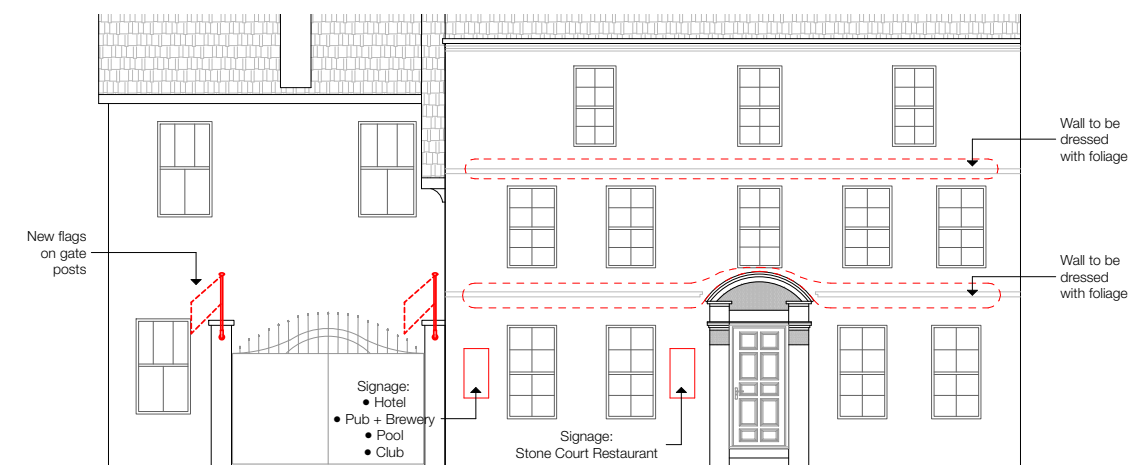


(11) Repairs and upgrades to street frontage including new signage

To create a sense of arrival and to announce the building, minor upgrades are proposed for the street facing elevation.

The upper walls will be dressed with lightweight foliage, new flags will be installed to the existing modern gates, and new discreet illuminated signage will be installed for the Hotel, Restaurant and Pub.

The works are temporary and full reversible. They will offer opportunities for the enhancement of the front elevation of the building, and the side courtyard as seen from the main road, which is seen as a positive improvement. The work is justified and appropriate due to the property's proposed new use, a signifier of the high standards of the hotel, and important advertising for the building to attract visitors.



Existing gates



Street facing elevation



Signage example



Foliage example

(12) Fire safety upgrades

Summary of the architectural alterations require, please refer in conjunction with the fire engineer’s report.

- (1) The existing fire alarm system requires upgrading to a Category L2 fire detection and alarm system in accordance with BS 5839-1:2017
- (2) Wheelchair accessible ramps will be added to all final exits as shown on the plans
- (3) The staircases 1 2 and 3 form protected escape routes to allow safe escape from the upper floors. This requires upgrading of the existing doors to 30 minute fire and smoke rating (FD30s) , as highlighted on the plans.
- (4) A new protected lobby to be added between stair 1 and the kitchen.
- (5) The escape distances have been reviewed. Where these exceed the distances stipulated in Approved Document B, new stud walls and fire doors are required. This is required in bedroom 9 and bedroom 12
- (6) Door FF26 requires widening to 750mm clear width, involving the removal of the modern door casing.



Illustration showing proposed fire seal installation

Fire-rated clear varnish Specification

Envirograf Product 42 clear varnish system for timber doors; 1 coat of HWAP/WB Primer, followed by 2 coats of HWO2N Intumescent, with 1 coat of HW EXCEL CLEAR top coat.

Door closer specification

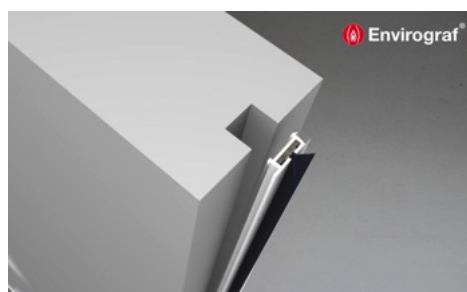
Rutland TS9205 Fire Door Closer - Dark Bronze finish



Fire Seal Specification

Doors to be removed from hinges and a 10x10mm rebated groove cut into the sides and tops of doors, allowing for fitting a fire and smoke seal.

