

Woodbank House, Balloch  
Structural & Conservation Summary  
29.01.2019

## Woodbank House - As Existing

### Overview

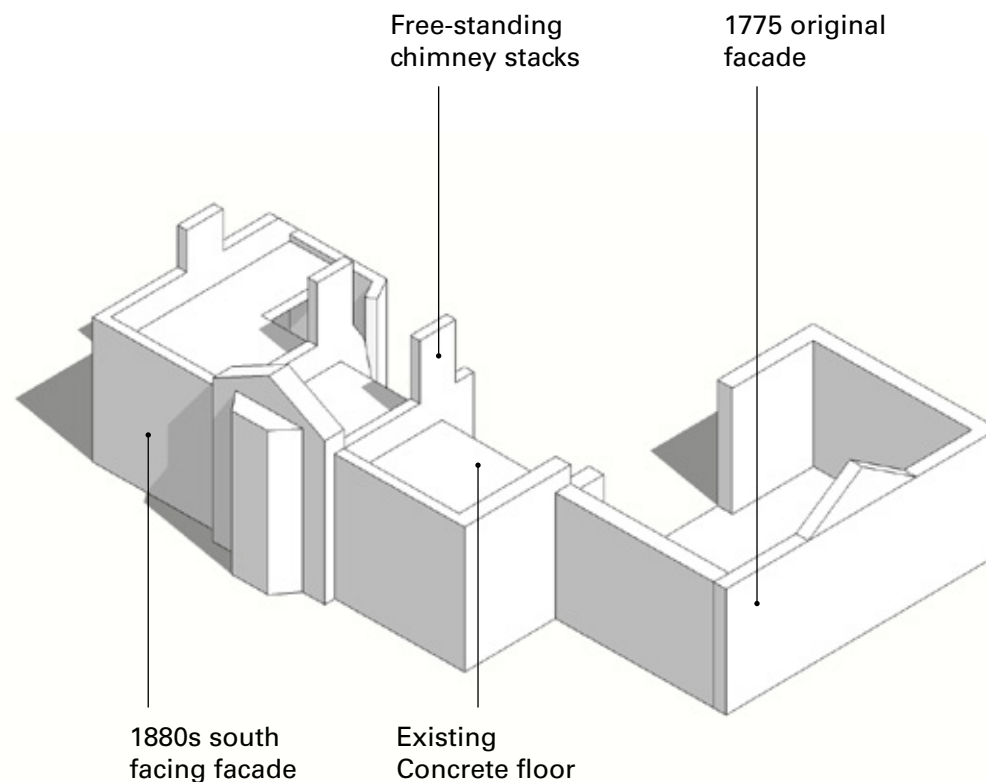
This is a brief report prepared for LLTNP to clarify the extent of building fabric to be retained.

Information includes;

- Structural Recommendations
- Conservation Recommendations
- Proposed Level of Facade Retention

