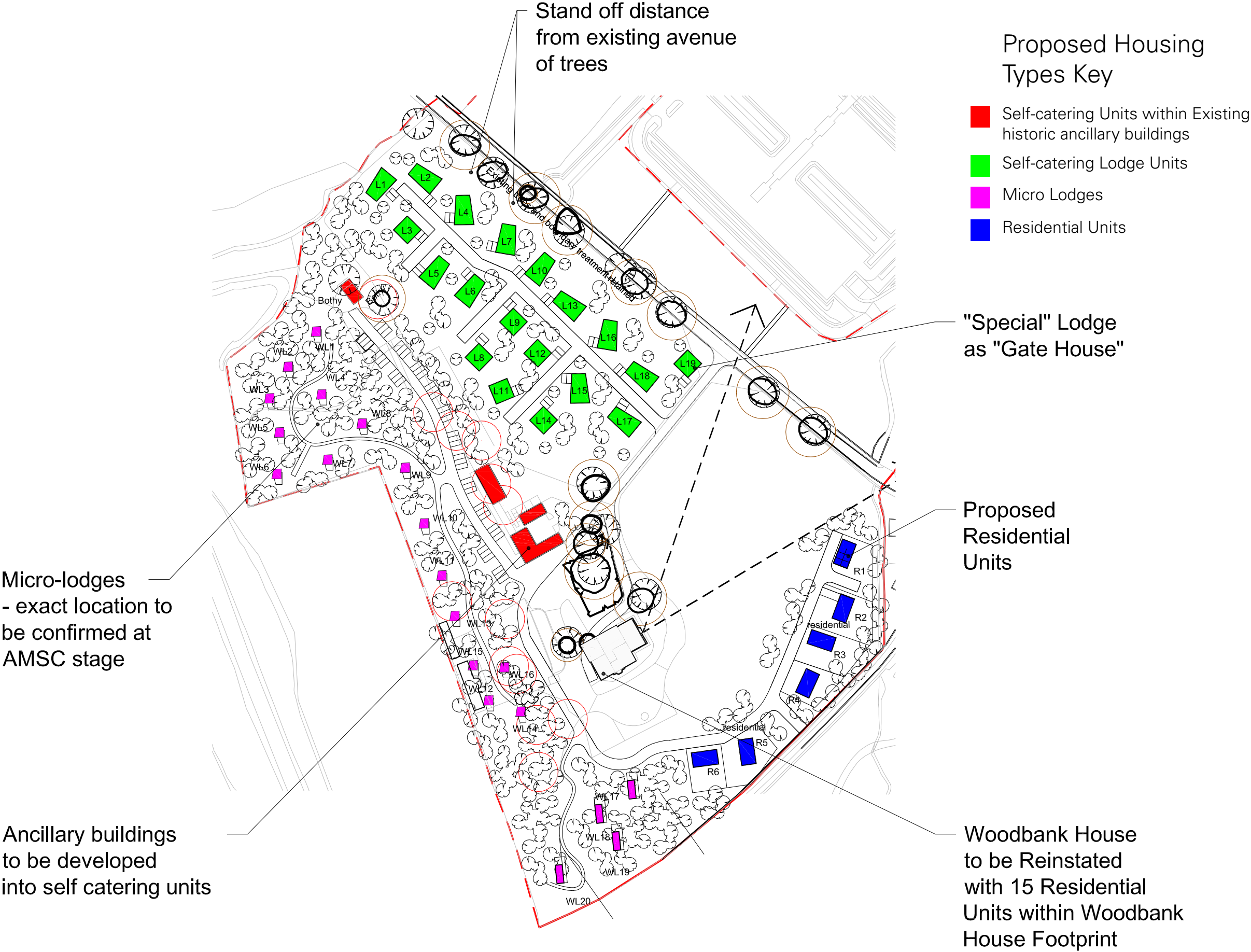
