

CABINET – 3 February 2015 EXECUTIVE SUMMARY OF AGENDA ITEM 8

Report title: Lower Lodge Gateway Project

Wards affected: Southville

Strategic Director: Barra Mac Ruairí

Report Author: Richard Goldthorpe

RECOMMENDATION for the Mayor's approval:

1. To proceed with the Stage 2 delivery phase of the project
2. To underwrite the project in advance of receiving the secured grants and confirmation of the remaining funding currently under consideration
3. To enter into an agreement with the Heritage Lottery Fund for the receipt of a grant towards the cost of the project
4. To procure and enter into a building work contract for restoration of the Lower Lodge up to the value of £800,000

Key background / detail:

- a. Purpose of report: The project now seeks Cabinet authorisation to proceed with Stage 2 to deliver the Lower Lodge Gateway Project as soon as possible.
- b. Key details:
 1. The Lower Lodge, a grade II* listed building, has been derelict and deteriorating for many years due to its location next to the busy A 370 and its situation within the boundary of Ashton Park School. It is included on the English Heritage Buildings at Risk List. The Lodge is owned by Bristol City Council (BCC).
 2. A detailed project proposal to restore and adapt the Lodge for education and community use has been jointly developed by the project partners Bristol City Council, Bristol Building Preservation Trust, Ashton Park School.
 3. This proposal has received the support of the Heritage Lottery Fund and other funders with £1,027k of the required £1,110k funds now secured.
 4. A further £126k of funding applications are under consideration. The risk of not securing the current £83k funding gap through these applications is considered to be low.
 5. The key benefits for the Council are in securing this asset for community and education use, avoiding the effect of inflation and ensuring that the asset does not deteriorate further.
 6. Delivery of the project requires:
 - the Council underwriting the project in advance of confirmation of funds currently under consideration, and receiving those grants already secured
 - the Council entering into an agreement with the Heritage Lottery Fund for the receipt of the principal grant towards the cost of the project
 - the procurement and letting of an up to £800,000 conservation building work contract.

**BRISTOL CITY COUNCIL
CABINET**

3 February 2015

Report of: Strategic Director of Place

Title: Lower Lodge Gateway Project

Ward: Southville

Officer Presenting Report: Barra Mac Ruairí
Place Directorate

Contact Telephone Number: (0117) 922 3748

RECOMMENDATION

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2. To underwrite the project in advance of receiving the secured grants and confirmation of the remaining funding currently under consideration
3. To enter into an agreement with the Heritage Lottery Fund for the receipt of a grant towards the cost of the project
4. To procure and enter into a building work contract for restoration of the Lower Lodge up to the value of £800,000

Summary

The Lower Lodge at Ashton Park School is a derelict, grade II* listed building on the English Heritage Buildings at Risk List. A detailed project proposal to restore and adapt the Lodge for education and community use has been developed by the project partners. This proposal has received the support of the Heritage Lottery Fund and other funders with £1,027k of the funds now secured.

The project now seeks Cabinet authorisation to proceed with Stage 2 to deliver the project as soon as possible.

The key benefits for the Council are in securing this asset for community and education use, avoiding the effect of inflation and ensuring that the asset does not deteriorate further.

The significant issues in the report are:

The Council will be underwriting the project in advance of confirmation of funds currently under consideration, and receiving those grants already secured.

In going ahead with this project, the Council is aiming to reduce the project cost due to inflation and so is bearing a risk in terms of the unfunded amount required to complete the project at current costs.

Delivery of the project requires:

1. the Council underwriting the project in advance of confirmation of funds currently under consideration, and receiving those grants already secured
2. the Council entering into an agreement with the Heritage Lottery Fund for the receipt of the principal grant towards the cost of the project
3. the procurement and letting of an up to £800,000 conservation building work contract.

Policy

The conservation and reuse of this derelict historic building for education and community uses is in accordance with the following Corporate Plan 2014-2017 priorities:

Healthy and Caring Bristol, Keep Bristol Learning and Working, Building Successful Places, Vibrant Bristol, Active Citizens

Consultation

Internal

- Finance
- Legal
- Planning Services - Conservation
- Property Services

External

The following organisations have been consulted during development of the project proposals:

- Ashton Park School
- South West Bristol Co-operative Learning Trust
- Bristol Building Preservation Trust
- Conservation Advisory Panel
- Heritage Lottery Fund
- English Heritage
- Malago Society
- Bristol Civic Society
- Greater Bedminster Community Partnership
- Ashton Court Working Group

Context

The Lower Lodge, a grade II* listed building, has been derelict and deteriorating for many years due to its location next to the busy A 370 and its situation within the boundary of Ashton Park School. It is included on the English Heritage Buildings at Risk List. The Lodge is owned by Bristol City Council (BCC).

On 29 March 2012 BCC Cabinet considered the early project proposals to make the following decisions:

- i. That the project and bid to the Heritage Lottery Fund for funding support be welcomed and supported.
- ii. That approval be given to enter into a partnership agreement with the Bristol Buildings Preservation Trust and Ashton Park School to provide managerial assistance in procurement, and financial control of the project.
- iii. That approval be given for the Council to act as lead authority in the procurement of supplies, services and works for the project.

The Lower Lodge Gateway Project is a partnership between Bristol City Council, Bristol Building Preservation Trust (BBPT), Ashton Park School and the South West Bristol Co-operative Learning Trust. The terms of the partnership, including the future transfer of the building freehold at completion of the project, are set out within the Lower Lodge Partnership Agreement (dated 21 January 2014).

A Stage 1 Heritage Lottery Fund (HLF) grant was awarded in 2013 to develop the project proposals for restoration and reuse of the Lodge.

A Stage 2 grant for £553,000 was awarded by the Heritage Lottery Fund on 26th November 2014. Stage 2 is the final stage of the project and will include the main building works as well as the education/ community development work.

Bristol Building Preservation Trust are making a substantial contribution to the project from their own funds and have undertaken to seek further fundraising.

Recent collapse of the side roofs has made remedial work a priority if the building is to have a future. The partnership between the Bristol Buildings Preservation Trust, Ashton Park School and the Council is seen as a last chance to save the building and give it a viable future.

Proposal

1. The proposals are to restore and convert the derelict Lower Lodge as the 'Gateway Centre'; a learning centre for community and education uses. The project vision is for '*a gateway to the past, forging links between the South Bristol Community and its built heritage, and providing an opportunity for its young people, to learn, apply and appreciate conservation skills*'.
2. A new independent Charitable Trust (the Bower Ashton Heritage Gateway Partnership) will manage the heritage in perpetuity, establishing

effective management to create a secure financial future of this unique building. The Trust will work to the Charity Commission's Hallmarks of Effective Governance.

3. The model for managing the building in use will be based on the successful model that has been adopted by the Ashton Park Sports Centre, also in the grounds of Ashton Park School and also initially Lottery funded. The Sports Centre opened in 2005 and is now a self-sustaining business.
4. The Lower Lodge facilities will be used by audiences including local and city wide history and heritage groups, local community groups, visitors to the Ashton Court Estate and the special events held there, school students and their families, transition students from its seven feeder Primary Schools, students from the University of the West of England, and the community members of the Cooperative Learning Trust.
5. The key outcomes of the project are:
 - a. Conservation, repair and adaptation of the Lower Lodge including the reinstatement of its landscape setting and historic link with Ashton Court Estate
 - b. Reuse of the building to provide a historic resource for the school, local community and the public
 - c. Provision of access to visitors into and around the Lower Lodge
 - d. The scheme will secure the Lodge's future by the provision of a permanent management structure, secure funding provision and a properly funded maintenance regime.
 - e. The key benefit for the Council is in securing this asset and avoiding the effect of inflation and ensuring that the asset does not deteriorate further.
 - f. On completion of the project the Council will transfer the freehold of the building to SWBCLT.
6. The cost of the project is £1,109,889 [Appendix A – Table 2] and is being funded from a range of funding sources [Appendix A - Table 5].
7. The value of confirmed funding is £1,027,140 and the project funding gap is currently £82,749. [Appendix A –Tables 1 and 2].
8. The value of funding currently under consideration/planned and awaiting confirmation is £126,000 [Appendix A -Table 3].

