



# PINE TREES HOTEL

**ISA**

LISTED BUILDING CONSENT  
APPLICATION  
DECEMBER 2023





## Introduction

Apex Hotels Ltd recently purchased the Pine Trees Hotel on Strathview Terrace, Pitlochry in Perthshire. The Hotel is currently a 3 star hotel but Apex Hotels believe there is potential to improve the property to achieve an upper 4 star standard and attract higher value tourism to Pitlochry.

The first step in this process involves a comprehensive refurbishment of the main Hotel building. The majority of the refurbishment work to be carried out to the main hotel building is cosmetic and involves the redecoration of existing bedrooms and en-suites. There are limited and localised areas where we are proposing an alteration to the physical layout of the building which will improve the quality of the hotel.

## History:

The Pine Trees Hotel was established in 1935 when the former Tom-na-Monachan country house was purchased by David Sturrock and converted to a hotel.

The Hotel today comprises of a number of buildings;

**Original Tom-na-Monachan Country House:** The original house was built in 1892 as a private home for Miss Molyneux. The building is Grade C listed and has 25 guest bedrooms along with a residents' lounge, bar, restaurant and kitchen, stores and staff facilities.

The house has been significantly altered and extended over the years with various extensions added to the original building, many of which are arguably of poor quality and neither improve or enhance the original House.

**Coach House:** The original Coach House and stables for the main house was converted in 2012 to a further 6 guest suites. The building is Grade B listed

**Heatherbank Cottage:** Originally built as the laundry building for the original country house, this was converted into a 1 bedroom cottage for hotel guests. The building is Grade C listed

**Heatherbank House:** Originally built as a private residential home by a former owner around 2007, the property has been subsequently converted into 5 large guest rooms for hotel guests.

**The Gatehouse:** The original lodge house for the property is currently used as staff accommodation. The house and associated gate piers, gates and boundary walls are Grade C listed.

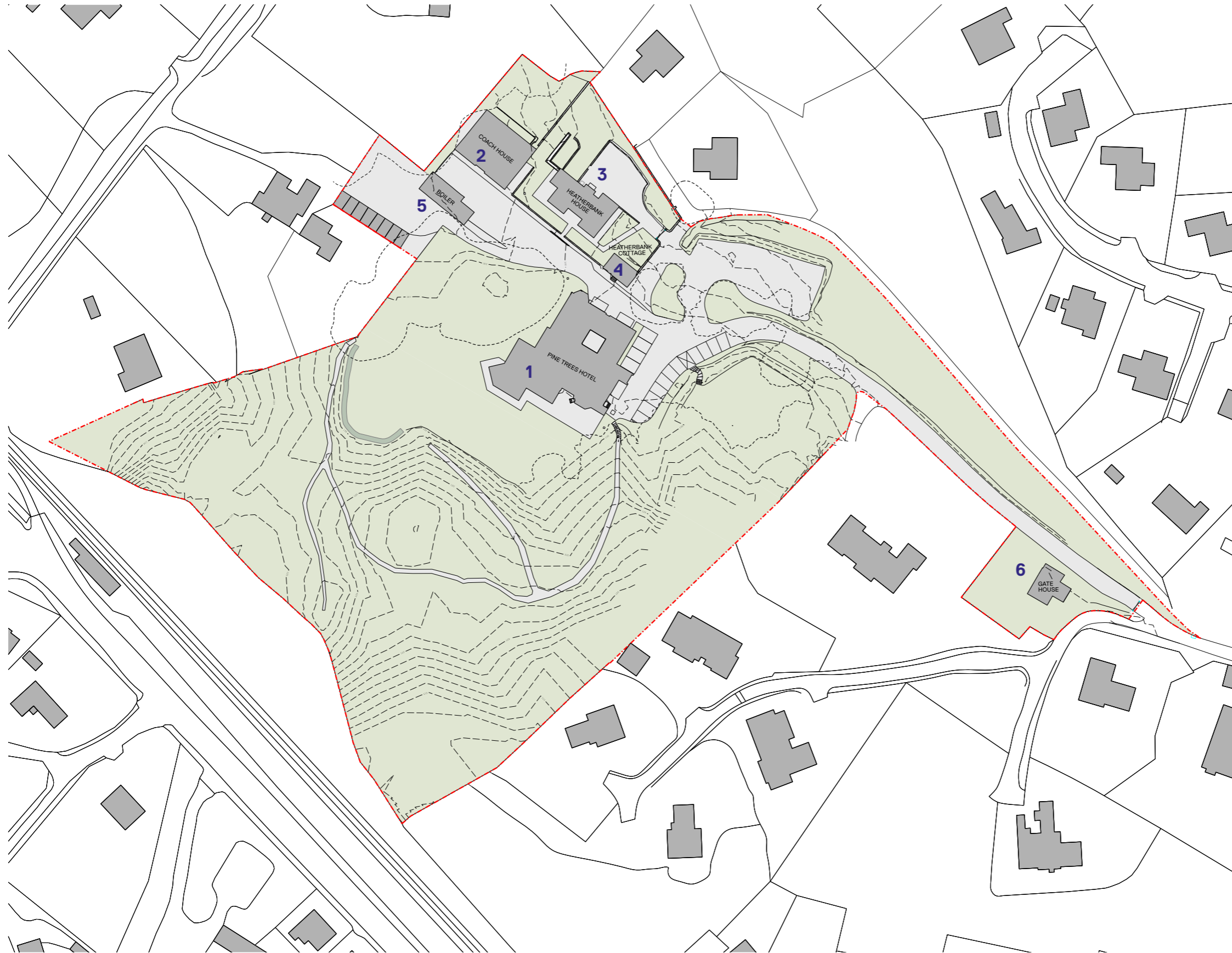
This Listed Building Consent application ONLY relates to work to be carried out in the main Country House. There are no proposals to alter any of the other listed buildings at this time.