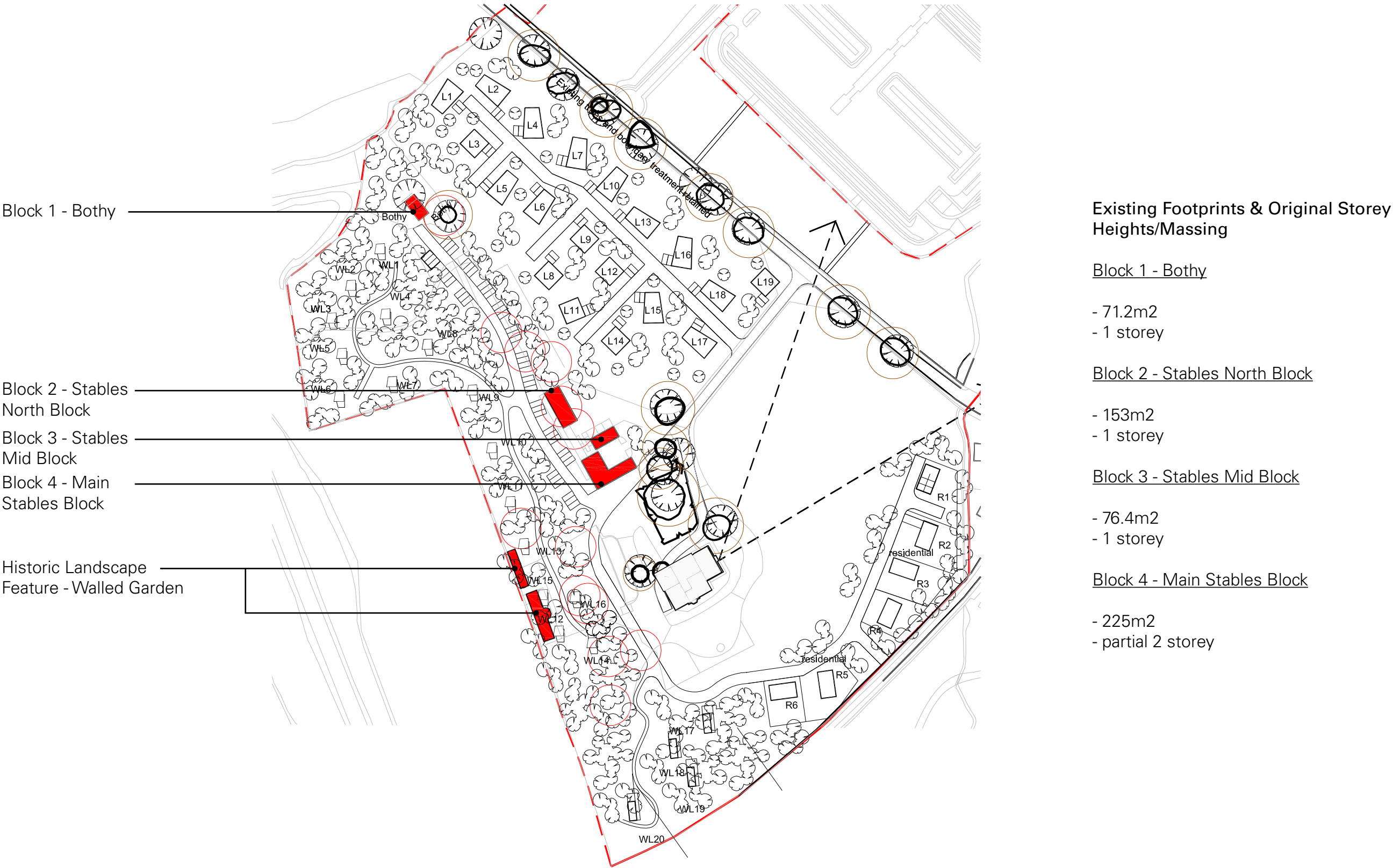