9. The project seeks Cabinet authorisation to proceed with Stage 2 to deliver the project as early as possible, whilst the £126,000 of potential funding is still under consideration.
10. Delivery of the project will require the procurement and letting of various work contracts including an up to £800,000 conservation building work contract. This will be undertaken in accordance with BCC Financial and Procurement Regulations.

Other Options Considered

11. The project to restore and reuse the Lower Lodge has been under consideration over a number of years. It was included in the original proposals to restore the Ashton Court estate in 2002 but dropped due to lack of funding.
12. Options to release the building to the private sector have proved problematic due to the lack of private access, the need for security of the school premises, the proximity of the A370 and the form of the building. As a consequence the market value of the converted property for commercial use has been assessed at approximately £20k.

Risk Assessment

13. A summary of the major risks is detailed below

FIGURE 1

The risks associated with the implementation of the (subject) decision :

No.	RISK Threat to achievement of the key objectives of the report	INHERENT RISK		RISK CONTROL MEASURES Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation).	CURRENT RISK		RISK OWNER
		(Before controls)			(After controls)		
		Impact	Probability		Impact	Probability	
1	Acting as lead authority the Council will provide cashflow for the project in advance of receiving confirmed grants and pledged fundraising from BBPT.	Med	High	£1,027k (92.5%) of the grant funds have been confirmed and will be drawn into the project as it progresses	Low	Low	The Partnership
2	Through the HLF grant agreement, the Council will bear a risk in terms of the unfunded amount (£82,749) required to complete the project at current costs.	Med	Low	A further £126k of external grant and funding applications have been made and are currently under consideration	Low	Low	The Partnership
3.	Additional, unforeseen project costs arising during the course of Stage 2.	High	Med	Project controls are in place including: <ul style="list-style-type: none"> • the Lodge was enclosed in scaffold 3 years ago to limit further deterioration of the historic fabric. This has allowed full safe survey access to best inform the project cost plan • a managed cost review process • appropriate contingency budgets have been included for unforeseen costs • allowances for inflation forecasts 	Med	Low	The Partnership

FIGURE 2

The risks associated with not implementing the (subject) decision:

No.	RISK Threat to achievement of the key objectives of the report	INHERENT RISK (Before controls)		RISK CONTROL MEASURES Mitigation (ie controls) and Evaluation (ie effectiveness of mitigation).	CURRENT RISK (After controls)		RISK OWNER
		Impact	Probability		Impact	Probability	
1	The Lower Lodge building will not be conserved and brought back in to a viable community and education use. Freehold responsibility for the derelict asset will remain with the Council	High	High	Identify future budgets for the ongoing maintenance and management of the derelict building.	High	High	The Council
2	External funding of a similar scale from other sources is unlikely to be available to cover the £752k cost of repairing and converting the building	High	High	Identify future budgets for the ongoing maintenance and management of the derelict building	High	High	The Council
3	The Council's ability to secure HLF grants for future heritage projects will be compromised	High	High	None	High	High	The Council

Equalities Impact Assessment

Equalities Impact Assessment advice was prepared for the initial project proposal, which received Cabinet approval in March 2012.

Although the project has been specifically developed to involve the whole of the local community attention will need to continue to be given to make sure that there is representation as far as equalities groups are concerned so that the council's obligation in connection with the Public Sector Equality Duty is achieved.

The proposal seeks to provide access to individuals with impairments however consultation will need to be undertaken to ensure that reasonable adjustments are considered and completed where possible and if this is not possible then clear explanations as to the reason for this will be needed.

The delivery of specific interpretations associated with the local history and human stories to encompass the whole community will need to be available in formats that are accessible to all which could include for example from an impairment or community language perspective. Due to the diverse communities within the city assumptions should not be made as to the audience that this project / learning centre could potentially reach.

The provision of full access by installing a wheelchair accessible lift, in a sympathetic way which limits the impact on the building fabric and the experience of the primary spaces, will provide full public access to all groups and enable the building to be viewed and understood in its historic context and local importance.

Further equalities work will continue to be undertaken in the detailed design and specification stage so that equality issues can continue to be identified and addressed if possible.

Advice given by Jane Hamill, Equalities Advisor

Environmental Checklist/ Eco Impact Assessment

An eco impact assessment was prepared for the initial project proposal, which received Cabinet approval in March 2012. This is available at:

https://www.bristol.gov.uk/committee/2012/ua/ua000/0329_12.pdf

The mitigation measures outlined in that assessment are still proposed, with one exception: solar photovoltaic panels will not be pursued due to shading at the site. Instead, it is proposed to install an Air Source Heat Pump to reduce carbon emissions resulting from consumption of fuel for heat.

Overall, the proposal will have a small negative impact through the consumption of resources, but a positive impact on the built environment.

Advice given by Steve Ransom, Environmental Programme Manager

Legal and Resource Implications

Legal

The Council will be acting as lead authority in the procurement of supplies, services and works for the project. The building and other contracts will need to be procured in accordance with the Public Contracts Regulations and Treaty on the Functioning of the European Union and the BCC Procurement Regulations.

To secure the grant offer and the project the Council will be required to enter into a HLF grant contract.

Legal advice given by: Nicholas Mimmack, Legal Officer

Financial

BCC will be funding the project in advance of receiving

grant returns from HLF and other funders.

Through the HLF grant agreement the Council will be responsible for underwriting the project for those sources currently under consideration [Appendix A – Table 3]

In going ahead with this project, the council is aiming to reduce the project cost due to inflation and so is bearing a risk in terms of the unfunded amount required to complete the project at current costs. It is important that should the funding not be secured, the deficit of up to £135k is underwritten by the Council and monies are made available from other budgets.

The key benefit for the Council is in securing this asset and avoiding the effect of inflation and ensuring that the asset does not deteriorate further.

Revenue None

Capital BCC's capital funding contribution is £90k. It will be drawn from the Environment Improvement Programme budget and is expressly for the project management and project support costs [Appendix A – Table 5]

Financial advice given by: Mike Allen, Finance Business Partner

Land BCC's freehold interest in the property will be transferred to SWBCLT on completion of the project in accordance with the Partnership Agreement.

Our opinion is that capital value of this building restored to good condition and ready for occupation may be a maximum of £125,000 if the most favourable use were permitted. In light of the restoration costs, the notional value in its current condition is a substantial negative sum.

Robert Orrett, Head of Property

Personnel None

Appendices: Appendix A - Project Funding Summary
Appendix B - Project Proposals Images

ACCESS TO INFORMATION

Background Papers:

BCC Cabinet Report and decision (29 March 2012 - Agenda Item 12)

https://www.bristol.gov.uk/committee/2012/ua/agenda/0329_1800_ua000.html

APPENDIX A Project Funding Summary

Table 1: Funding Secured

Income	Source	Applicant	Value	Confirmed
Cash	Heritage Lottery Fund	BBPT	£553,000	Yes
Cash	Bristol Building Preservation Trust	BBPT	£156,640	Yes
Cash	Architectural Heritage Fund (AHF)	BBPT	£164,000	Yes
Cash	BBPT Fundraising	BBPT	£10,000	Yes
Cash	AHF Challenge Fund	BBPT	£36,000	Yes
In Kind	BCC deferred maintenance (HLF)	BCC	£32,500	Yes
In Kind	BBPT Volunteer time (HLF)	BBPT	£24,000	Yes
Cash	BCC inflation Allowance	BCC	£26,000	Yes
Cash	Ashton Park School	BBPT	£25,000	Yes
TOTAL			£1,027,140	

Table 2: Project Cost Less Secured Funding

Total project cost	£1,109,889*
Project funding secured	£1,027,140
Project funding gap (at 8 December 2014)	£82,749
Project funding under consideration	£126,000
*Includes additional £22k inflation cost [Appendix A – Table 5]	