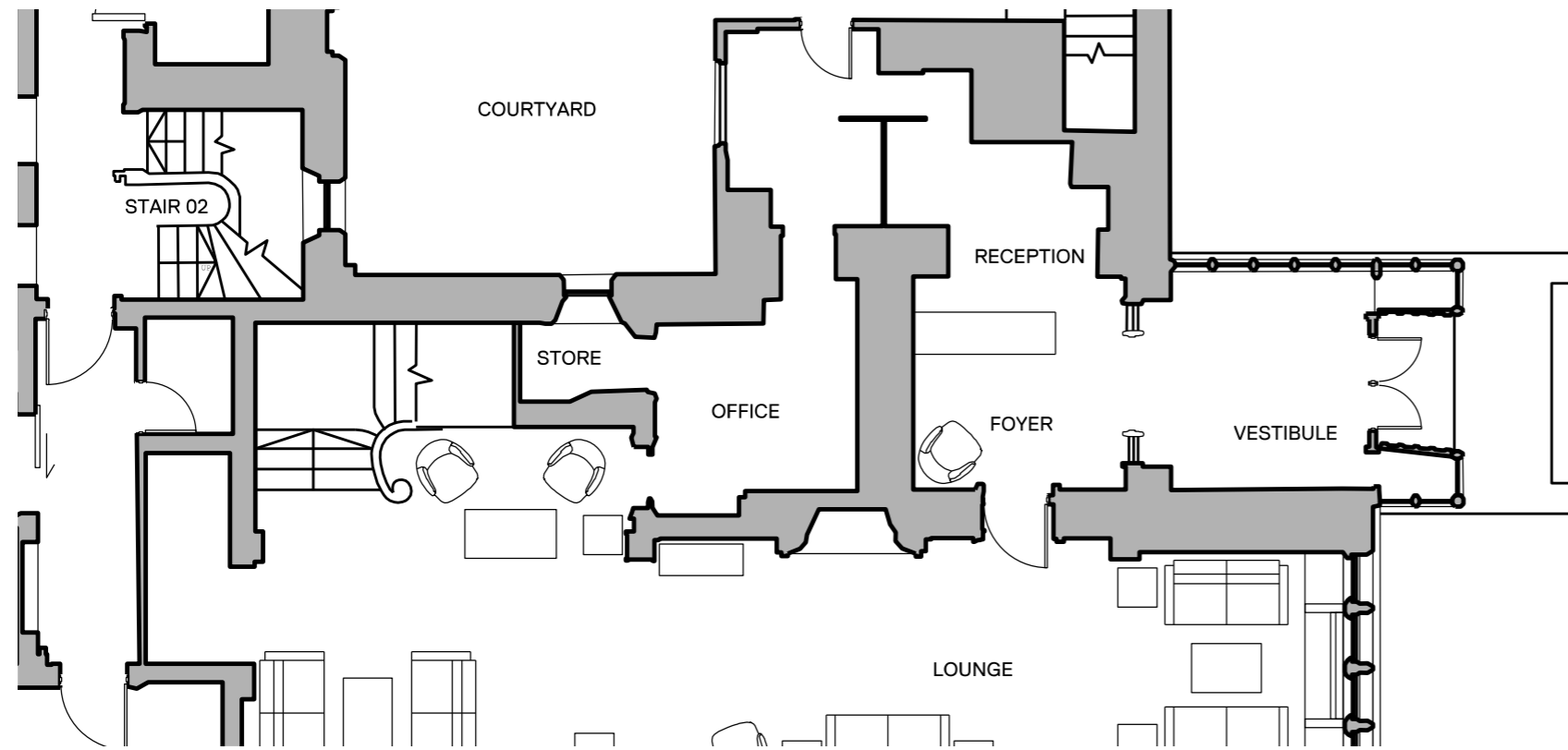




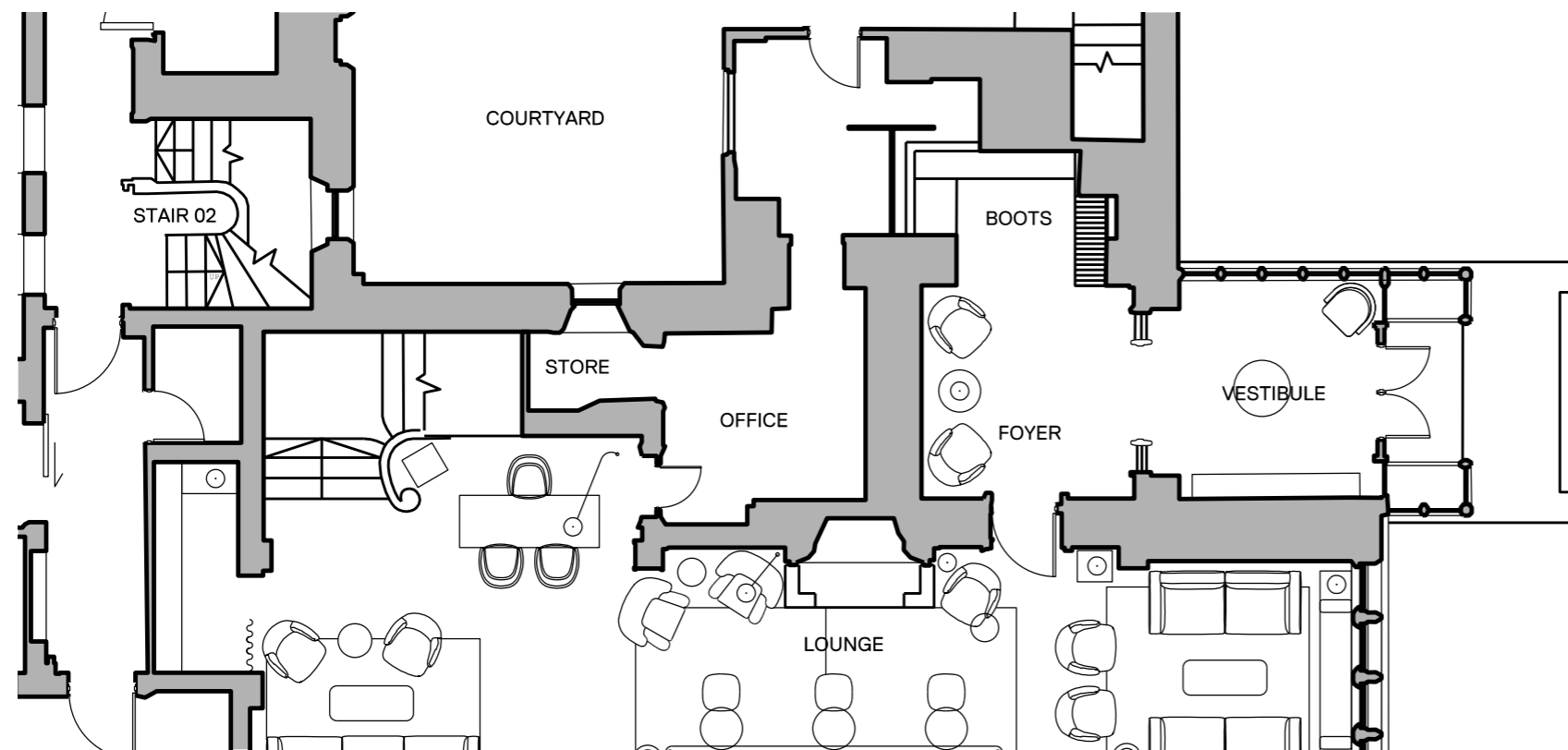




- 1 Main House
- 2 Coach House
- 3 Heatherbank House
- 4 Heatherbank Cottage
- 5 Bio Mass Shed
- 6 Gatehouse