## **Woodbank House** - Ancillary Buildings Feasibility Study

# Woodbank House - Area Block Plan



# Woodbank House - Ancillary Buildings





## Woodbank House - Ancillary Buildings Existing Condition

Woodbank House Stables Block 1- Bothy



Footprint = 71.2m<sup>2</sup> (1 storey)

, Woodbank House Stables Block 3 & 4



Block 3 Footprint = 76.4m<sup>2</sup> (1 storey), Block 4 Footprint = 225m<sup>2</sup> (partial 2 storey)



Woodbank House Stables Block 2



Footprint = 153m<sup>2</sup> (1 storey)

Woodbank House North-East Elevation



Woodbank House South Elevation





# Woodbank House - Ancillary Buildings Demolition Proposals

As prepared by PBA

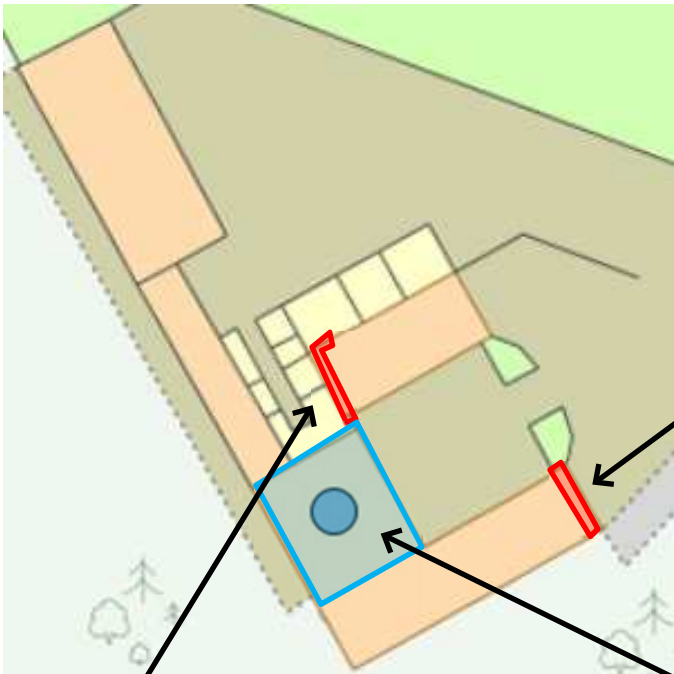


Figure 4 – Stable block summary plan



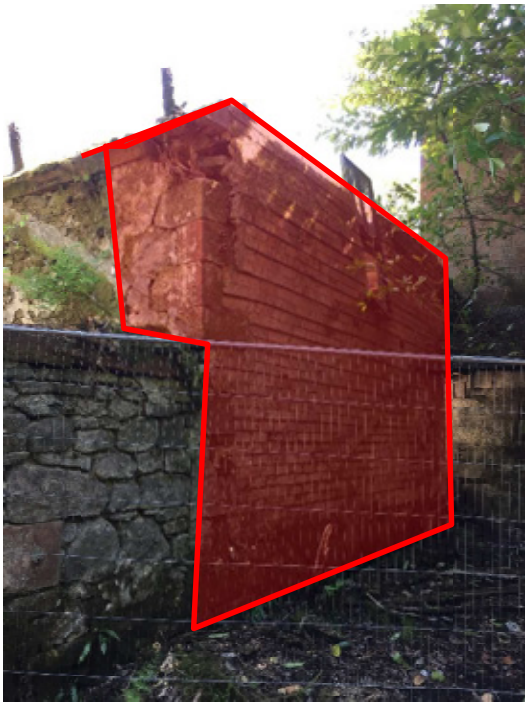
Photograph 21 – East end of South elevation of south block  
Showing bulging wall and down takings in red

## Summary

- Specific locations are identified within PBA's report showing areas recommended for demolition on the grounds of safety or preservation of the surrounding buildings.

- All of the ancillary buildings (blocks 1 - 4) have areas of recommended demolition which is understandable due to the age of the buildings and their prolonged neglect.