Table 3: Project Funding Under Consideration/ Planned

Income	Source	Applicant	Value	Risk	Notes
Cash	BBPT Fundraising	BBPT	£7,000	High	Total £7,000 currently under consideration by 2 No. funding organisations.
Cash	AHF Loan	BBPT	£35,000	Low	Currently under consideration
Cash	English Heritage	BBPT with BCC	£79,000	Low	Decision expected March 2015
Cash	Various	BBPT	£5,000	Med	Applications to 40 No. small grant sources expected to be made over next 3 months
TOTAL			£126,000		

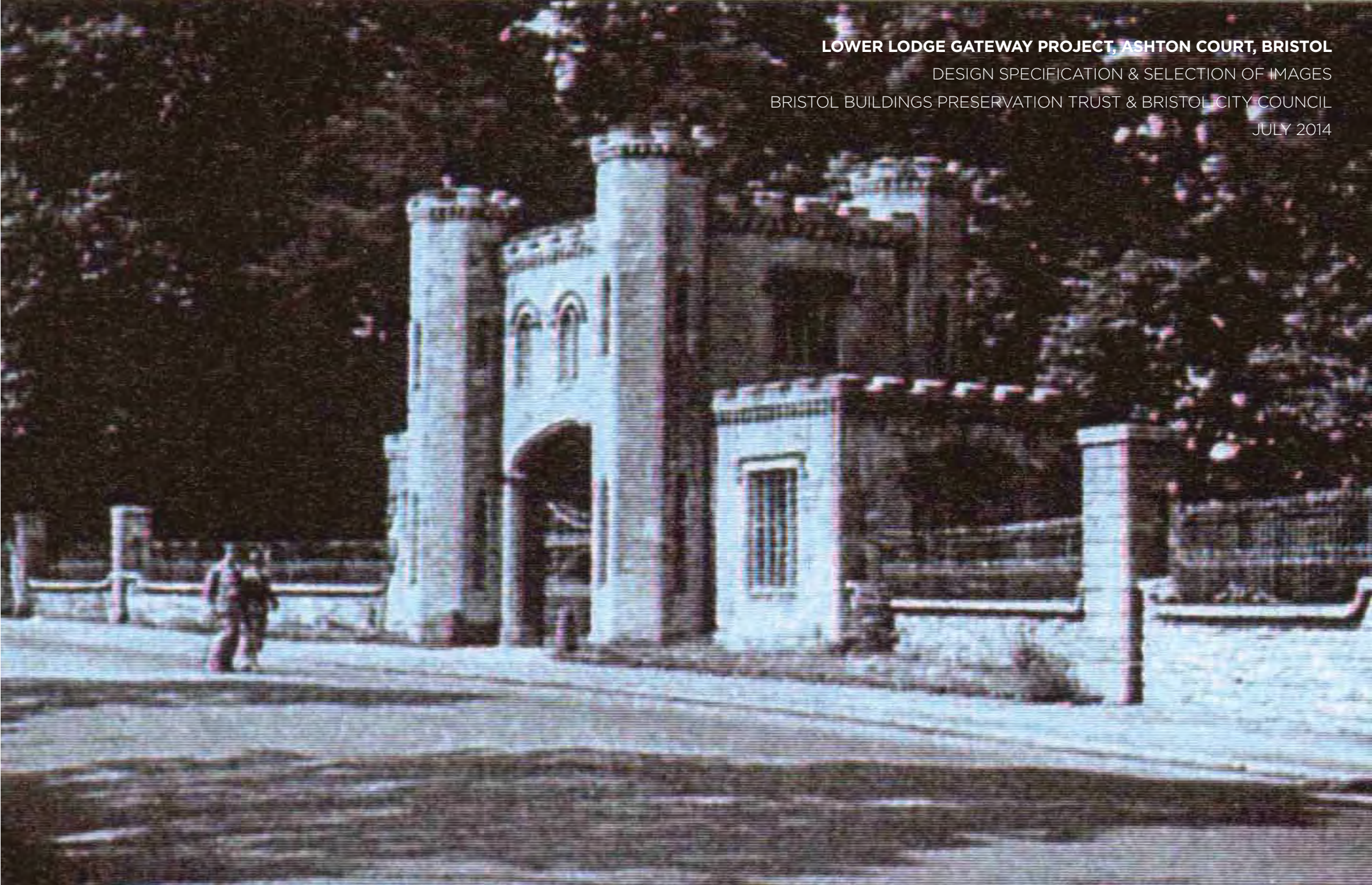
Table 4: Stage 2 Inflation Cost Projections

	Start of Stage 2	Start on site	Mid point of contract for inflation purposes	BCIS Index Inflation adjustment %	Cost of inflation to building project	Additional cost to project above July 2014 cost plan.
1.	by Mar 2015	Sept 2015	Mar 2016	10.66	£76,484	£22,242*
2.	by Jun 2015	Dec 2015	Jun 2016	12.30	£88,251	£34,009
3.	by Sept 2015	Mar 2016	Sept 2016	13.52	£97,004	£42,762
4.	by Dec 2016	Jun 2017	Dec 2017	14.75	£105,829	£51,587
Based on estimated building costs at Stage 2 Application: £717,487.31						
*£22k inflation cost included within £1,109,889 project cost projection						