EXISTING LAYOUT



PROPOSED LAYOUT

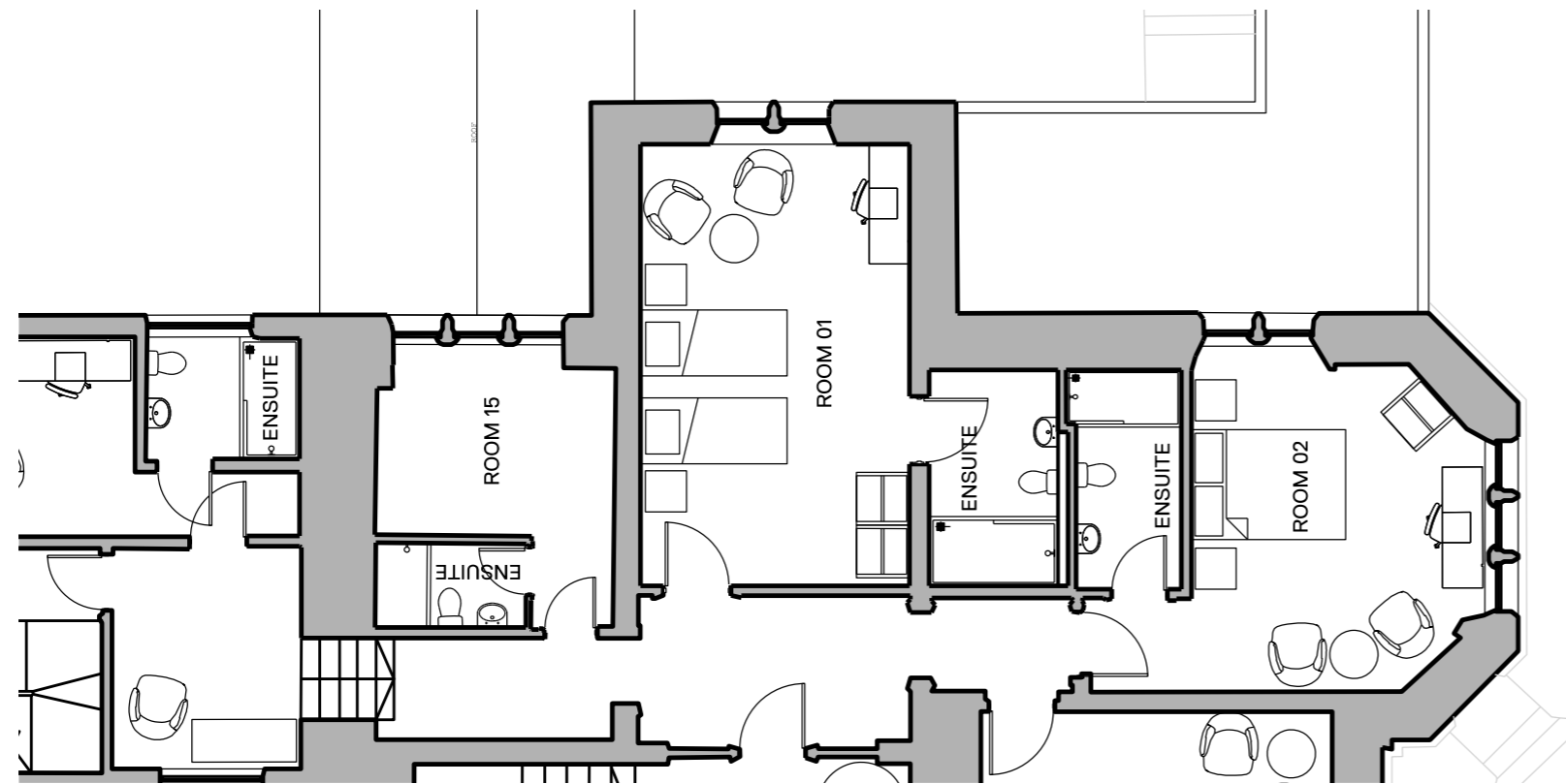
## Proposals

The physical alterations are limited to the main House. We are proposing a full redecoration of the public spaces and some limited alterations to the layout as follows;