In some cases (such as block 1 & 2) full demolition is recommended, however we would suggest that partial retention would help to retain the historic character of the site.



Photograph 22 – West wall in north block  
Showing failure and down takings in red



Photograph 23 – internal view of west wall in north block  
Showing failure



Photograph 24 – first floor of rear section  
Showing priority down takings for safety in red

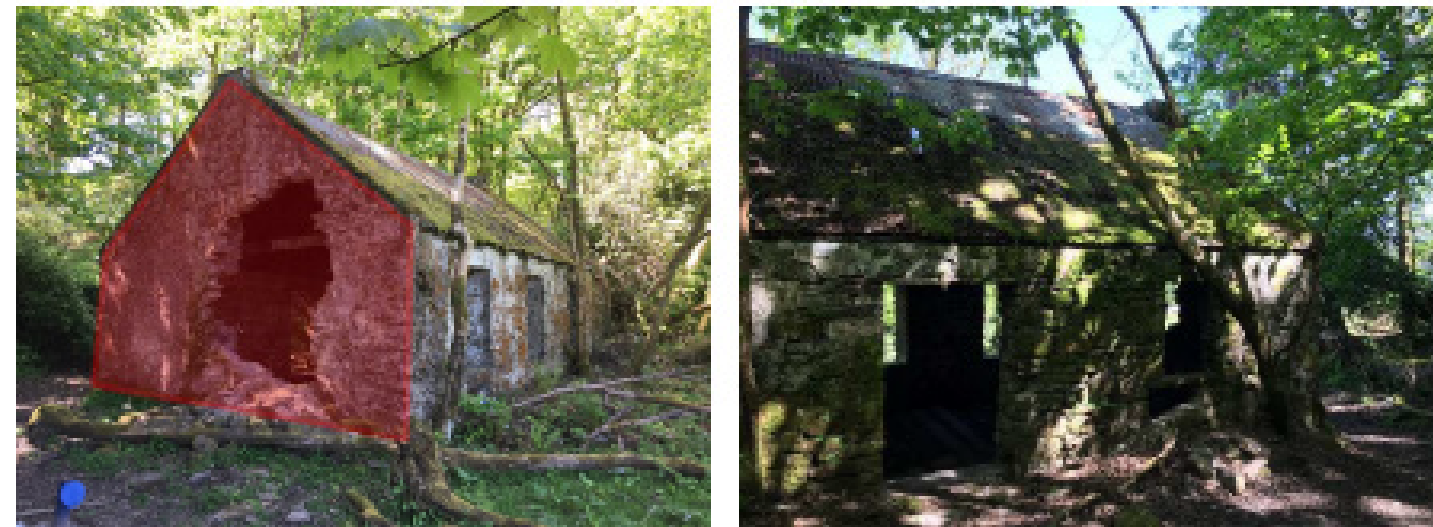


# Woodbank House - Ancillary Buildings

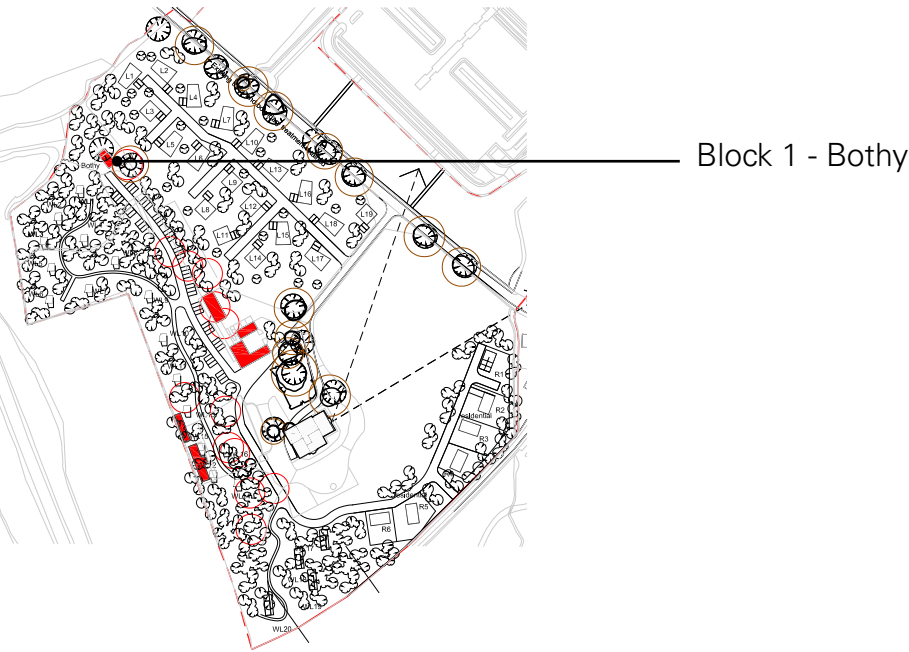
## Self Catering Proposals - Block 1 Bothy



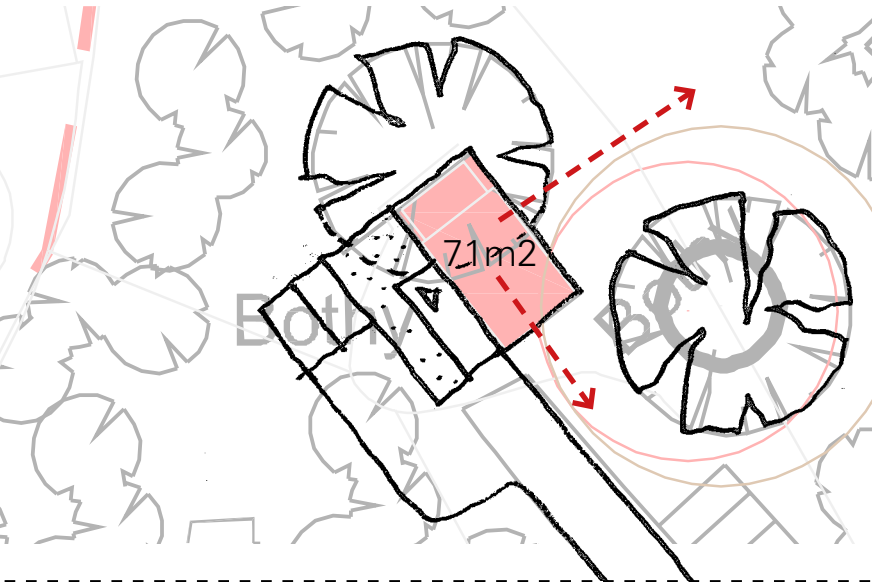
Existing Condition Photographs



Woodbank Area Plan Key



Diagrammatic Site Plan



Proposed Bothy option 1

Block 1 - Bothy

- 1 Bedroom 2 Person Self Catering Unit
- 71.2m2
- 1 storey

### Summary

- Given the poor condition of the building fabric and the recommendations for full demolition within the structural report compiled by PBA, we would suggest that only the building footprint is retained with the potential for low level stone wall retention to mitigate requirements for structural propping.
- The existing bothy footprint is smaller than the proposed 2/3 bed self-catering lodges and as such we would suggest use as a self-catering studio/1 bedroom unit with 2no. visitor parking spaces.