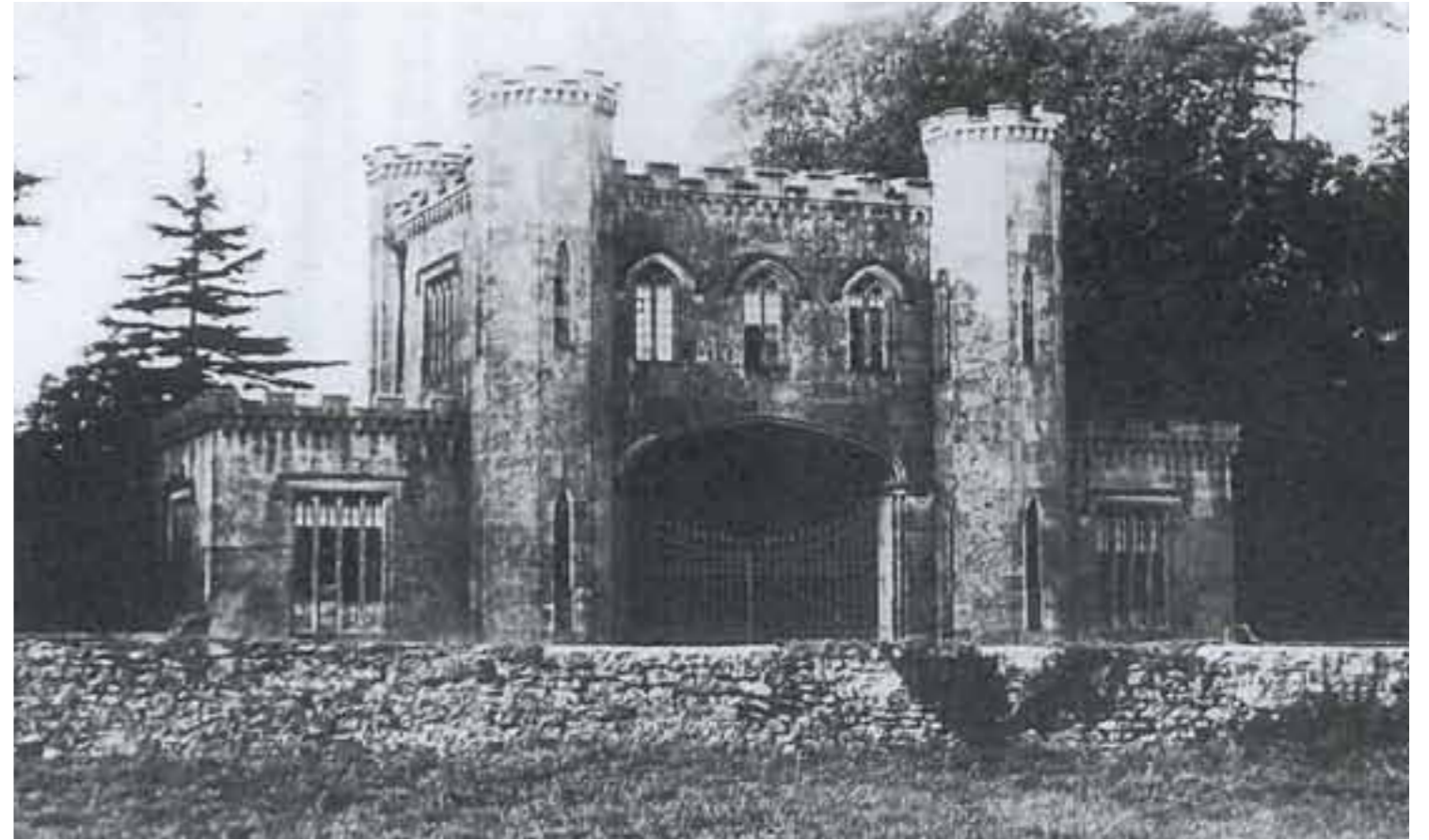
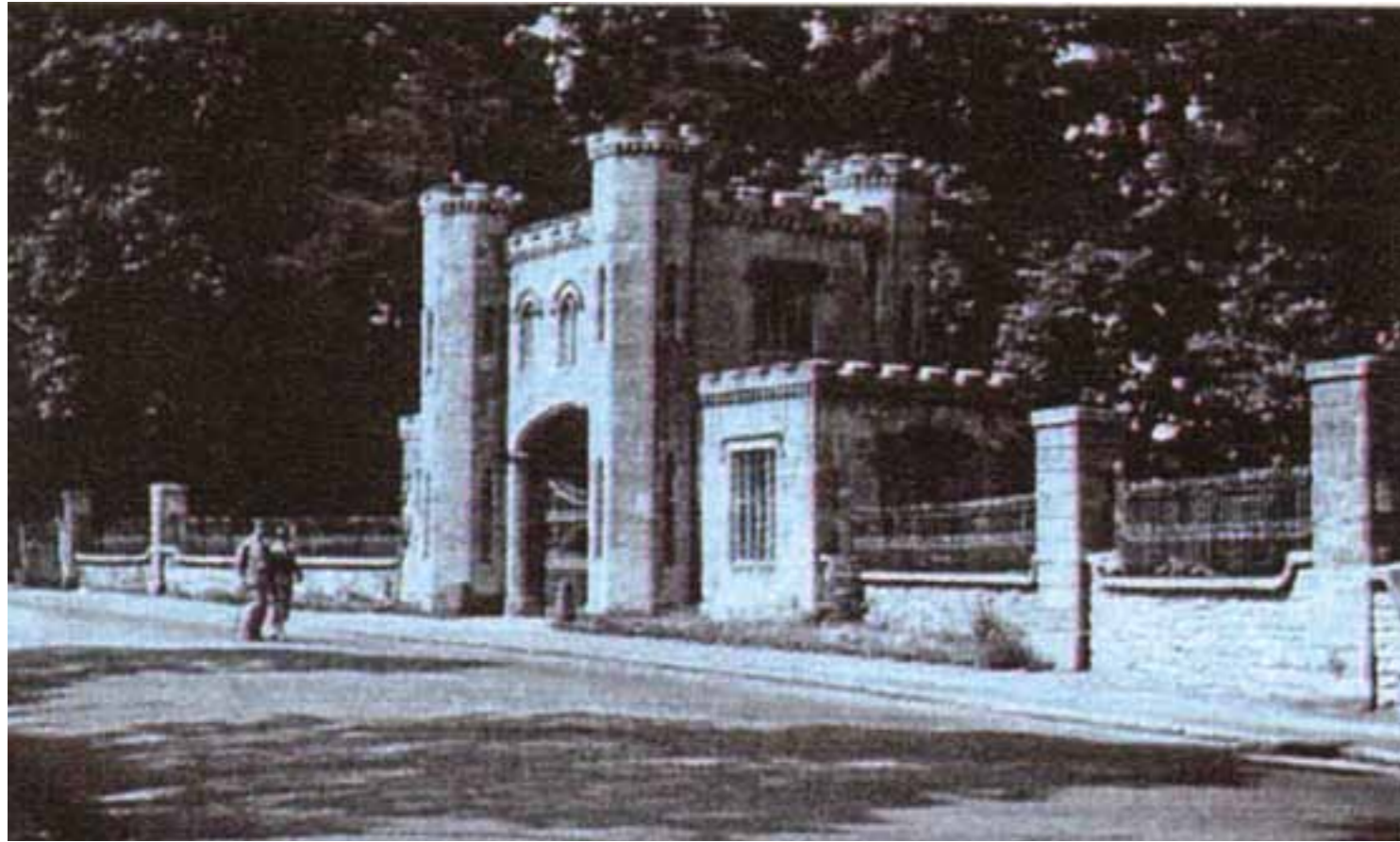
Table 5: Funding Sources

Stage 2 Project Funding – Matched Funds			Stage 2 Non Project Funds
HLF £553k (=50.86%)	BBPT Project Contribution	£157k	BCC: £90k from Environmental Improvement Programme for project delivery costs (Project Manager, Project Exec and Project Support) £80k was confirmed at BCC Cabinet 29/03/12
	BBPT Fundraising	£62k	
	BBPT Volunteer Time	£24k	
	Architectural Heritage Fund	£164k	
	AHF Challenge Fund	£36k	
	EH	£59k	
	BCC Deferred Maintenance	£32k	

APPENDIX B
Project Proposals - Images



HISTORIC PHOTOGRAPHS OF LOWER LODGE (Top left from 1949; Top right unknown; Bottom two recent)



LIST ENTRY DESCRIPTION

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BRISTOL

ST5671 ASHTON ROAD, Bower Ashton
901-1/44/414 (North side)
04/03/77 Lower Lodge to Ashton Court and attached gates, railings and bollards
(Formerly Listed as: ASHTON ROAD Gateway of Ashton Park School)

II*

Entrance lodge. c1805. By Henry Wood. For Sir Hugh Smyth.

Limestone ashlar, roof not visible. Single-depth plan each side of gate. Picturesque Tudor style. 2 storeys; 5-window range. Tudor arch gateway with ovolo reveal and impost band, flanked by octagonal towers and single-storey wings. 3 lancets above the arch with Y tracery and hoods, and iron glazing bars. Tall, thin lancets to the towers with iron glazing bars, and 4-light mullioned windows with label moulds in the wings. All battlemented, above a corbel table.

INTERIOR: open-string stone stair in the left-hand block leads to a room above the arch with panelled niches. Wooden winder stair in the right-hand rear tower. Plain shutters and 6-panel doors, with lancet mouldings in the middle panes.

SUBSIDIARY FEATURES: wrought-iron gates, railings and Pennant stone coach bollards front and rear.

Built as the Lower Lodge to Ashton Court (qv).
(Gomme A, Jenner M and Little B: Bristol, An Architectural History: Bristol: 1979-: 285).