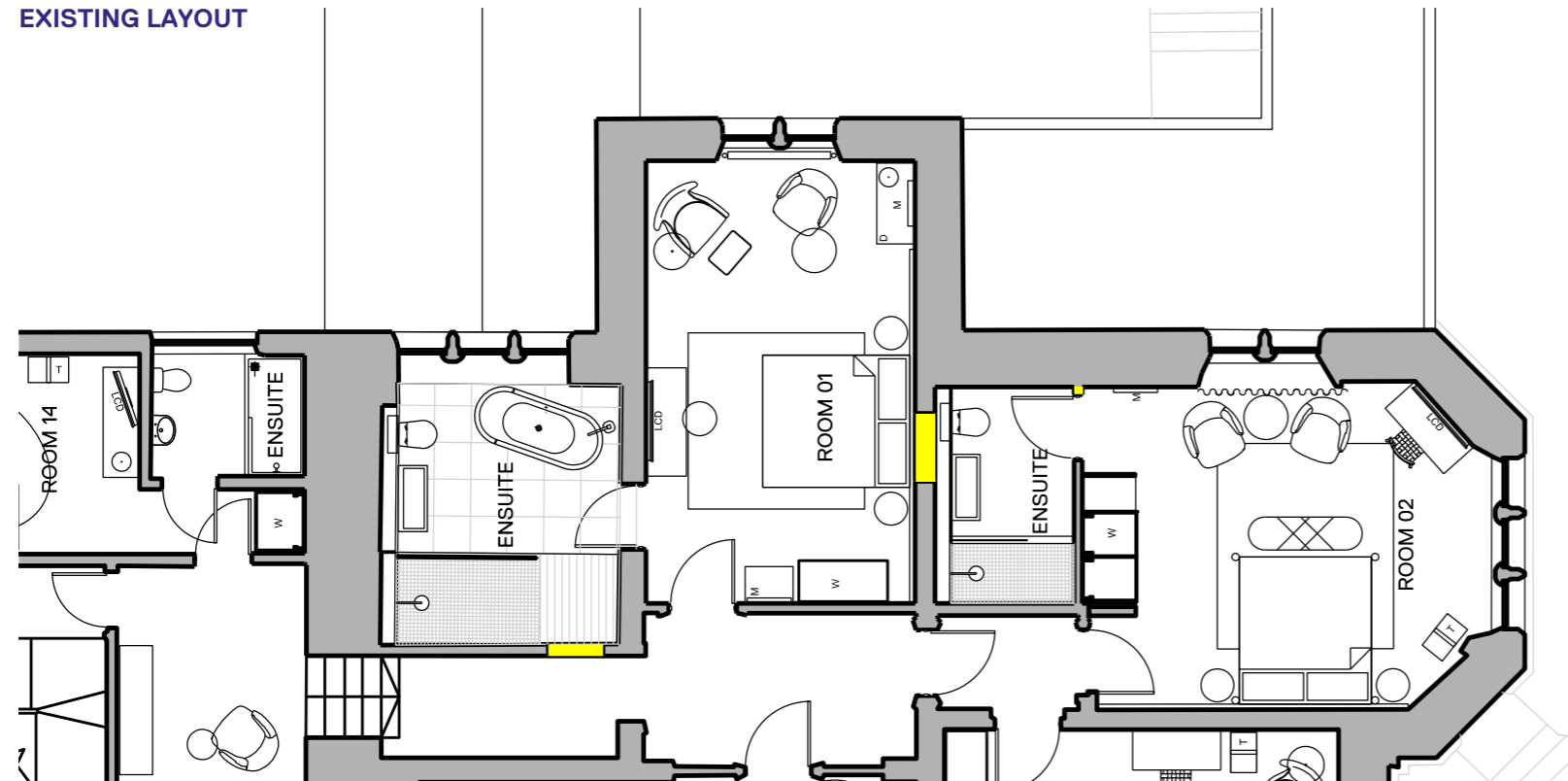
### Ground Floor

#### Reception:

We are proposing to remove the existing reception desk and surrounding modern wood veneered panelling and replace this area with a new piece of fitted furniture to provide a built in bench and lockers for guests to store wet footwear such as wellington boots, umbrellas, dog leads, rain coats.