# Woodbank House - Ancillary Buildings

## Self Catering Proposals - Block 2



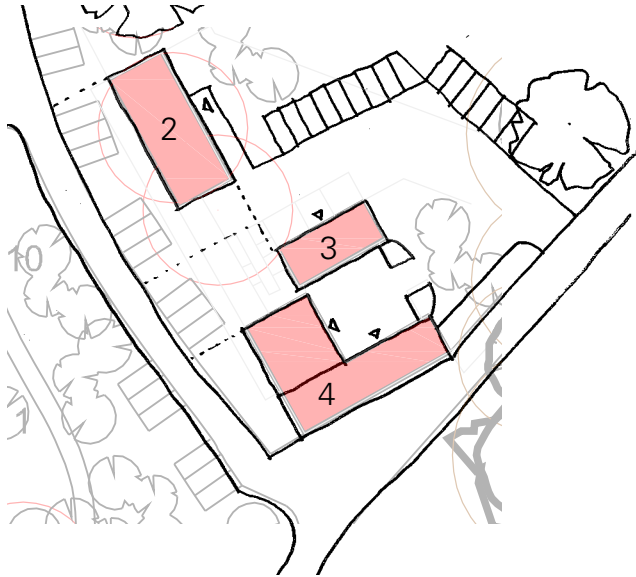
Existing Condition Photographs



### Summary

- Given the very poor condition of the building fabric and the recommendations for full demolition within the structural report compiled by PBA, we would suggest that only the building footprint is retained with the potential for low level stone wall retention to mitigate requirements for structural propping.
- The existing footprint (153m2 total) could provide either 1no. 2/3 bedroom Self-Catering Unit or 2no. 1bedroom Self Catering units.
- Parking would be shared between blocks 2, 3 & 4 with 1 parking space per bedroom.