Listing NGR: ST5630971386



CURRENT APPEARANCE OF LOWER LODGE EXTERNALLY



THE SPACE UNDER THE ARCH (Picture on left of gates; picture on right of soffit)



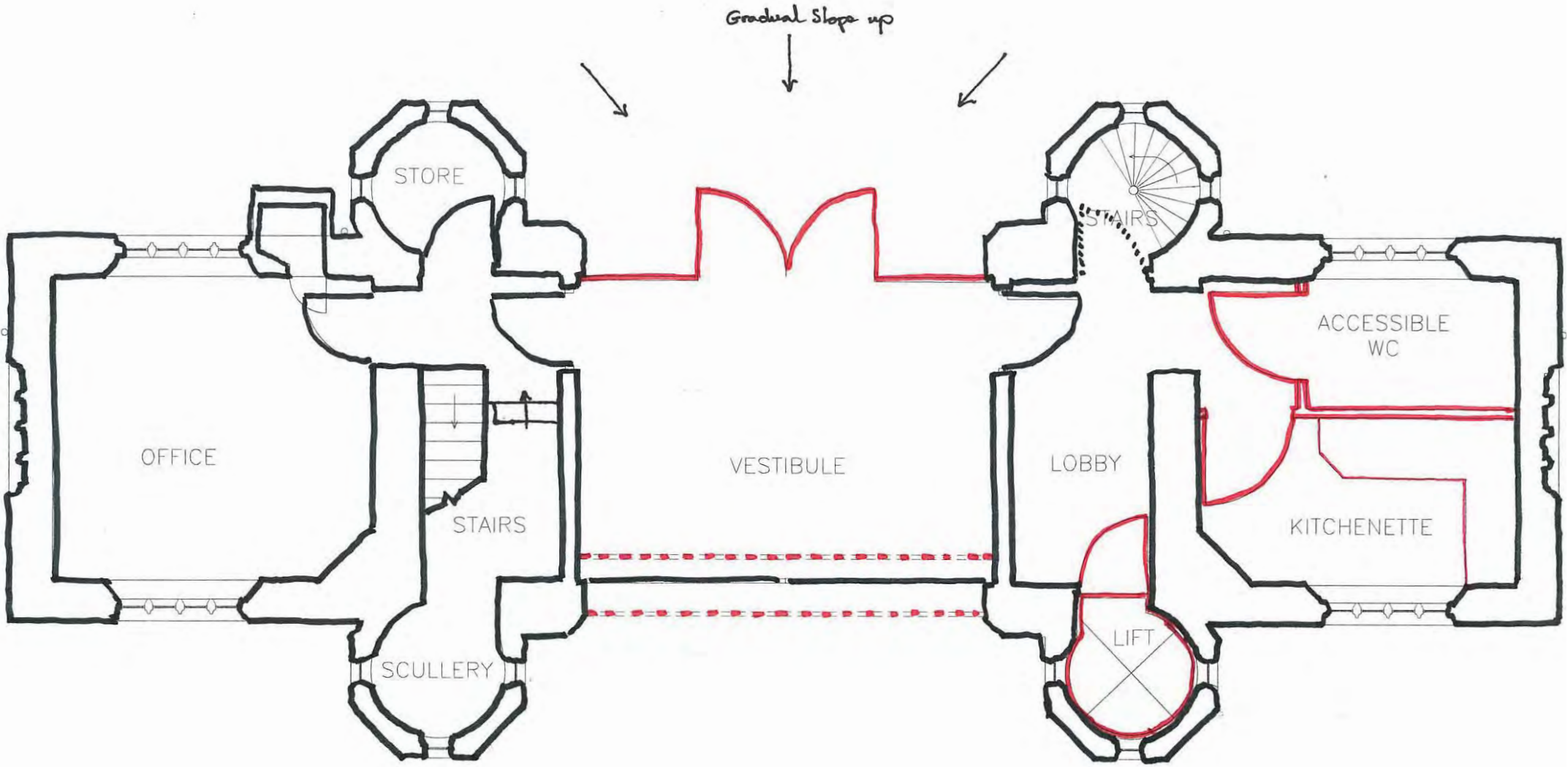
THE GROUND FLOOR WEST ROOM (Picture facing east)



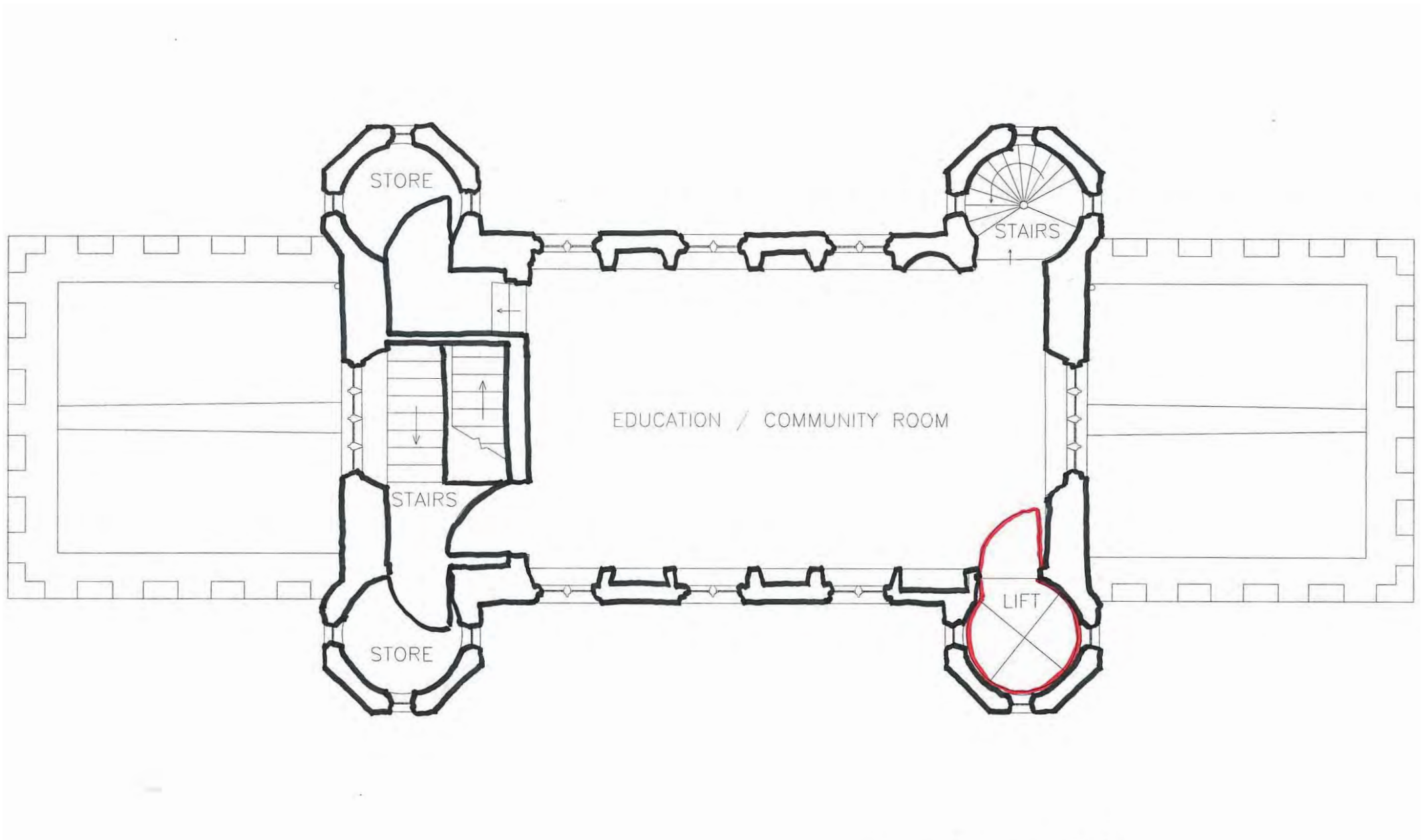
THE FIRST FLOOR ROOM (Picture on top facing north; picture on bottom facing south)



