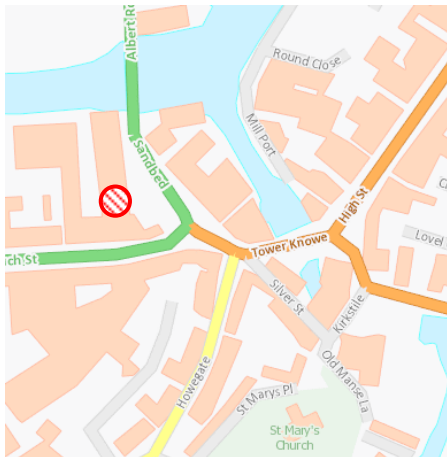


CONSERVATION SUPPORTING STATEMENT



1.00 PREFACE

The Full Planning Application relates to the proposed change of use from the vacant "Deans Bar" public bar + function suite to dwelling house, 3 Orrock Place, Hawick.

The Supporting Statement forms an outline reasoning, clarifying the potential to regenerate the property from its current vacant state to a domestic property matching all other properties within the overall block.

The current floor area is proposed to be reduced from 324m<sup>2</sup> to 283m<sup>2</sup> to allow for ample external amenity space.

Fig 1 – locality plan

**2.00 SITE LOCALITY + BACKGROUND APPRAISAL**

The site which is located within both the Hawick Local Development boundary + Conservation Area.

The land bounds the public space of Orrock Place to the east which runs directly to the A7 Sandbed carriageway.

It is bounded on the South by a mixed-use access pathway + garden land to the West. The area to the South, West + North are all densely developed with mixed residential + commercial structures.

The property boundary is formed by the physical external or party walls to all sides with right of way to specific mixed spaces.



Fig 2 – site location

It is noted that the site has been a form of public house as a long term fixture within the town as noted in the historic report below.

*At a licensing court in 1880, Bailie Milligan stated that the Ewe & Lamb Inn, 3 Orrock Place, had been licensed "for hundreds of years". An agent who appeared on behalf of the new applicant observed that the premises had been licensed since "time immemorial".*

It is known that prior to this James Elliot was the proprietor in 1841 with the inn re-built in his tenure around 1860 which is reflected in the change in layout on historic maps.



Fig 3-6 – historic mapping

This was then re-built as the current form in the 1950's replacing the former structure, it is noted that a large amount of the walls on the ground floor take the mass + form of earlier structure, it is assumed that these are remnants of the previously older buildings, with newer structures built over. The current structure takes the form of the commercial property to the ground floor with flatted residential properties over, all residential properties egress via a common stairwell accessed from the close located to the South of the building.

Additional extensions to the property were formed at alter dates to extend the building footprint including sanitary facilities + function room at differing stages.

The public house changed form to a public members club in 2005, turning back again to a pubic house in 2016 (16/00753/FUL) until Deans Bar closed finally in 2023.



Fig 7 – historic image of original building in background



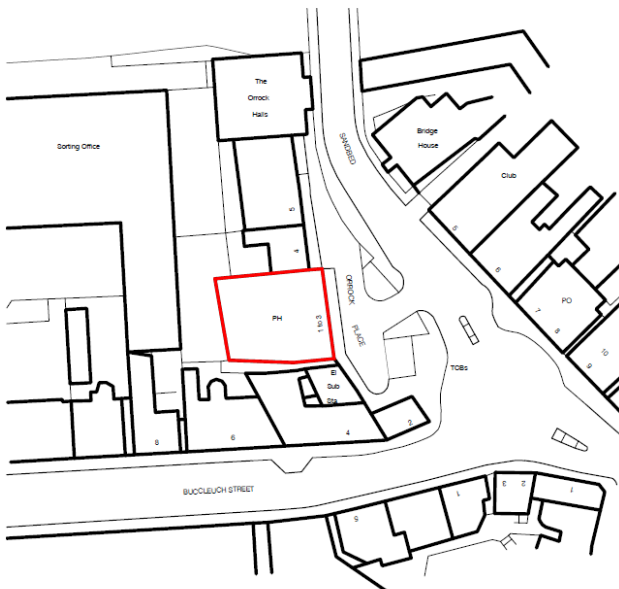
Fig 8 – 1987 demolition



Fig 9 – former layout prior to demolition 1987

Originally Orrock Place was clearly separated from the main Sandbed carriageway by a central 2 storey group of buildings, these stood until road improvement works in 1987 required the demolition of the buildings, straightening the sandbed carriageway + forming a small courtyard with public parking in front of 3 Orrock Place, the original cobbled street finish is the only remnant of the former layout.

### 3.00 ACCESS + TOPOGRAPHY



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Fig 10 – proposed site plan

It is proposed to retain the existing pedestrian access to the property, the current circa 100-150mm step up from Orrock Place will be retained to the access door with floors levelled throughout the property. A new accessible entrance will then then be formed to the rear of the property via the re-formed courtyard.

Vehicular access will be retained as existing there are currently 6 public parking spaces within the Orrock Place courtyard area, as the overall usage of the building will be greatly reduced from the existing public house/function suite it is proposed that the existing property will be served by existing on street parking.