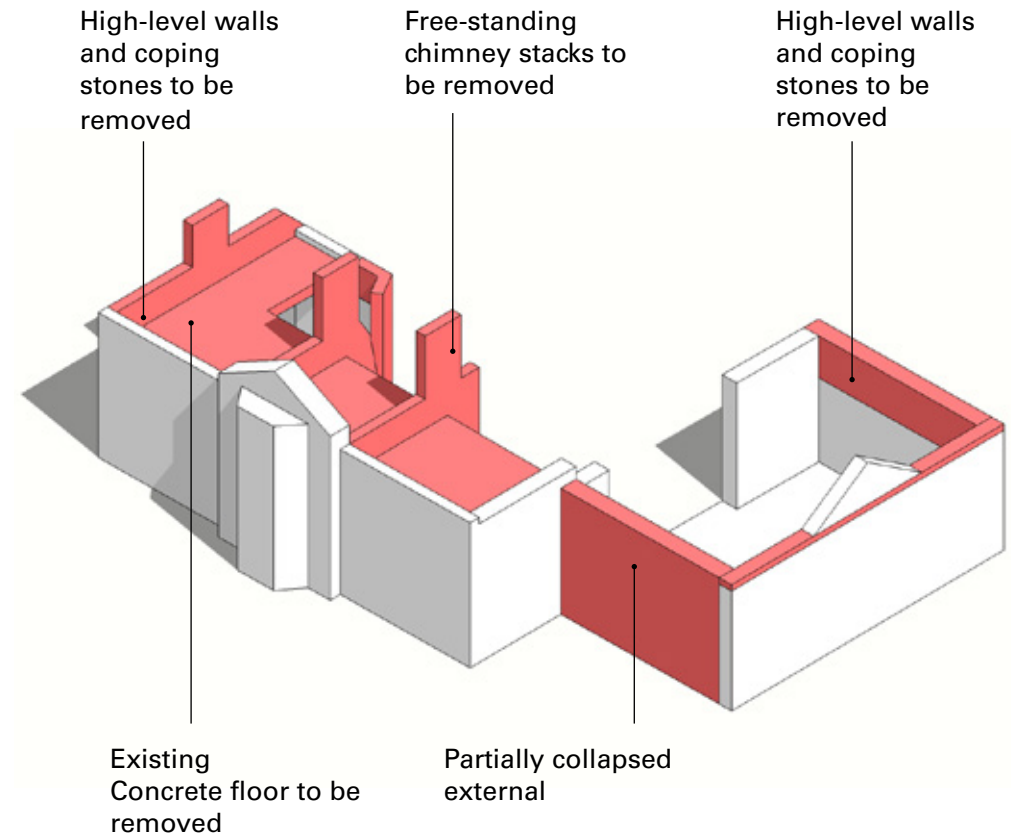
Structural and Conservation reports were produced in Spring 2017 and their findings are summarised on the following pages.

Diagram to show extent of existing facade - Woodbank House is in a ruinous state



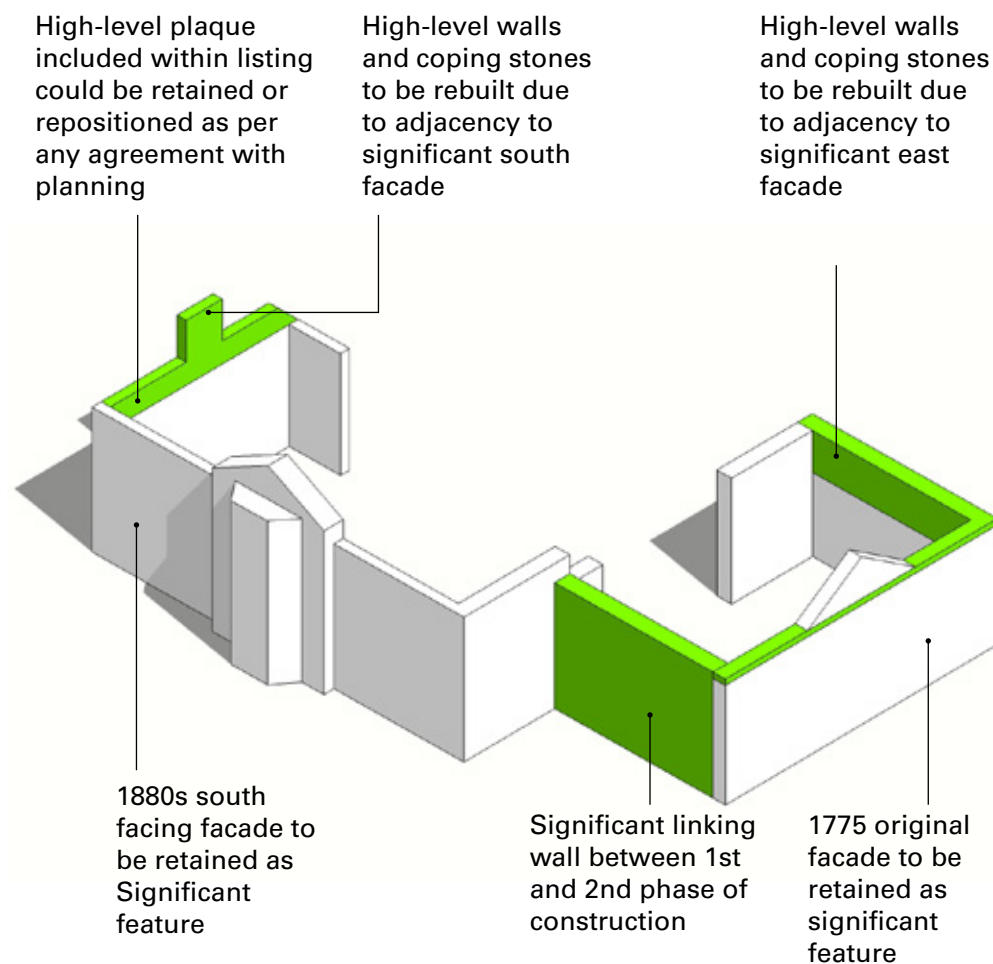
## Woodbank House - Structural Recommendations