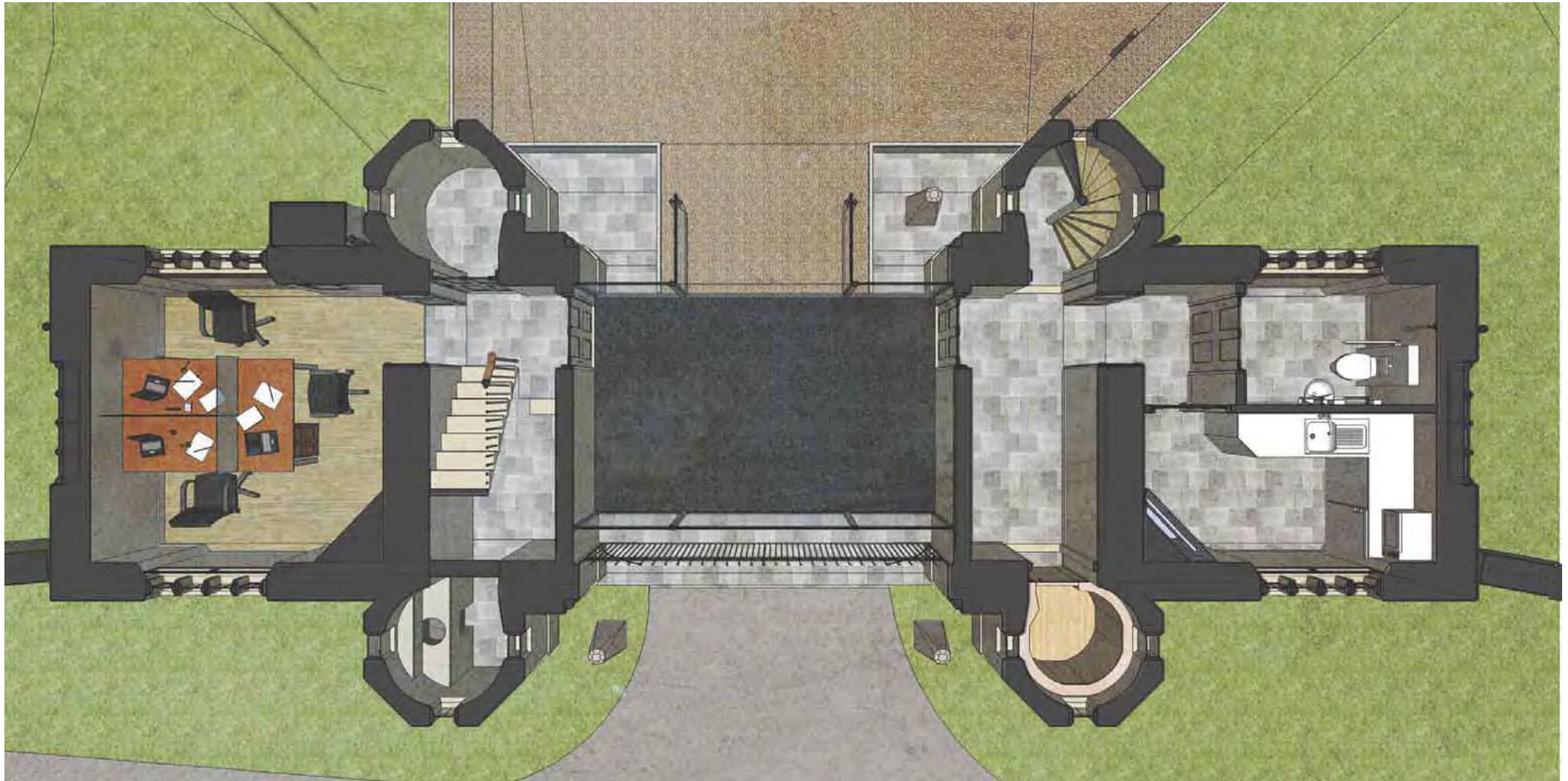
BASIC PROPOSALS - GROUND FLOOR PLAN (Existing in black; Proposed in red)



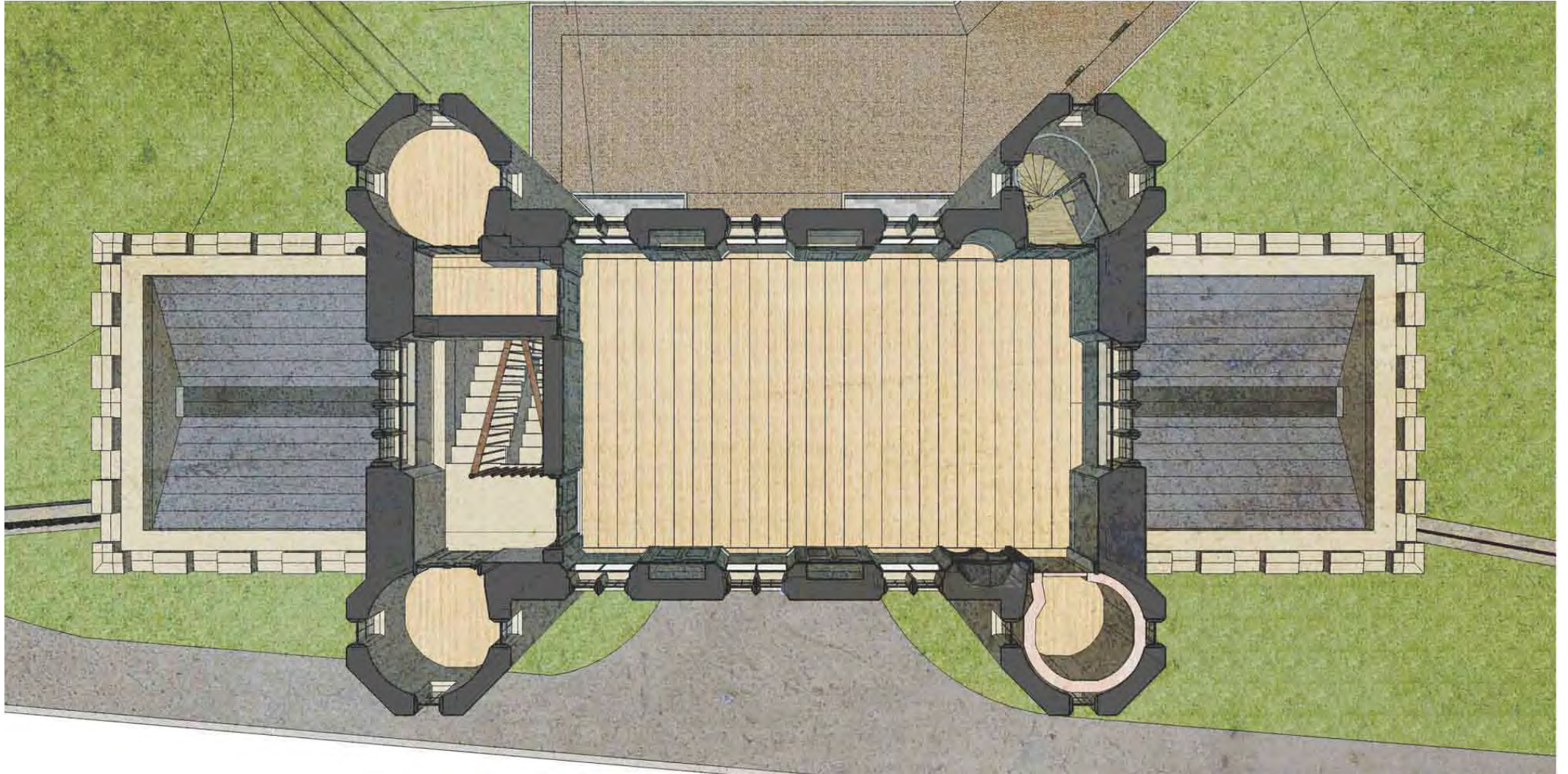
BASIC PROPOSALS - FIRST FLOOR PLAN (Existing in black; Proposed in red)



PROPOSED GROUND FLOOR PLAN

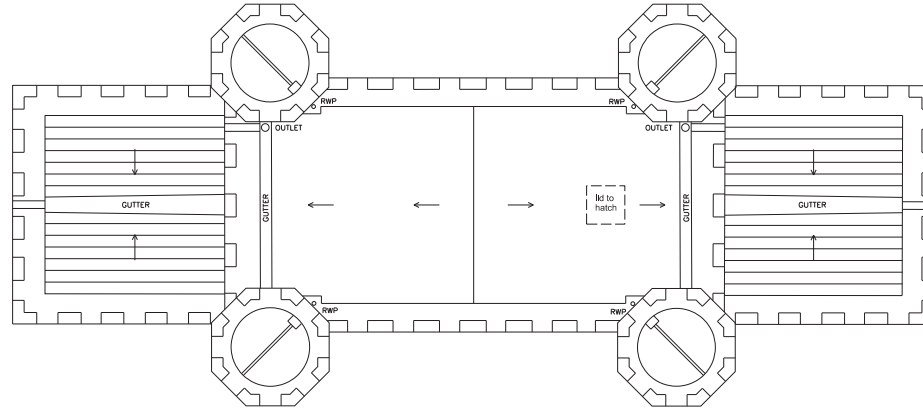


PROPOSED FIRST FLOOR PLAN



PROPOSED GENERAL ARRANGEMENT PLANS WITH SPECIFICATION NOTES

Broken section of tower castellation stainless steel pinned and grouted back in place (refer to Structural Engineer's details). Section can be found on scaffolding.