EXISTING LAYOUT



PROPOSED LAYOUT

## First Floor

### Bedroom 02:

We are proposing to remove the modern en-suite that has been built in the existing room and return the room closer to its original size and layout. We propose to use the existing en-suite from the adjacent Bedroom 01 for this room by creating an opening through into the existing en-suite and adjusting its layout slightly to suit.

The existing doorway between the ensuite and Bedroom 01 will be blocked up and redecorated.

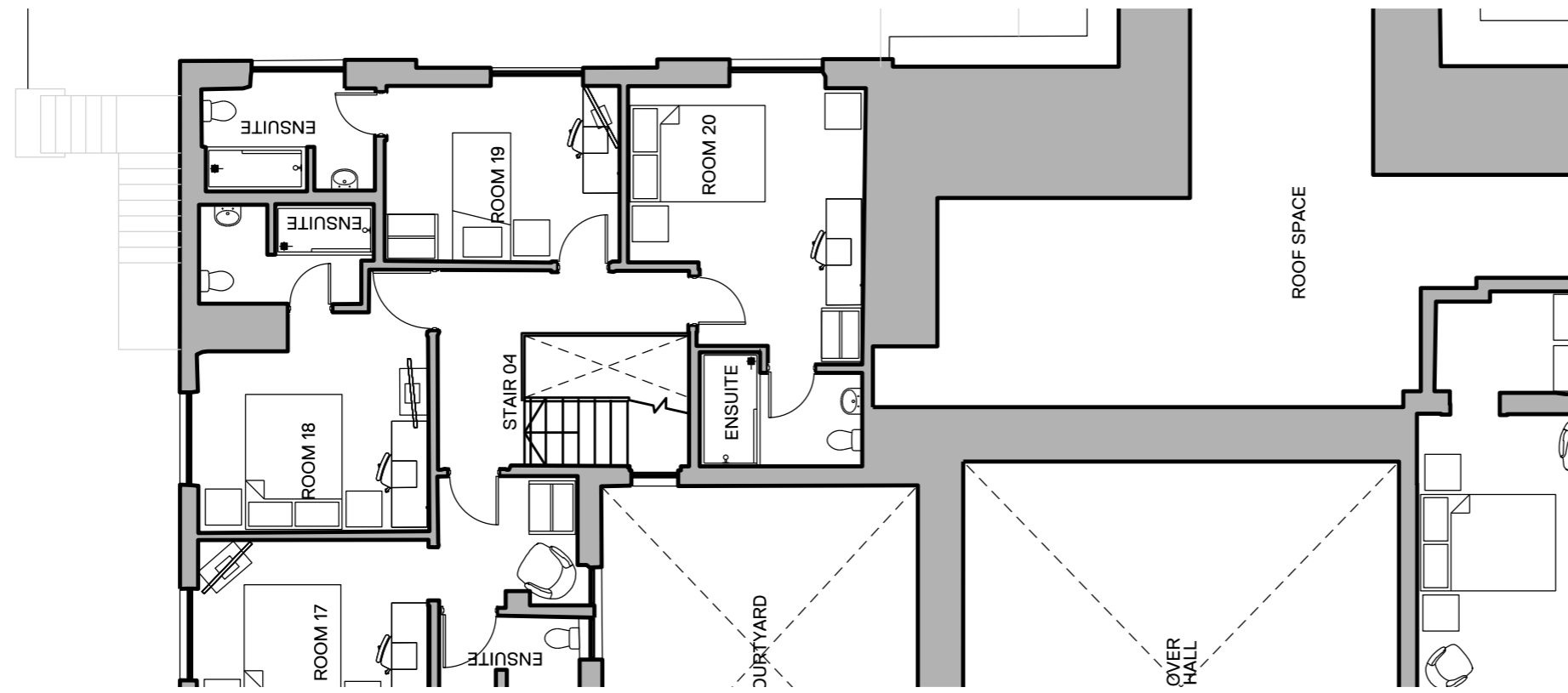
The wall between Bedroom 01 and the en-suite has no architectural features.