- Recommended Downtakings on Safety Grounds
- The Structural Inspection Report produced by PBA made several recommendations for the demolition of unsafe elements of the house including walls, chimneys, coping stones and lintels.
- These elements are highlighted red in the adjacent image.
- The purpose of these demolitions are to mitigate dangerous elements of the structure which may cause harm to the public or further deterioration of the wider structure.



## Woodbank House - Conservation Recommendations

- Recommended of Full Retainment & Rebuilding on Conservation Grounds
- The Conservation Inspection Report produced by Barham Glen Architects highlights the significance of certain features of the building which they argue should be retained/rebuilt after necessary safe demolitions are carried out.
- Some of the items recommended by BGA could be also be required by Planning because of the building's A listed status.
- The report from BGA was based on retention of as much of the building fabric as possible to facilitate potential future use and redevelopment of the building.



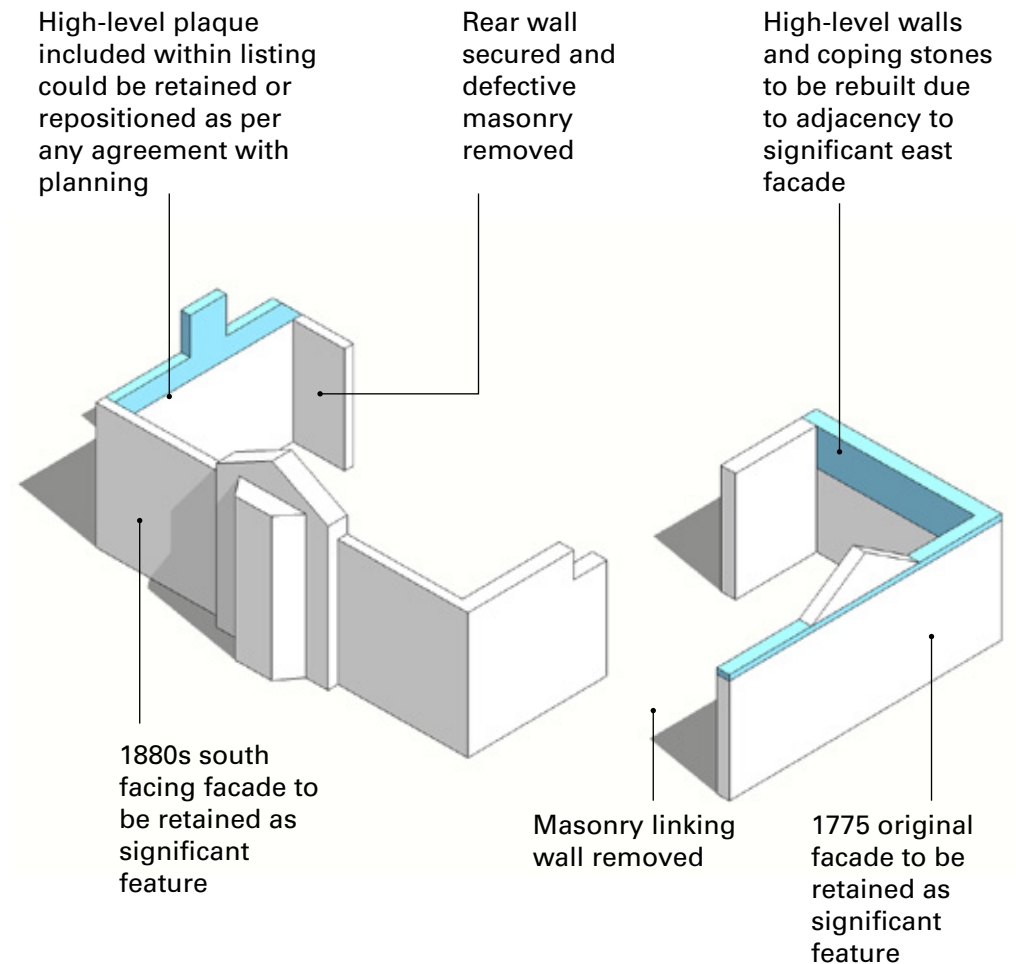
## Woodbank House - Anderson Bell & Christie Proposals

