

Dunningwell Hall Management Plan

Dunningwell Hall was purchased back in 2018 by Mr Stuart Lamont and Mr Tony Ridl. Both Mr Lamont and Ridl are the owners of nearby Holiday accommodation Brockwood Hall. They have over the years turned Brockwood Hall around from a failing business to a very successful self-catering accommodation park.

Brockwood Hall bring in many people from the UK and abroad to enjoy the local areas, to promote tourism and bring in income for local business within our small community.

Brockwood Hall is one of Millom's largest employers of the town employing over 60 plus staff and more during peak times.

Dunningwell Hall since purchased has had to have a large amount of funding spent on it to bring the hall up to accommodation living standards, nothing had been done with the hall for a very long time and parts of the build were dangerous and falling apart.

Prior to purchasing the hall, it had no mains water, limited electric, and a very old sewage plant. Since the purchase we now have mains water, a 3-phase electric supply with a new sub station on the land of Dunningwell Hall upgraded by NWE for the local hamlet, and a brand-new state of the art sewage plant for the project.

Throughout the project of regeneration, we have extended the rear of the house to allow us to add bigger bathroom facilities, a full accessible room & bathroom for disabled guests and fully disabled w/c on the ground floor. We have provided a lift for access and disabled people.

All these projects via planning permissions have been checked and approved by the local building authority. We have also while bringing the hall up to living standards made all walls, floors insulated for energy efficiency, we have also installed sound and acoustic proof walls to all bedrooms and floors below. We have ensured all rooms, corridors, public areas have been made to hotel standards for fire safety.

During all stages of the projects building control have visited the site and have been happy on the works carried out.

We have taken advice from our tree management company as well as local authority and are putting in place a tree management plan as we have done with Brockwood Hall. We have had to over the years remove some trees which have fallen and become dangerous along with a number which were requested to be felled when the property was first purchased. We will continue to work with our management company and local tree officer and natural England to ensure we comply with all recommendations.

We as you can see where possible we have tried to retain the history and features of the hall, we have used slate from the local area re-used the sandstone blocks and coins on the new extension, all windows, and doors where possible have been made to fire standards and most of the original doors re-used. The roof has been fixed up and again using the same material to keep the appearance in line with the existing building.

Our project – will see the main house transformed from a private dwelling to a short-term self-catering accommodation.

Our accommodation will be rented via our booking agent, on a minimum 3-night stays. Our accommodation will be opened to large families and mixed parties. Our hall will host a maximum of 22 people which covers our 11 ensuite rooms. The accommodation will be managed by the management team who overseas Brockwood Hall. On arrival the guest will be shown around the main house with an overview of where everything is located.

For emergencies there will be a direct line to the duty manager 24/7.

The maximum number of guests will be 22 people, staff will be made up from a manager (based at Brockwood hall) 2 gardeners again based at Brockwood Hall, 2 cleaning staff which will be on check in and out days.

All guests on arrival will receive a welcome pack which will include contact information for emergencies, reception direct dial, information on heating / lighting systems, hot tub information, local amenities such as supermarkets, pubs / restaurants. Also, with the information as well as pre arrival information we will always where possible recommend keeping travel to a minimum and car share and where possible to keep things green.

Our carpark will have numerous parking places for both guests and visitors parking along with 4 spaces for staff.

We will also where possible encourage guest to use local walkways / footpaths / and local transport networks.

Our lighting as directed is downward lighting and will be on day / night sensors as well as time clocks this will have no impact on residents or people traveling the nearby road. Our signage again will meet planning authority requests and be installed prior to opening.

Our walls will be moved back in consultation with the highways to allow better access from the main gates and give people coming in and out the property awareness of another vehicles / public on the road.

We will also work closely with the highways to ensure a maintenance program is in place for our drainage which our maintenance team will check weekly and at bad times (winter).