### Bedroom 15:

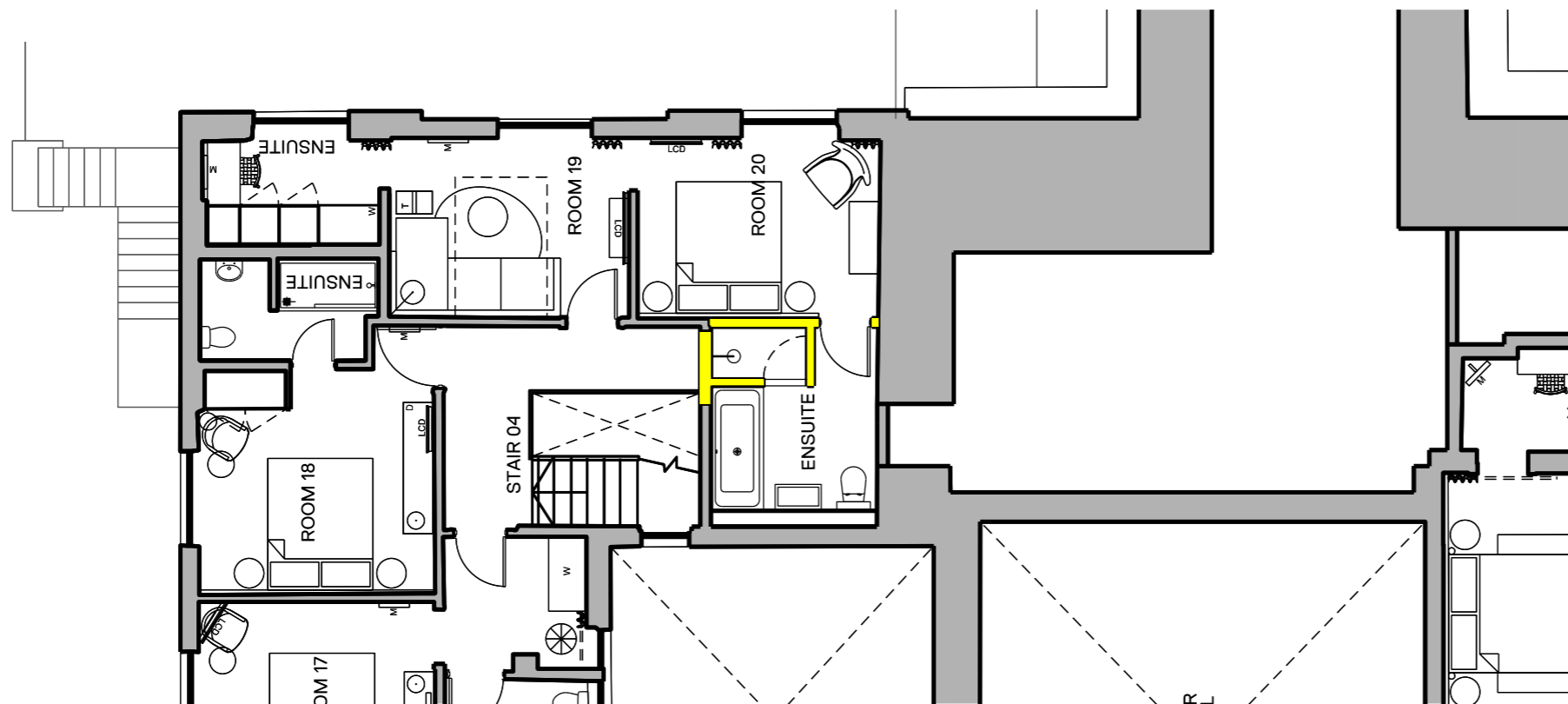
Bedroom 15 is currently a very small single bedroom with small en-suite shower room. We propose to remove the existing en-suite to reinstate the room back to its original size and convert this room to a more luxurious en-suite for the adjacent Bedroom 01.

A new doorway will be formed between this room and Bedroom 02. There are currently no architectural features on this wall. The existing door from the corridor into the room will be locked shut on the corridor side and decorated over within the room.

Drainage and water services will be connected to existing supplies.



EXISTING LAYOUT



PROPOSED LAYOUT

## Second Floor

### Bedroom 20:

Bedrooms 19 and 20 on the second floor of the building are currently two small guest bedrooms with small en-suite shower rooms. We propose to combine these two rooms together to create a larger bedroom with a more spacious guest bathroom, bedroom and lounge area.

There are no historical or architectural features within the bedrooms at this level.

Overall, the alterations reduce the total number of bedrooms by 2 guest bedrooms.

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