### The Proposals - Preserving & Securing A Historic Building

It is proposed to proceed with an intermediate approach between demolitions and full reinstatement as a way to ensure Woodbank does not suffer further deterioration.

The proposals would be to carry out the demolition recommendations made by the structural engineer in order to make the structure safe. The appropriate rebuilding works would then be carried out to strategic areas of the building (as shown in blue in the adjacent image).

The principle would be to initially secure the building's shell consolidation, allowing for future development to restore and re-use the building.

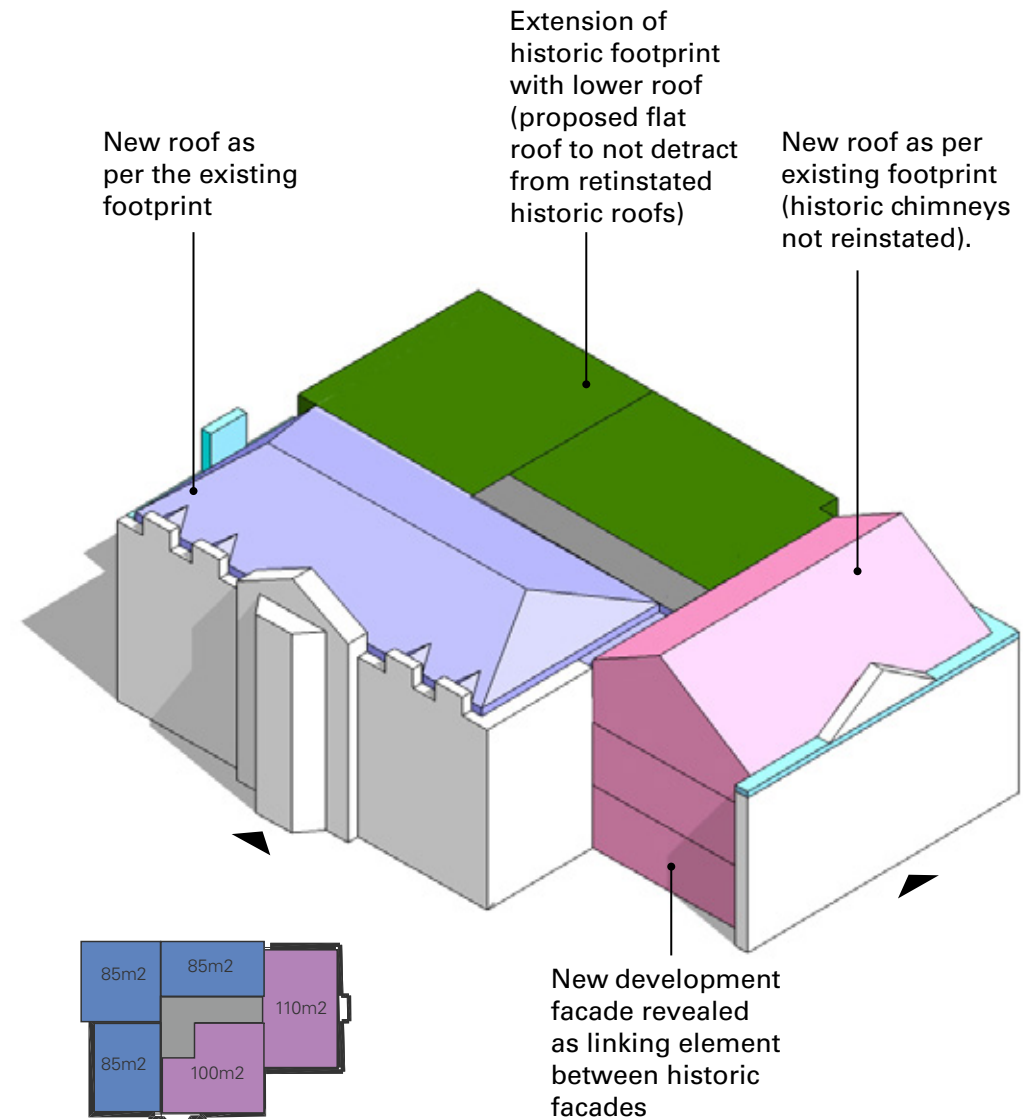
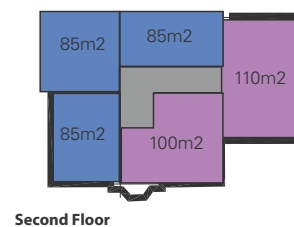
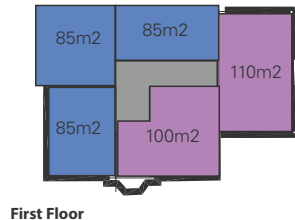
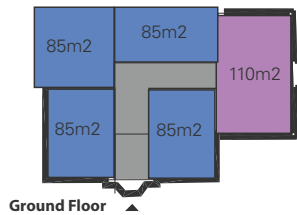
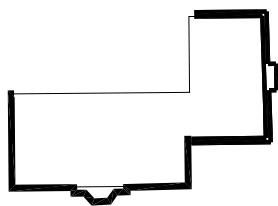


