

A schematic view of the Ice House with suggested stairway and floor added along with a revised entrance and access deck. The Ice House is shown in section for clarity.

The new flooring would add approximately 320sq ft [30m²] of floor area inside the structure, excluding the void created by the stairway.

The surface of the walls would be acid washed to reveal the brickwork quality, some lime rendering is evident on parts of the walls which may be removed or suitably re-furbished.

Internal lighting is envisaged by drilling a series of cores [3 or 4] in the domed surface and adding light tubes. Some additional lighting may be required to be using solar panels at the surface on the dome area.

The deck is shown to demonstrate principle only, the on site topography would determine extent of deck and existing ground remodelling, for a paved pedestrian area.

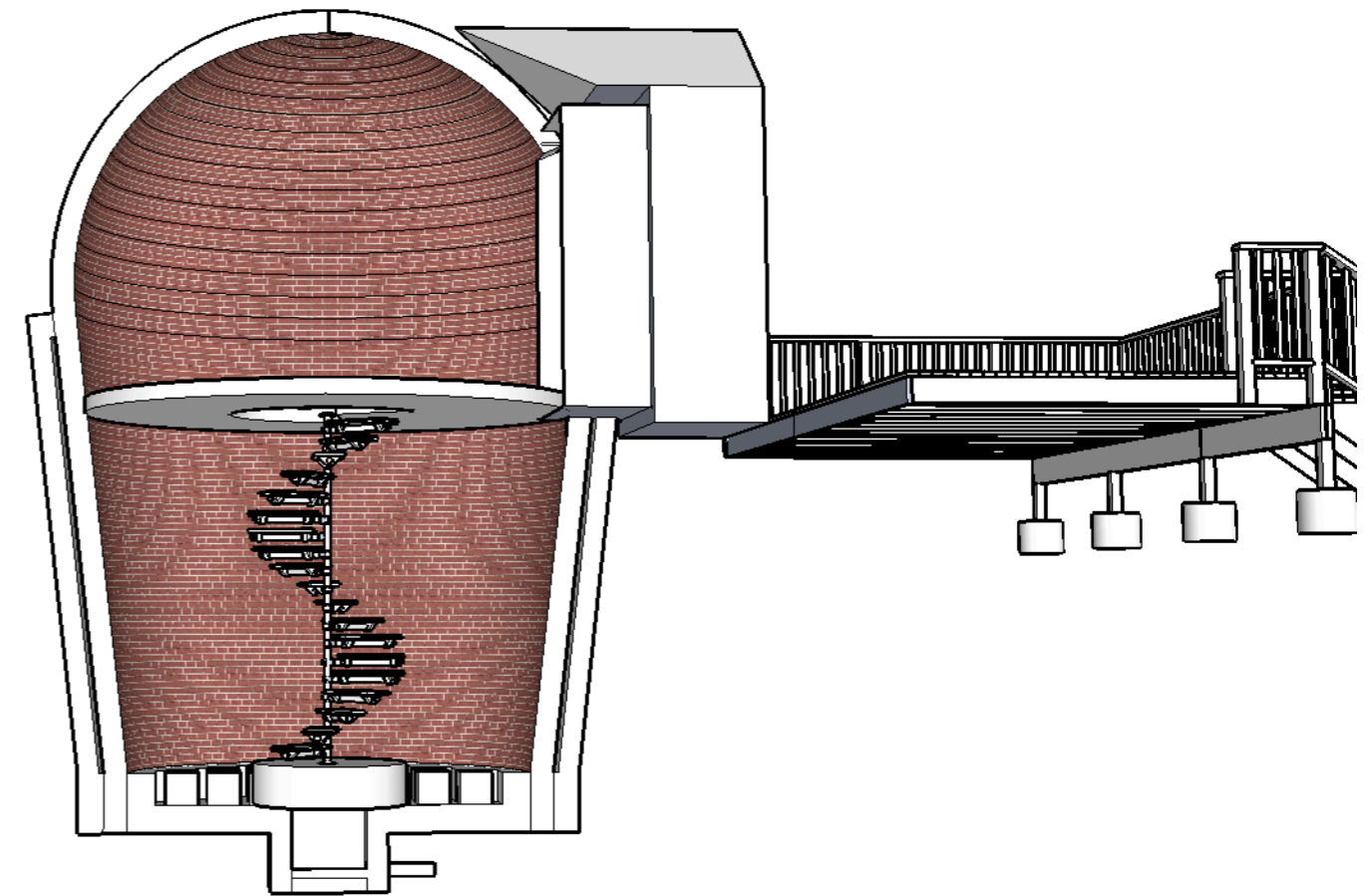
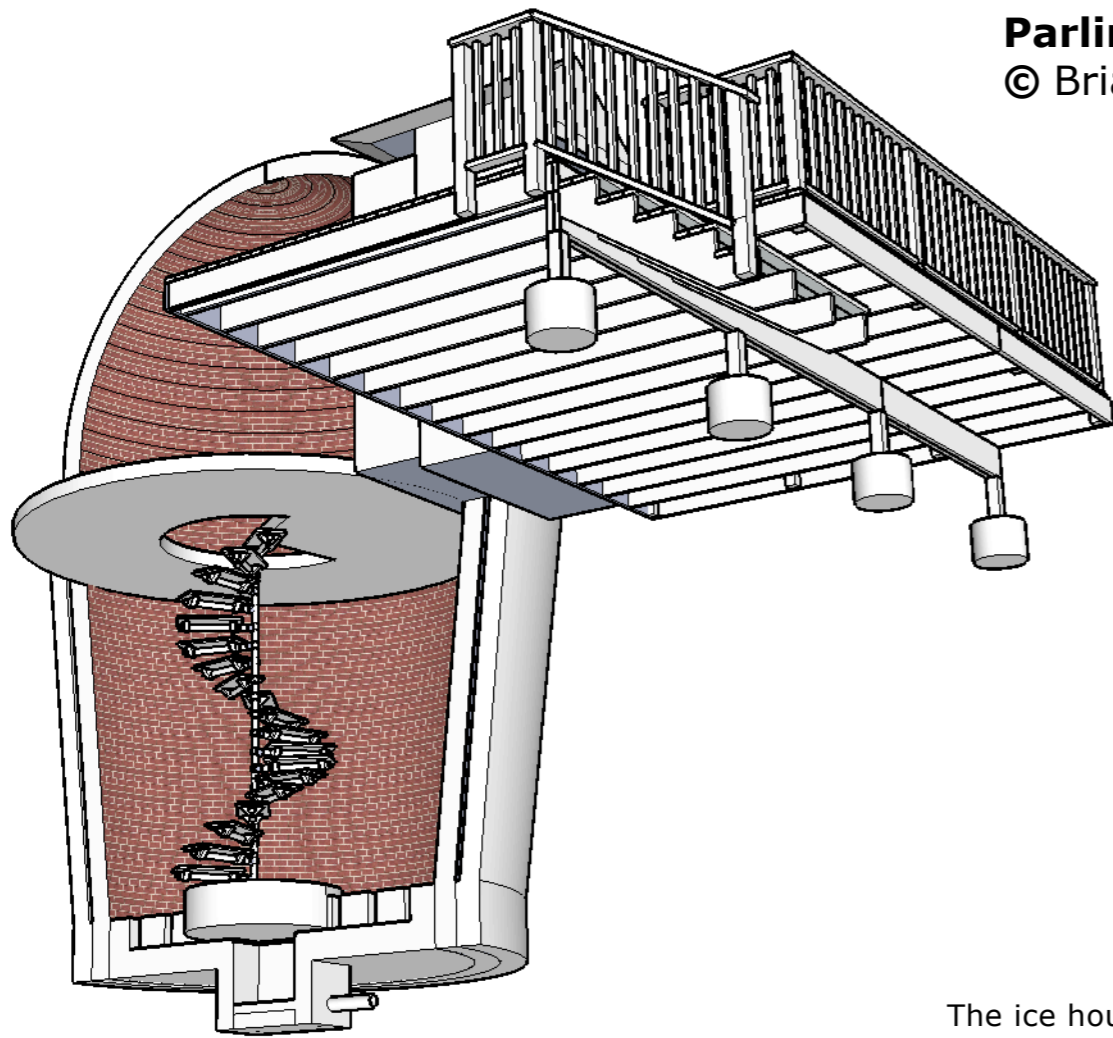
Parking for visitors is envisaged in the "D" shaped area contained by the former military roadway to the north of the site, some 20-30 metres away.