It is noted on SEPA flood mapping that the property is located on the edge of the current “medium likelihood” potential River flood modelling with the area of Orrock Place in front of the building noted as having “medium likelihood” of potential for Surface Water modelling area, due to copyright reasons we are unable to attach this to the supporting statement but are viewable at <https://map.sepa.org.uk/floodmap/map.htm>

**4.00 LAND/BULDING USE DEMOGRAPHIC**

As previously noted the Sandbed area of Hawick has had long terms mixed use forming one of the oldest areas of the town, the below image denotes the current building use demographic for the immediate area, this is repeated to the wider areas as would be expected within a ton centre area.

It is clear that there is a high residential populous in the area with both traditional residential over shop premises below, there is also a large amount of residential properties either in flat form or townhouse based at ground floor area as shown.



- Commercial
- Commercial/residential above
- Residential

Fig 11 – building use demographic map

As noted the site currently sits within the “medium likliehood” for potential river + surface flooding areas, all highlighted properties are equally reflected in this case with all upper floor residential proeprties exiting at ground floor to the public footpaths + carriageways.

Though adding an additional residential property in this location riaises the potential of overnight use, the overall potential numbers within the flood area are far reduced. It is noted that over the last 20 years the below have been approved by the local authority as either change of use at ground floor level or in the case of Hawick High School the redevelopment + extension of the current school. All of the properties below are set within matching risk areas, including egress.

- 23/01484/SCR – Redevelopment + extension of existing High School
- 21/00433/LBC/21/00421/FUL – Change of Use from office to residential – 22 Buccleuch St
- 07/01392/FUL/07/01393/LBC – Change of use workshop to residential – W Grieve + Co, Buccleuch St
- 04/02479/COU – Change of use to residential – 16 Buccleuch St
- 04/02438/COU – Change of Use from store to Dwelling House – 10 Buccleuch St

## 5.00 DESIGN + FORM

It is proposed to retain the current aesthetic pattern of the existing building, whilst making it more suitable for domestic use.

It is proposed to remove the left hand + central access doors, along with surface fixed signage + replacing each with windows matching the pattern + form of the surrounding windows, with walls below built up with natural stone to match existing with quoins removed to central door + face split off to side door forming continuation of existing finish all to have new cills introduced.

The right hand doors will be retained including existing timber lined storm doors as the main access point to the property with new matching fanlight over.

In addition it is proposed to replace all windows through the property with matching timber painted windows finished with double glazed units upgrading the thermal performance of the overall property.

The rear area of the building is proposed to have the greatest notable changes with the existing function room demolished + the area utilised as an external private courtyard with new access doors + windows opening onto the overall space, all levels are proposed to be retained with former function room floor removed + replaced with SUDS compliant paving set at matching height.

It is proposed to re-finished the external wall finish with a louvred canopy formed to the perimeter of the part re-built + re-finished flat roof providing solar shading.

The exterior wall will be reduced slightly as shown + a new precast stone cope added to the wallhead with the inner face of wall re-rendered to match.

Internally it is proposed to retain the majority of the structure with upgrading to finishes + performance where possible throughout, creating a free flowing modern layout within the constraints of the site.



Fig 12 – proposed dwelling elevations

The proposals will be formed in high quality low impact materials, utilising traditional finishes throughout. It is proposed to finish all walls as noted with existing wall finishes matched to all public view elements (front + side elevations). To the rear the finishes will be as previously noted with contemporary finishes + the flat roof re-finished in single ply membrane in a mid/dark grey.



Fig 13 – proposed materials to rear

Timber painted windows + doors will be replicated to the front elevation in matching style including astragal bars.

Proposed windows + doors to the rear are proposed to be fully aluminium matching the specification for water resistance.



## **6.00 SUSTAINABILITY + SERVICING**

All new elements of the property will be constructed from low VOC, sustainable materials taking advantage of modern methods creating a highly insulated airtight construction, which in turn will reduce the energy needs of the building.

All parts of structure will be formed from materials which will not be affected by potential raised water levels, with no floor voids or timber structure used below roof level. All wall finishes + insulation will be of a kind that freely dry out + will not be damaged by water penetration.

The introduction of new thermally insulated sections of building to the rear will ensure a significant thermal performance upgrade for the property.

The site will be served by existing mains water, foul drainage + electric connections.

## **7.00 CONCLUSION**

It has become clear with attempted leasing by our clients + the current trend nationally + notably within Hawick that the use of the property as a public bar has now reached a point that is not sustainable, the alternative commercial uses of Class 1 or 3 Sui Generis are equally not sustainable or possible due to site constraints.

There have been a number of noise complaints from owners above the property with sizable sound testing studies + sound performance upgrades carried out in an attempt to appease + find a solution to the issue.

The proposal to re-develop as a residential property for their use allows a building which is currently vacant + will continue to be vacant for the foreseeable future to be re-generated + allow the full building to match that of the immediately adjoining property to be fully residential.

Any potential works would be carried out with materials resistant to potential rising water + any existing materials not suitable replaced, it would be proposed that the property would be fitted with flood barriers to all doorways + be part of the early warning flood scheme.