New flat roof for main central roof and all four towers to be mechanically fastened Sarnafil single ply membrane (1.2mm thick, window grey) on rigid urethane foam warm deck thermal roof insulation (min. 65mm thick) over 0.23mm thick high performance polyethylene vapour control layer on 18mm plywood deck laid to falls of 1 in 60 using treated s/w firrings ex 100x50mm on existing timber rafters.

Existing access opening maintained with membrane 'box' cover over.

Membrane dressed into chases in existing masonry.

All existing timber rafters in towers to be replaced (three in each tower).

ROOF PLAN

Existing lime-based wall plaster to all towers in good condition generally. To be retained, where sound, with new plaster (to same spec, as per sample), where required, blending into the existing. New lime-based topcoat and natural emulsion (breathable) paint.

Existing timber spiral staircase to be repaired, rubbed down and re-painted. Handrail to be added to stair and guardrail to top landing.

Painted oak panellled double doors up to existing shelf (to match main doors in all but the top two panels) to all four square recesses between windows. Existing shelf to be made good and re-painted.

Existing timber beams, joists, framing & gutter boards to be retained, with any rotten or badly damaged sections replaced. New welsh slates to both pitches of roof, on new battens over breathable roof underlay. Lead apron flashing to all edges, chased into existing masonry, secured using 25mm wide lead wedges and pointed up. Roof space to be well ventilated. 100mm thick mineral wool insulation in between ceiling joists and 200mm thick mineral wool laid above joists, all over vapour control layer. New code 6 (2.65mm thick) lead lined valley gutter, to BSEN 12588, with requisite laps.

Damaged lath sections to ceiling of main room to be repaired and missing areas replaced with new lath. Retain plaster where sound. New lime-based plaster (to match existing) where plaster unsound or missing.

New lime-based 3-coat wall plaster with natural emulsion (breathable) paint to all walls in Education/Community Room.

FIRST FLOOR PLAN

Larch timber 75x75mm posts, to edge of path, at 1.2m centres, with rebate on all sides 50mm from top (those along path to include LED lighting strip in rebate)

1 in 21 (or shallower) sloped ramp (2m wide) in tar spray and chip over a macadam base course to rise up to 330mm above existing floor level beneath arch. Edged with 600mm wide pea gravel strip and 50mm thick concrete edging strip. Grassed either side.

Glazed screen to be stainless steel framed 6mm toughened outer / 16mm cavity / 6.4mm laminated inner; 2.2m wide opening with double doors (same glazing spec), within stainless steel frame with pivot hinges, fixed top and bottom, locking also top and bottom and stainless steel 1800mm high pull handles on both faces. Manifestation of slide glazing.

Refurbish existing timber six-panellled reveals to openings DG01 & DG07. Pattern includes additional trim within both middle panels forming gothic arch.

97x197x8.3mm glazed ceramic white wall tiling on all 4no. walls of WC up to height of door head (approx 2100mm) on thin bed adhesive.

Existing lime-based wall plaster in good condition generally. To be retained, where sound, with new plaster (to same spec, as per sample), where required, blending into the existing. New lime-based topcoat and natural emulsion (breathable) paint.

100mm thick stud partitioning with 1no. 12.5mm moisture resistant plasterboard over 15mm plywood with head deflection. 2no. new 1010mm wide opening timber doors.

Existing stone flag flooring to WC and kitchenette to be retained and sealed.

Provide hot & cold water supply plus drainage for sink to be provided in future. Worktop, sink, taps & kitchen units will be provided by others.

All 4no. windows to ground floor to be new iron frames and tracery (to match one remaining frame in all respects) with 6mm glass panes throughout. Ironmongery to match existing. All window openings then to include operable secondary glazing units with 10mm glass (all in the single pane) within the reveal providing a 200mm cavity.

New platform lift within tower to rise to first floor. Pit required - 1150mm deep.

Replace all missing timber lath (approx 40%) to soffit of arched vault vestibule and repair any damaged laths, yet retrievable. Apply 3-coat lime-based plaster to lath where existing plaster has been lost or has lost its key (approx 65%). New plaster and existing plaster to be seamlessly blended.

GROUND FLOOR PLAN

New roof completely - timber beams, joists, framing & gutter boards. New welsh slates to both pitches of roof, on new battens over breathable roof underlay. Lead apron flashing to all edges, chased into existing masonry, secured using 25mm wide lead wedges and pointed up. Roof space to be well ventilated. 100mm thick mineral wool insulation in between ceiling joists and 200mm thick mineral wool laid above joists, all over vapour control layer. New code 6 (2.65mm thick) lead lined valley gutter, to BSEN 12588, with requisite laps.

All doors to first floor to be new timber six-panellled doors to match the existing example in all respects. Pattern to include additional trim within both middle panels forming gothic arch. Lever handles, hinges and locking mechanisms to be further developed.

All windows (to rooms & towers) to be new iron frames and tracery (to match existing in all respects) with 6mm glass panes throughout. Ironmongery to match existing (as per one remaining example).

New timber balustrade to main stair (all 3 flights) to be 60x35mm ovalur handrail on 45x45mm section at 900mm high. Balustrades to be 18x18mm timber square sections - 2 per tread. Guardrail at top to be 1100mm high, same handrail, but 27x27mm balustrades.

All 7no. window openings in first floor Education / Community room then to include, within reveal (providing 200mm cavity from glass to glass) operable powder coated steel-framed secondary glazing units with 10mm glass. Each window to have two opening casements with the junction centered on the stone mullion (even if not equal sizes).

Path to terminate on line of existing stone flags. Concrete retaining wall below, supporting path with 150mm high concrete upstand to path. Existing stone flags exposed 300mm below. Bridge (finished as path) to span over stone flags up to glazing line and doors, also with 150 high concrete upstands. No guard rail required as drop is only 300mm.

Powder coated vertical steel air vent grilles in plane of glazing, below raised floor, either side of doors, drawing air into void under glazing and into under floor attenuators in floor void beneath vestibule, and up into space through floor grilles.

New painted cast iron air vent grille in existing opening at base of stone wall, drawing air into void under raised floor with attenuator in floor void, and up into space through floor grilles.

Existing lime-based wall plaster in good condition generally. To be retained, where sound, with new plaster (to same spec, as per sample), where required, blending into the existing. New lime-based topcoat and natural emulsion (breathable) paint.

New oak floor boards (finished in hard wax oil) on new softwood timber joists (sized by Engineer) spanning from dwarf wall to west of room over central dwarf wall to east wall.

All but two doors to ground floor to be new timber six-panellled doors to match the existing example in all respects. Pattern to include additional trim within both middle panels forming gothic arch. Lever handles, hinges and locking mechanisms to be further developed. 2no. existing doors to be re-used and refurbished, possibly involving new sections of timber being scarfed into the old.

Existing stone cantilevered/corbelled staircase to be repaired - which mainly involves re-building two treads near the bottom.