Additional pedestrian access to be afforded from Parlington Lane

Parlington Ice House Concept
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The concept is to provide a permanent display of Parlington artefacts, including many rare photographs from the mid nineteenth century and a collection of George Fowler Jones [Architect to the Gascoigne Family] personal photographs, that include Parlington, Woodlawn [Eire], Castle Oliver [Eire] and Craignish [Argyleshire, Scotland].

Additional material to display includes hand painted plaster fragments, Chinese porcelain, and other small objects discovered in the recent excavations. Most of the collection was on display at Lotherton Hall in 4 display cabinets from last autumn until June of this year, feedback from the staff at Lotherton was encouraging, many visitors were unaware of the earlier Gascoigne home.

Modern photographs of the estate, woodland, structures, and reference material of the excavated cellar and other remains of the former mansion are available to display.

My comprehensive talk on the subject will be included in the concept, either as a saleable DVD or free running display on site.

The ice house is a scarce resource, it has remained largely intact since the Hall was abandoned in the early part of the twentieth century. It may not have been in use for over 120+ years. It was probably built by Sir Edward Gascoigne in the first half of the eighteenth century, or perhaps later, by his second son the 8th and last bart Sir Thomas Gascoigne. during his expansion plans for the Hall in the last quarter of the eighteenth century.

Strangely the structure is not listed, which would enable work to be progressed with less interference, from public bodies. On completion having it listed may benefit the site.

Regardless of the eventual usage of the Parlington Estate, it is most unlikely that the escarpment in which the ice house sits, would be re-modelled, and if the likes of Center Parcs were ever to use the site it would be a great attraction.

Before that day, the potential as a Heritage attraction and providing much needed income for local hostelrys would surely be worth the disadvantages of increased traffic into the area.

The disruption to agricultural activities would be minimal, the forest impact low, estate residents may feel it an intrusion, but the reality of the estate is that people walk all over the pathways, with no regard for the signs, so a more controlled route would benefit local walkers, as well as giving a circular walk around the estate: Up the main drive, past the Triumphal Arch, into the woods, past the Ice House then on to Parlington Lane and back to Aberford!

Calculating the potential for revenue needs some attention, but I am sure that the modest expenditure, which may be demanded if the structure were listed in any event, would soon be ameliorated by the rental revenue down stream. Without any major structural work aside from a safe floor, stairway, doorway and deck. There would be provision for twenty to thirty paying visitors per hour, so maximum turnover based on 2 days opening for 6 months of the year 6 hours per day (10:00 - 16:00) $[2 \times 26 \times 6 \times 30 \times \text{£}5.00] = \text{£}46,800$ per year. divided by 50% for voids in the first year $\geq \text{£}23,400$ t/o. Future expansion of times and activities could raise the turnover substantially. Therefore we could each benefit financially.

As to costs, I would work up a full cost summary if you agree to the idea in principle, My view is that the heritage centre would actually be an appreciating asset. There are very few Ice Houses around the country that are open to visitors, they are an important part of our history, and the structure would attain value for the modest expenditure, as I doubt it is even accorded a value in the present state!

The Gascoigne family were for many centuries (four plus) the prominent local landowners, and nothing in this area happened without their authority. The focus of Lotherton does little to give people an accurate view of their local history and heritage. There is a growing appetite for visitor attractions and this concept is, whilst probably not unique, is certainly an unusual combination, which should attract a considerable amount of favourable publicity for Prudential.

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Access to the site

Vehicular traffic could be routed as shown in red, with the loop at the terminus for one way traffic control. The shaded area would be used for car parking. The access is unsuitable for coaches, but they could be accommodated near the Triumphal Arch on the old military hard standing, on the north side of the driveway, coaches would require special appointment to the site in any event as numbers could overwhelm the number of supervisors.

All vehicular roadways are on previously built roads from the army occupation during the second world war. They were built to support heavy traffic and pose no threats to the stability of the ground, some new stone surfacing may be required for maintenance on the roadway in the woods beyond the Triumphal Arch. This is poorly maintained at present.

Services

Green toilet facilities are proposed

Electric to be initially by generator and or Solar

Water, use run off



• Access for vehicular traffic

• One way traffic system round the loop

• Pedestrian access

• Alternative pedestrian access

• Car park