
ARGYLL AND BUTE COUNCIL

BUTE AND COWAL AREA COMMITTEE

**DEVELOPMENT AND
INFRASTRUCTURE SERVICES**

5 AUGUST 2014

CASTLE LODGE GATE HOUSE

1.0 EXECUTIVE SUMMARY

This report provides an update regarding the lodge house building at Castle Gardens, Dunoon.

CASTLE LODGE GATE HOUSE

2.0 SUMMARY

- 2.1 This report provides an update regarding the Castle Lodge Gate House building at Castle Gardens, Dunoon.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Members note the report.

4.0 DETAILS

- 4.1 Bute and Cowal Area Committee at its meeting held on 11 June 2014 considered the report, copy of which is Appendix 1 to this report.

- 4.2 The decision of the Area Committee was:

Decision:

- *The Members noted the contents of this report, and*
- *Agreed that a further report be brought back to the Area Committee meeting in August, exploring options 1, 2 and 8, and providing a breakdown of costs for each option. In regards to the information provided for option 8, it was agreed that advertising for tenders be carried out.*

- 4.3 As previously reported an estimate has been produced for bringing the building to a serviceable condition on its existing footprint. Colleagues are also working on a proposal for an extension to the existing building, to bring the building up to a suitable size for use as residential accommodation. As part of that work, discussions are ongoing with Planning and Historic Scotland to establish what would be acceptable for this prominent and sensitive setting, particularly given the listed status.

4.4 In tandem with the above, a formal marketing initiative is being carried out to establish if there are any viable commercial proposals that would see this building restored.

4.5 Table 1 below summarises the three options that are being pursued.

Option Number	Description	Comment	Current Position
1	General Upgrade	Would bring the building back into use.	Initial estimate - £130,000 to bring the building back into use.
2	General Upgrade with extension	Would bring the building back into use and widen the potential market and use.	Ongoing discussions with Planning, Historic Scotland et al.
3	Market Property	Two tentative enquiries has been received neither of which have yet provided any detailed plans in terms of how the building could be brought back into use.	Marketing initiative ongoing.

4.7 A further report will be brought back to the Area Committee once estimates are ready along with comments from Planning, Historic Scotland and any expression of interest through the marketing initiative.

5.0 CONCLUSION

5.1 This is an interim report setting out the current activities taking place in relation to the Castle Lodge Gate House.

6.0 IMPLICATIONS

- | | | |
|-----|------------|---|
| 6.1 | Policy | None |
| 6.2 | Financial | No budget identified |
| 6.3 | Legal | Duty of care to keep the building safe |
| 6.4 | HR | None |
| 6.5 | Equalities | None Known |
| 6.6 | Risk | Building needs to be maintained to ensure there is no risk to the public. |

6.7 Customer Services None Known

Executive Director of Development and Infrastructure

Policy Lead Councillor Ellen Morton

July 2014

For further information contact: Jim Smith, Head of Roads and Amenity Services

APPENDICES

Appendix 1 – Report to Bute and Cowal Area Committee on 11 June 2014

ARGYLL & BUTE COUNCIL

BUTE AND COWAL AREA COMMITTEE

**DEVELOPMENT &
INFRASTRUCTURE SERVICES**

11 JUNE 2014

CASTLE LODGE GATE HOUSE

1. SUMMARY

- 1.1 The Castle Lodge gatehouse structure is a listed building which lies within the Development and Infrastructure inventory of assets. The structure is located within the Castle House site and is classed as a grade B listed building.
- 1.2 The Gatehouse Structure is currently in a state of disrepair and in need of works to initially make safe and then bring back into use.

2. RECOMMENDATIONS

- 2.1 That Area Committee make a representation to Council for funding to be made available to deliver option two.

3. DETAILS

- 3.1 An outline business case has been produced for the Castle Lodge building. This business case has been summarised in this report and includes 8 options as follows:
 - Option One - General Upgrade, this would be to take the structure to a condition where it would be suitable to provide a usable unit for accommodation. In doing so, addressing structural, timber decay and dampness issues and including complete internal and external refurbishment. Estimated cost £130,000.
 - Option Two - General upgrade with a single story extension to bring the building up to a suitable size required for current day requirements. Estimated costs being worked up currently. This option could result in a future income source for the Council either through capital receipt of rental income.
 - Option Three - Superficial Upgrade, this action would address structural, timber decay and dampness issues but only producing basic wind and watertight shell with the same outward appearance as the general

refurbishment option. No plumbing, electrical or heating installation would be provided. Estimated costs £77,200.

- Option Four – Masonry Shell, taking down and removing the roof structure, doors, windows, floors and non-masonry internal partitions leaving a masonry shell only, applying protective measures to exposed wallheads and internal faces of external walls. Estimated costs £24,000.
- Option Five – Transfer to Registered Social Landlord – Offer the property to a registered social landlord to develop as housing.
- Option Six - Demolition, to demolish the existing structure and remove the resulting material from site. Estimated cost £23,500.
- Option Seven – Do nothing. Leave existing structure as is, maintaining the safety fencing currently securing the structure.
- Option 8 – market the property subject to the purchaser providing a satisfactory restoration plan. Developer interests have been received including an outline proposal to renovate the building on its current site and use it as holiday accommodation. In order to progress this, the building would need to be declared surplus and the Council would be obliged to advertise the property.

Table 1 below summarises the basic options available:

Option Number	Description	Comment
1	General Upgrade	Would bring the building back into use.
2	General Upgrade with extension	Would bring the building back into use and widen the potential market and use.
3	Superficial Upgrade	Would ensure that the building was made safe and improve its appearance but would not provide any opportunity to bring the building back into use.
4	Masonry Shell	Would ensure that the building was made safe, would improve its current appearance but would not allow the building to be brought back into use.
5	Transfer to Registered Social Landlord	Initial contact with social landlords have not been met with a positive response. Existing building is considered to be too small for current use.
6	Demolition	Historic Scotland would object to a listed building being demolished. As a general rule HS would only consider demolition as a last resort.

7	Do nothing	Not considered to be a viable option due to public safety
8	Market Property	Two tentative enquiries have been received. Officers will provide an verbal update to the meeting on this matter.

3.2 From the options listed above option 2 is considered to be the most viable option in terms of restoring the building back to a condition where it can be brought back into use. However, there is a risk that the investment required to bring this building back to a state of use could exceed any income that would be generated through disposal.

3.3 It is proposed that Council be asked to consider making funding available to enable this building to be brought back into use.

4. CONCLUSION

4.1 The Castle Lodge gatehouse structure is a listed building which lies within the Development and Infrastructure inventory of assets. The structure is located within the Castle House site and is classed as a grade B listed building.

4.2 The Gatehouse Structure is currently in a state of disrepair and in need of works to initially make safe and then bring back into use.

5. IMPLICATIONS

5.1	Policy	None
5.2	Financial	No budget identified - there is a risk that the investment required to bring this building back to a state of use could exceed any income that would be generated through disposal.
5.3	Legal	Duty of care to keep the building safe
5.4	HR	None
5.5	Equalities	None Known
5.6	Risk	Building needs to be maintained to ensure there is no risk to the public.
5.7	Customer Services	None Known

Executive Director of Development and Infrastructure
April 2014

For further information contact: Jim Smith, Head of Roads and Amenity Services
Tel: 01546 604324