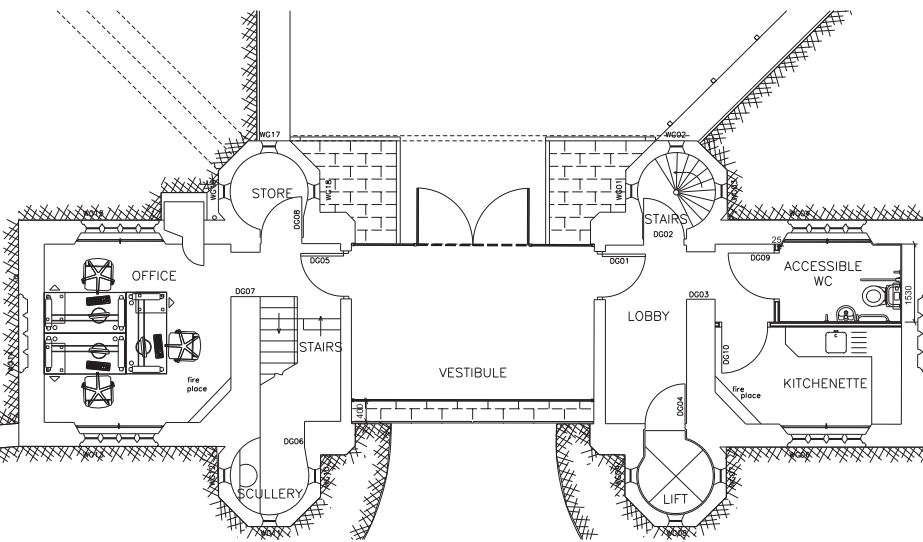
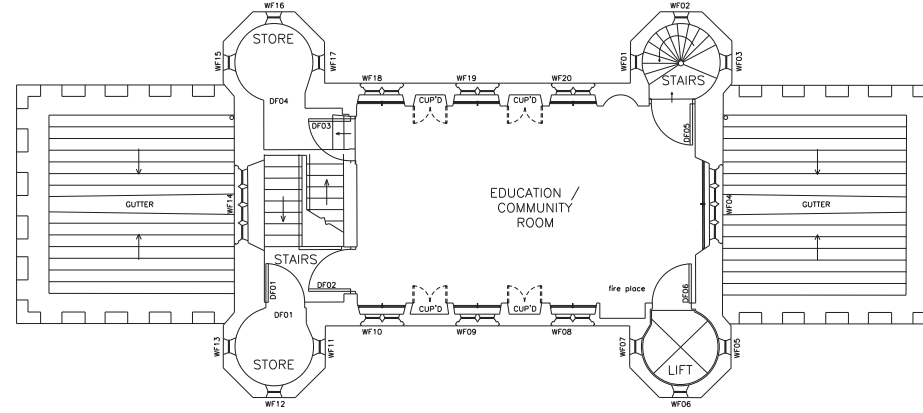
New timber balustrade to main stair (all 3 flights) to be 60x35mm ovalur handrail on 45x45mm section at 900mm high. Balustrades to be 18x18mm timber square sections - 2 per tread.

Existing timber shutters to all four ground floor windows to be fully restored and painted.

New raised floor over existing stone flags in vestibule with hard-wearing carpet tiling. Underfloor heating, cable ways & ventilation attenuators within void.

Glazed screen to be stainless steel framed laminated 8mm glazing / 12mm cavity / laminated 10mm glazing. Manifestation required.

400mm gap between existing iron gates and glazing, exposing stone flags. Glazing to be clear below floor level, as above. Iron gates to be repaired, rubbed down and re-painted and to be made operable for the purposes of cleaning the outside of the glazing.



PROPOSED LONGITUDINAL SECTION FACING SOUTH



Longitudinal Section facing South

PROPOSED CROSS SECTIONS FACING EAST



Cross Section facing East through main stair



Cross Section facing East through office



Cross Section facing East through vestibule

PROPOSED NORTH ELEVATION FROM THE SCHOOL SIDE



PROPOSED SOUTH ELEVATION FROM THE ROAD SIDE



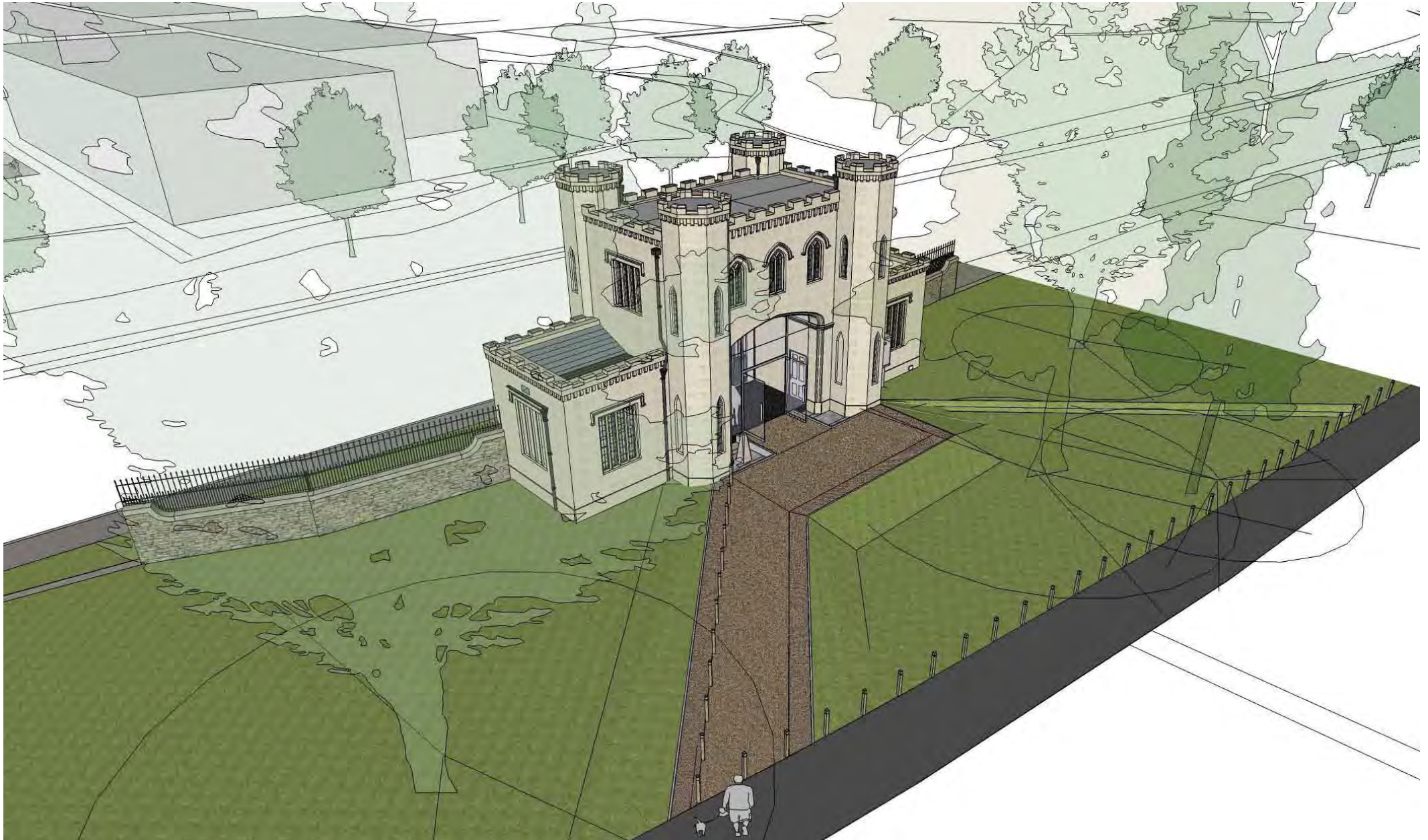
PROPOSED VIEW TO NORTH EAST OF THE LODGE FROM SCHOOL SIDE



PROPOSED VIEW TO SOUTH EAST OF THE LODGE FROM THE ROAD



PROPOSED HIGH LEVEL VIEW TO NORTH EAST OF THE LODGE FROM THE SCHOOL



IMAGERY FOR POTENTIAL USES FOR FIRST FLOOR COMMUNITY / EDUCATION ROOM



View from top of spiral stair looking south west
Drama rehearsals



View from top of spiral stair looking south west
Art & craft



View from top of main stair looking north east
Drama rehearsals



View from top of main stair looking north east
Art & Craft