Envirograf rebated intumescent fire and smoke seals 10mm holder with 4mm brush, 30 minute fire rated



Recessed fire strip with smoke seal

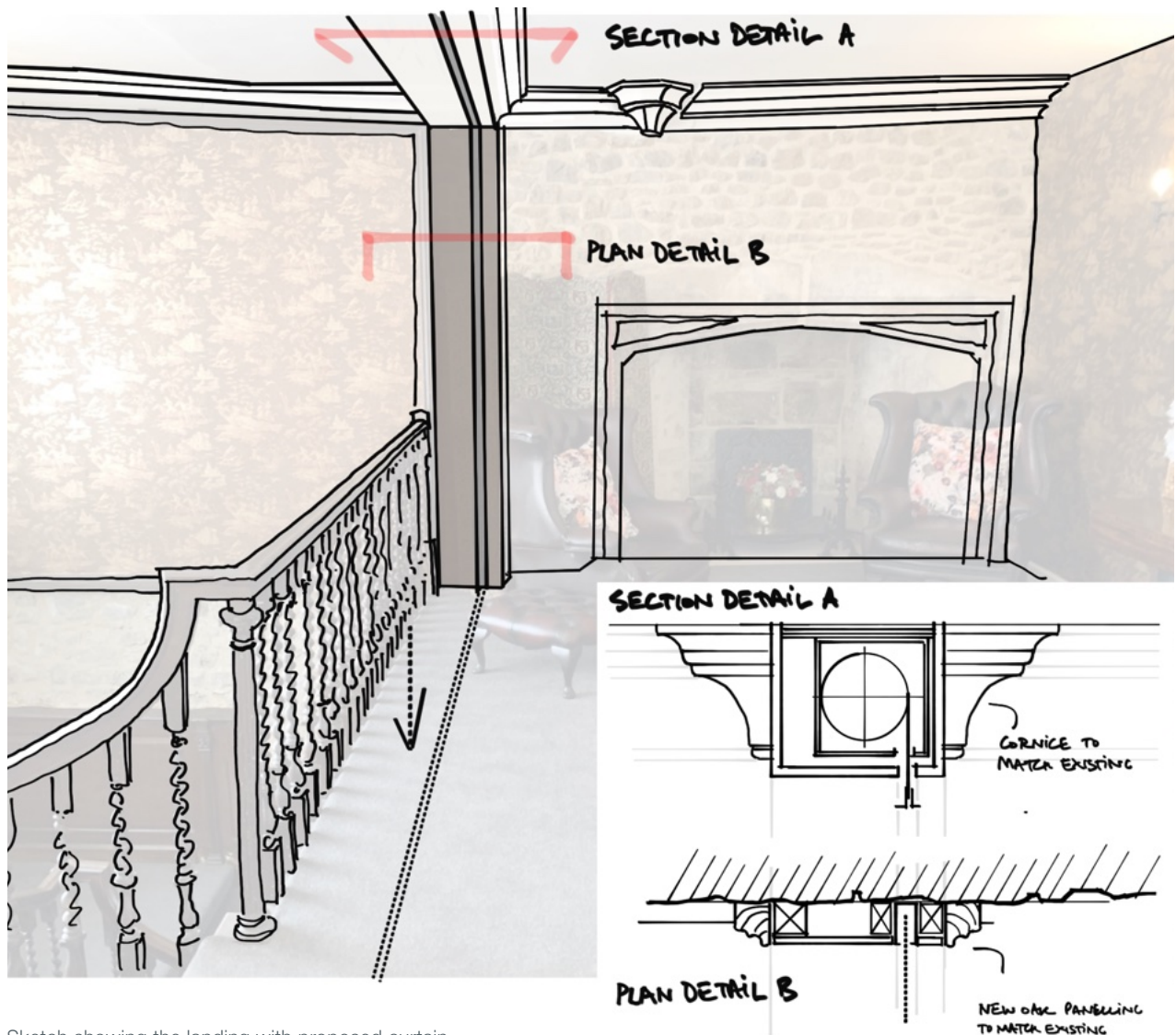
- (7) To provide a protected means of escape for Bedroom 3 to reach Stair 1, a new fire curtain is required to the first floor landing, as shown on the plans.

This is an essential fire measure that has been insisted upon by the fire engineer, without which it would not be possible to use the best bedroom in the house. A number of other options have been considered, such as locating the fire curtain in the downstairs entrance hall, but this was deemed to be too intrusive to the historic asset and detrimental to the room.

The curtain has been sensitively detailed to have the minimal possible impact, the curtain will be installed on a new bulkhead, which is scribed around the existing historic features to ensure the cornices, plasterwork and stonework are not damaged. The installation is detailed to be fully reversible.



Photographs showing the existing landing



Sketch showing the landing with proposed curtain

5.0 CONCLUSION

The earlier heritage assessments by Heritage Collective provided more detail on the significance of the Grade II* listed property. Following this earlier report, renovations have already been completed by the current owner to a high standard, with significant investment in the building over the past 3 years. This report considers the impact of the new proposed works.

The proposed hotel and restaurant use is considered appropriate for the history of the building and requires minimal physical intervention. The change of use is also a positive contribution to the local area in terms of economic investment, bringing in additional visitors to an already vibrant town centre location.

Although there are details that would have the potential to harm the historic asset, such as the fire curtain, the proposals are sensitively detailed to cause minimal harm, and are fully reversible. Overall it is deemed that the proposed works causes 'less than substantial' harm to the Grade II* Stone Court House and it's setting, the adjacent listed buildings and the wider conservation area; such harm is seen to be outweighed by securing the optimum viable use of the site and providing benefits such as delivering a new use, retention and better revealing and enhancing the significance of this historic building.