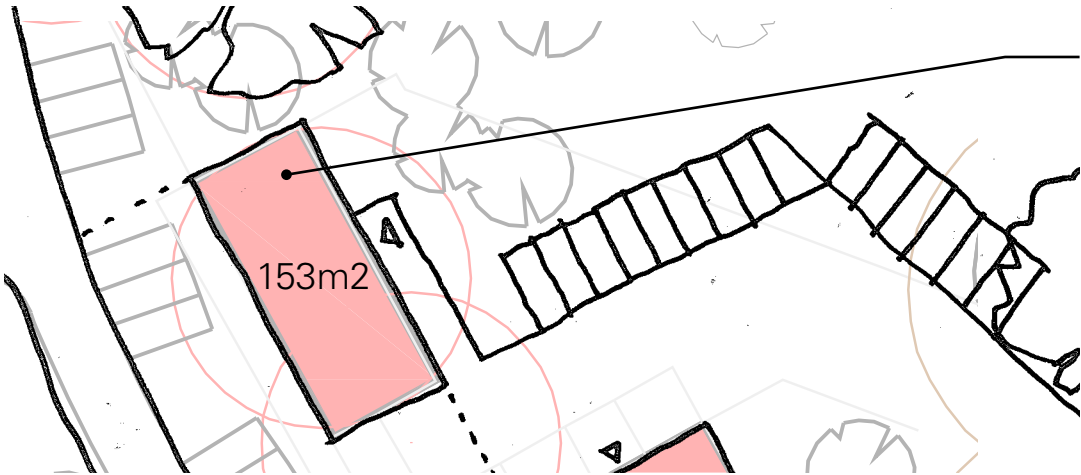
Proposed Site Plan



Woodbank Area Plan Key



Proposed Option 2A

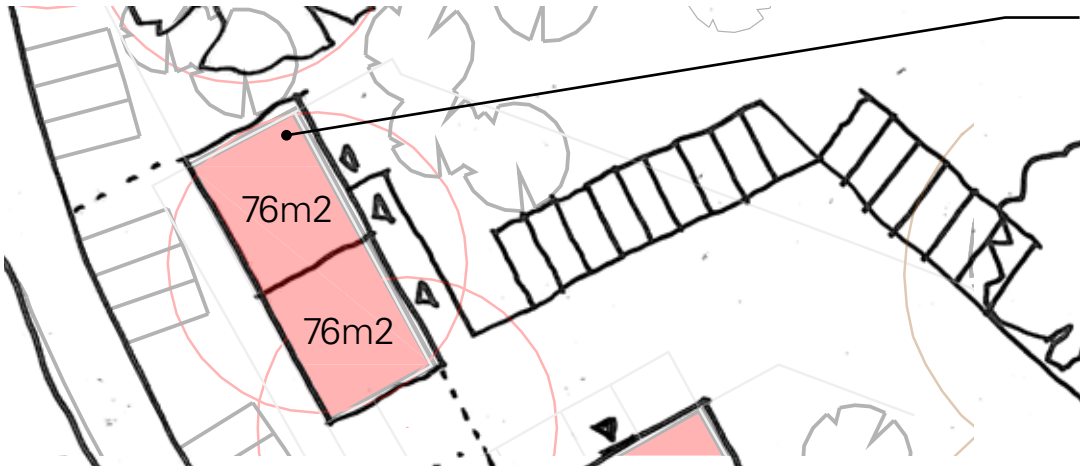


Proposed Option 2A

Block 2 - Stables North Block

- 2/3 Bedroom 6 Person Self Catering Unit
- 153m2
- 1 storey

Proposed Option 2B



Proposed Option 2B

Block 2 - Stables North Block

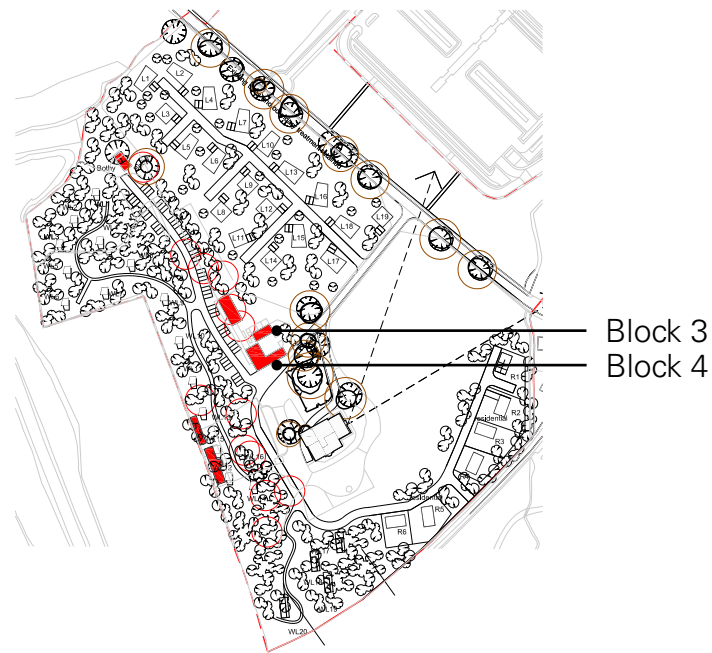
- 2no. 1 Bedroom 2 Person Self Catering Unit
- 153m2
- 1 storey



