



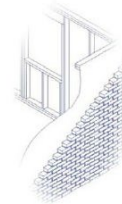
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**Proposed Change of Use & Alteration at Former Buccleuch Hotel, 1 Trinity Street, Hawick, TD9 9NR  
For S J Cranston Joinery**

Back in 2005, planning approval was granted to split the former Buccleuch Hotel to form a public house and restaurant, with the intention of converting the accommodation part of the hotel into self-contained flats or town houses. The owner at the time carried out the separation works, but as far as we are aware, did not pursue the dwelling conversion and actually put that part of the building up for sale.

While the public house and restaurant business thrived until its closure a few years ago, the vacant part of the building has remained empty and is falling into disrepair. There have been a couple of different owners in that time with planning applications made in 2008 and 2012 for housing, none of which have materialised.

Mr Cranston is currently renting a workshop elsewhere in the town, but saw an opportunity to purchase this building, with the intention of developing the basement area into his own small workshop, and in future convert the upper floors either into flats or possibly even a retail outlet on the ground floor. The future development is still being considered and will be applied for under a separate application.

The basement originally provided off street parking and garaging facilities for the hotel, with access gained through a gated pend to the East of the building. There are a couple of rooms still present which provided services for the hotel and pub. There used to be a roof over the courtyard area, spanning between the rear wall of the building across to the boundary wall adjoining the neighbouring supermarket. It is assumed that this roof was removed when the previous separation and extension works were being carried out. This has left the garages open throughout this time, explaining the condition the building is currently in.

The proposals involve enclosing the former garages to provide a modest sized joinery workshop of the applicants business. The basement would be brought up to standard for all construction requirements to meet the current building standards, allowing for heating, insulation and all other facilities required in a modern building.

The majority of the work is carried out to the rear of the property, which will not be visible from any public area, given the high boundary walls enclosing the courtyard, and the rear of the existing building is not really noteworthy, certainly in comparison with the traditional looking frontage to the former hotel.

There is obvious potential for noise disruption from the workshop, but given the applicant is a sole trader, it would limit the use of any machinery to a minimum, at any given time. The workshop operating times would also be restricted between the hours of 8am to 6pm. Additional sound deafening materials and construction have also been included in the specification, and allowing for non-opening windows to the North elevation to minimise any disturbance.

The building is located in a predominantly commercial area, with Morrison's supermarket to the North, Hawick Veterinary Practice to the East and garages/display area belonging to John Beattie & Sons Funeral Directors to the South. There are some flats adjoining John Beattie & Sons but they are located further East, opposite the pend access, with the proposed workshop not only located below ground/road level, but also segregated by various storage rooms.

We are aware that a planning application was submitted for the conversion and change of use to a dwelling for the adjoining public house and restaurant, and although planning permission may have been granted, the proposals are not complete since a building warrant has yet to be applied for. The designs should minimise any impact on the adjoining property with the workshop segregated by the former boiler house, wc, lobby and staff/canteen areas. A fence is also to be erected across the courtyard for security, with the adjoining property only having right of access to the shared boiler house and for any maintenance of the drainage which runs through the courtyard. The fence and retained boundary walls will help deflect and dissipate any noise from the internal machinery.

Additional works will be provided within the floor construction over the workshop as part of the conversion to the upper floors, which are intended to be carried out by the applicant, under the subsequent conversion applications previously noted.

It is not intended for the workshop to be occupied and in use full time, but more as a supplementary facility for the applicant's joinery business, involving some minor manufacturing and preparation work for off-site construction.

Every effort is being made to minimise any disruption to the adjoining properties and businesses, but with the condition of the building deteriorating, this might be the last chance to save what has been a well-recognised, and well used, property in the town.

## Photographs



Existing Front/South Elevation



Existing Rear/North Elevation (part)



Existing Rear/North Elevation (part)



Existing Pend/Vehicular Access  
(viewed from courtyard area)