## Woodbank House - Anderson Bell & Christie Proposals

### The Proposals - Residential Units within Existing Facades

Following on from facade retention works, the current proposals would be to infill the historic footprint with residential units. The height of these unit storeys would carefully be considered to not detract from the significance and critically the heights of the remaining historic external walls.

The historic entrances (located centrally on the existing facades) would be used as the primary entrances to the residential units.





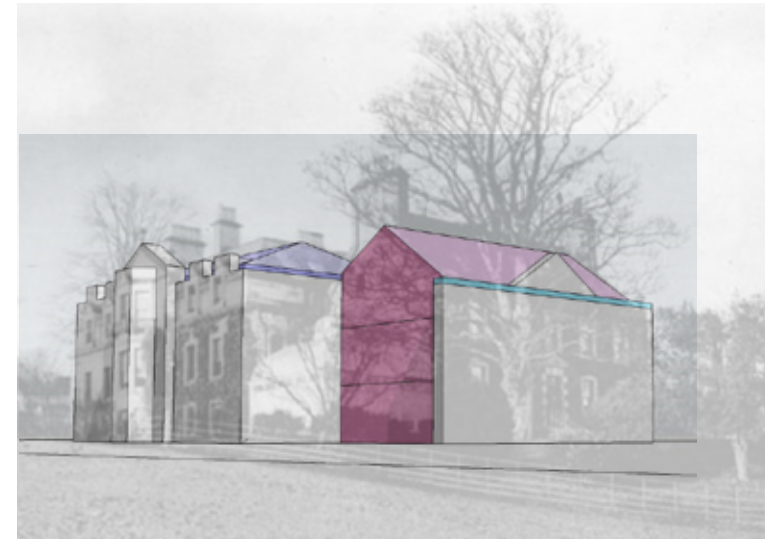
Historic View of Woodbank House from the south east showing manicured garden



Proposed Massing



Historic View of Woodbank House showing relationship of original and extended Fascades



Proposed Massing



Historic View of Woodbank House Hotel and Stables from Old Luss Road



Proposed Massing





Woodbank House - Anderson Bell & Christie Proposals