# Woodbank House - Ancillary Buildings

## Self Catering Proposals - Block 3 & 4

Woodbank Area Plan Key



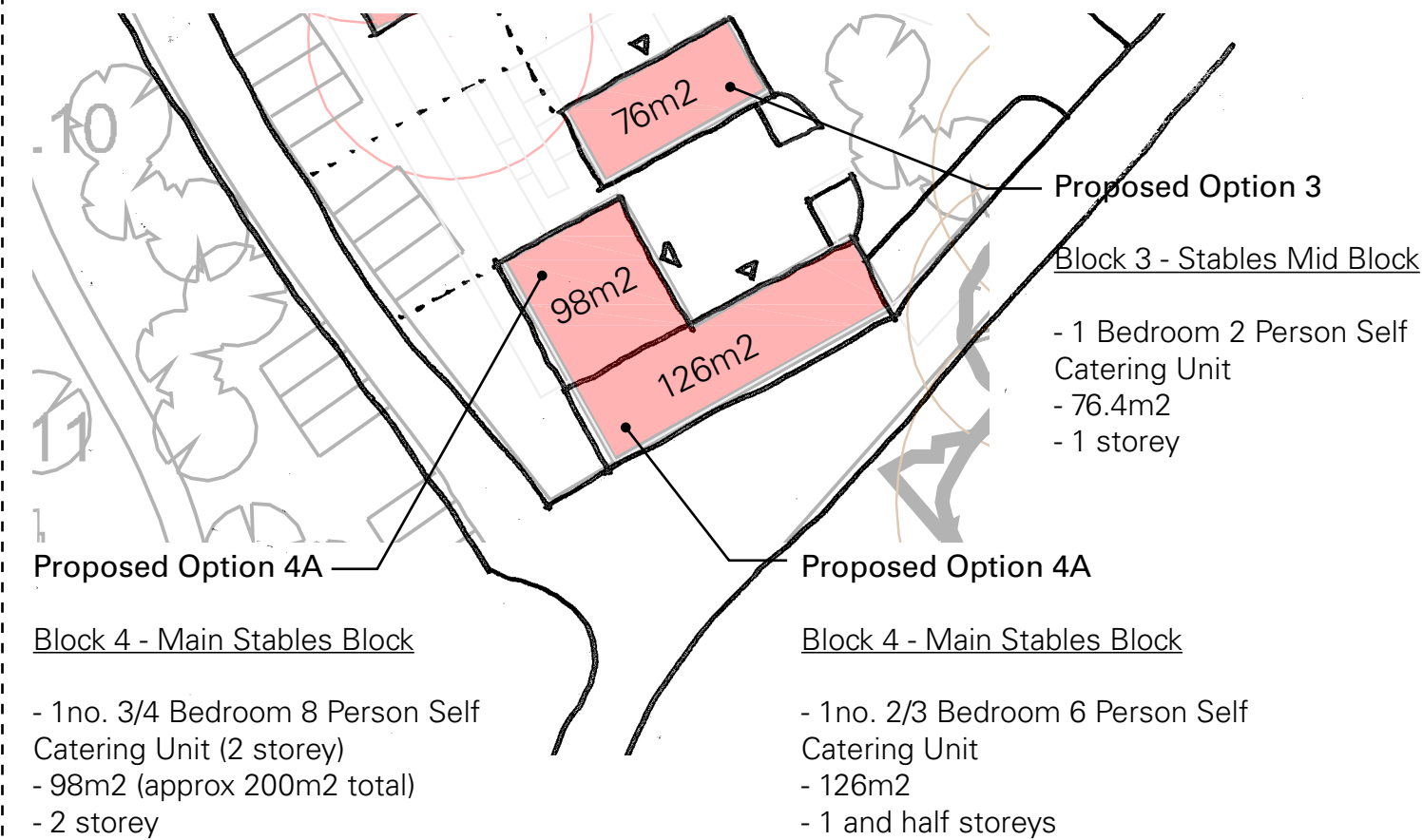
Existing Condition Photograph



### Summary

- Despite the poor condition of the building fabric and recommendations for partial demolition within the structural report compiled by PBA, we would suggest that due to the prominent position of the main stable block and its proximity to Woodbank House, the remaining fabric of block 3&4 should be retained as far as possible. Refurbishment could include works to walls, roofs and internal floors to retain the overall mass of the building which is legible from Old Luss Road.
- The existing total footprint of approx 300m2 (Block 3 Footprint = 76.4m2 (1 storey), Block 4 Footprint = 225m2 (partial 2 storey)) could be converted to either 1no. 3/4 Bedroom 8 Person Self Catering Unit (2 storey) and 1no. 2/3 Bedroom 6 Person Self Catering Unit or 1no. 5/6 Bedroom 12 Person Self Catering Unit (2 storey) and 1no. 1 Bedroom 2 Person Self Catering Unit. Parking would be shared between blocks 2, 3 & 4 with 1 parking space per bedroom.

### Proposed Option 3 & 4A



### Proposed Option 3 & 4B

