

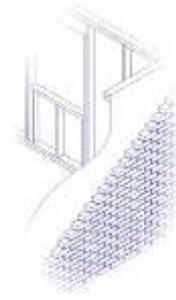
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Appeal to Local Review Body – Request for Further Information

S J Cranston Joinery
7 Wilton Hill
Hawick
TD9 8BA

Proposed Change of Use & Alteration at Former Buccleuch Hotel, 1 Trinity Street, Hawick, TD9 9NR

Planning Reference – 19/01784/FUL

Appeal Reference – 20/00004/RREF

See enclosed information –

Proposed Basement Layout	(19-673-2001, Revision A)
Proposed Elevations	(19-673-2002, Revision A)
Proposed Section & Details	(19-673-3002, Revision A)
Project Specification	(19-673-3003)
Proposed Ground & First Floor Layouts	(19-673-4001)
Bat Survey Report	

Further to our Local Review Body hearing dated 25th May 2020, and the subsequent letter received requesting additional information for consideration, please find attached the relevant amended drawings, new drawings and bat survey report which hopefully covers the remaining areas of concern.

I would like to take this opportunity to cover each item raised to highlight the relevant information where applicable.

Bat Survey

Please find enclosed a copy of the bat survey report, as requested by the council ecology officer (Dr Andy Tharme), prepared by Findlay Ecology Services. The survey was carried out across several weeks and has identified a single live roost at the property, located outwith the proposed development area. The survey reports that only a single bat was witnessed, and the roost is of non-breeding variety.

The report suggests that a Bat Low Impact License (BLIMP) should be applied for to allow removal/relocation of the lone bat, of which the survey company will be instructed to carry out these works.

The report also notes there are no signs of breeding birds at the time of the survey.

Upper Floor Development

As briefly stated in our original appeal statement, the applicant has already considered further development to the upper floors of the property. While this does not form part of our original planning application, we have prepared and enclosed a draft proposal drawing (19-673-4001) indicating the proposed layouts and type of development intended for the future.

The existing ground floor of the building (accessed from street level) was originally a public bar to the front and hotel accommodation to the rear. The initial idea was to form a small shop area, selling timber products and other giftwares, not necessarily linked to the joinery business, but Mr Cranston does make small items of furniture as a side line hobby.

The floor area is large enough to also accommodate a small coffee shop/café to the rear of the ground floor, incorporating all facilities required for such a premise. Although there are a couple of steps from pavement to

internal floor height, making wheelchair access difficult, we have been considering some sort of improvement in this area, and the internal split-level nature of the property would be accommodated with provision of a platform lift on the basis that wheelchair access will be possible.

The intention is for Mr Cranston and his family retain ownership of the commercial side of the business, potentially involved with the day-to-day running of it.

The first floor formerly consisted of hotel accommodation, comprising mainly bedroom and bathroom provision. As indicated on the existing floor layout plans, the internal walls have been removed by a previous owner and leave a blank canvas to form two flats over the footprint of the first floor. Access to the flats would be from the existing external door to a masonry built internal staircase, which also provides additional emergency escape from the coffee shop/café area. The exact layout for each flat may alter prior to submitting a full planning application for this phase of the works, but generally most of the existing façade of the property would be retained in its current form.

Each of these proposals would be applied for under separate planning and building warrant applications.

Sound Transmission/Noise Suppression

A building warrant application was submitted at the same time as our original planning application which identified the sound transmission and noise reduction designs for the proposed conversion works. Generally this information is not required for a planning application, but could have been supplied if requested during the course of the application. Please find enclosed a copy of our Project Specification drawing (19-673-3003) which specifies the framing, insulation and sound deadening construction works for the walls and ceiling/separating floor. These designs have been deemed to meet the current building standards for noise transmission.

There is potentially more information in the project specification than necessary, so I would like to clarify the construction, as follows-

Walls (Existing)

The existing solid stone walls to the property are 470-640mm thick, the majority of which are below street/pavement level. The walls are to be framed out with timber framing, allowing for a minimum 50mm air gap between frame and walls. The cavity is important to help prevent flanking sound transmission between each component of the wall. The framing is then insulated with a dense insulation board, not only for its thermal properties, but the denser the insulation, the more sound it absorbs. The internal face of the framing is then boarded with plasterboard and plastered.

Walls (New)

The new infill walls to the original openings overlooking the courtyard are also formed with the same framing and insulation but boarded internally with two layers of plasterboard instead of one, with the boards having an increased density specifically designed to improve sound deadening (Gyproc Soundbloc).

We also propose to reduce the size of the windows in the new wall construction between courtyard and workshop, which is now shown on the revised floor layout, elevation and section drawings submitted. The smaller windows will reduce the opening area, increasing the dense wall structure to the benefit of sound deadening. The smaller windows also represent an increase in security to the workshop.

The perimeter of the courtyard also benefits from a 3m high stone wall reducing any potential noise disruption across the supermarket and veterinary car parks, and with the new fence between courtyard and adjoining property, any potential noise should be dissipated vertically.

Ceiling/Separating Floor

The existing ground floor/basement ceiling is formed with mainly timber joists, but some areas with a concrete slab. There is already approximately 150mm ash deadening on timber boards between the joists, providing a significant amount of suppression on its own. The underside of the joists are to be brandered with battens fitted perpendicular to the joists (where applicable), with metal resilient bars provided to reduce any sound resonance across the ceiling.

The ceiling is boarded with the same dense plasterboard to the walls (Gyproc Soundbloc) on a thicker 19mm layer plasterboard for fire resistance, but providing increased mass against sound transmission. We have also specified a high performance acoustic membrane fitted between the layers of plasterboard, further increasing the mass. The perimeter of the floor/ceiling is also to be checked for gaps and filled with acoustic granular material to increase the seal between floors.

As noted from our original appeal, the workshop is separated from the adjoining property with the use of staff canteen, lobby, toilet and boiler house, effectively forming a `quiet zone' from the workshop. The dividing walls also require the same amount of thermal properties to meet the building regulations so are constructed to the same standard as the walls noted above.

All measures are being taken to reduce any potential sound impact throughout the property, and with the applicant retaining ownership of the building, including operation of any businesses, it is in his best interest to ensure there is no disruption from his joinery business.

Along with meeting the building standards for insulation and sound for this project, a similar requirement will also need to be applied when the applications are submitted for the first floor flats, further increasing sound deadening between the various sections of the building.

Stuart Patterson
On behalf of Mr S. Cranston.