

### Assessment:

- The window on the porch has not so much been omitted, as excluded. We felt that with the rooflight, an additional side window was unnecessary in the end.

### Further Details & Requests

- **Flooring:** Yes, we still intend to upgrade the floorboards upstairs. There is quite a bit of sound that travels between the two units. We have added acoustic underlay on top of the existing MDF floorboards which has had some affect, but we still receive comments about the noise from upstairs. As such, we propose to add the following to better meet modern building standards and provide a more comfortable stay for our guests:
  - Acoustic sound proofing between the joists - [Rockwool Acoustic Insulation RWA45 100mm – Sound Insulation \(soundinsulationstore.co.uk\)](https://www.soundinsulationstore.co.uk/rockwool-acoustic-insulation-rwa45-100mm-sound-insulation)
  - Acoustic Joist Isolation Strips - [Impactafoam – Sound Insulation \(soundinsulationstore.co.uk\)](https://www.soundinsulationstore.co.uk/impactafoam-sound-insulation)
  - New acoustic cement particle boards on top of Joist Isolation Strips - [Cement Particle Board – Sound Insulation \(soundinsulationstore.co.uk\)](https://www.soundinsulationstore.co.uk/cement-particle-board-sound-insulation)
  - Re-lay the acoustic underlay - [dB Acoustic Underlay 15 – Sound Insulation \(soundinsulationstore.co.uk\)](https://www.soundinsulationstore.co.uk/db-acoustic-underlay-15-sound-insulation)
  - Add new carpets
- **Ceilings:** The decorative ceiling elements that we plan to skim over relates simply to Artex plaster swirls (from the '50s thru '80s). There are no mouldings or other original, historical or heritage style features on the ceilings anywhere within the properties.
- **Front Doors:** Our understanding from Ian is that you previously suggested uPVC doors would be acceptable, provided they matched the style of the existing doors and were in a timber frame. We were keen on these for durability, sound insulation and weather resistance, as well as cost. If wooden doors are absolutely required, then we'll accept this and will consider Accoya when we begin researching these.
- **Existing Interior Doors:** Modern, hollow (cheap) wooden. See attached photos.
- **Trees / New Cabin Garage (ecology):**
  1. **Photos attached.**
  2. There are no preservation orders on any trees within the grounds. They do not have any particular importance as far as we are aware.
  3. We have, over the past couple of years, cleared nearly an acre of brambles to allow the top field to be reclaimed. We have planted some 25,000 tulip bulbs, along with other varieties of plants, and several new fruit trees. The allotment areas have been reclaimed and cultivated. We plan to improve drainage and bring more light into the woods to allow other species of plants and flowers to grow, and to ensure the ponds are properly filled. A sustainable small wetland will also be created to attract more insects, birds and other wildlife, just beyond the bank.
  4. One of the proposed trees to be removed is growing out of proportion and is becoming untamed. The other has been trimmed back substantially but still impedes access when it grows rapidly over the summer. We have another such tree in the walled garden, which will be pruned, but kept.
  5. The 'Cabin Garage' will be substantially better looking and significantly more sturdy/secure than the rather dilapidated shed that currently exists. We have recently painted the shed and replaced the felt on the roof, but the floor has rotted away and it is becoming unstable. It needs to be replaced fairly urgently and we feel that a more

substantial (and much more expensive) cabin type structure, will complement the buildings and grounds, whilst providing essential protection and security for tools and machinery (the latter of which, we have no shelter for currently, other than plastic weather covers).

6. Please reference the drawings of the proposed cabin to get an idea of how much better this will look (**re-attached here**)
- **The rooflight on the porch:** We confirm that this will be flush fitting to the roof tiles – not elevated as shown in the elevations (the drawings can be amended if needs be).

**Summary:**

Many locals who have visited us, have told us that they “never knew Rowrah Hall existed”. Our intention is to ensure that Rowrah Hall continues to provide a viable home and business for years to come, and that it serves as a local landmark, attracting more visitors to enjoy its heritage, grounds, the local area and amenities. We’ve had people visit from Whitehaven during the Spring to see the tulips which is testament to some of the work we’ve been doing. To achieve our aims, we need to ensure the property is sustainable, both ecologically and economically. We wish to significantly reduce our impact on the environment through better insulation and greater reliance on renewables, which in turn will help to reducing the running costs and increase income. In so doing, we can increase investment, more quickly and allow more people to enjoy the splendour of Rowrah Hall, in passing or for longer visits.