

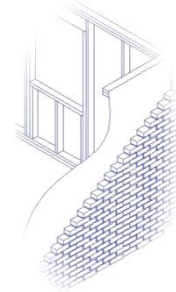
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Proposed Alterations at Glenbank, Castlegate, Jedburgh, TD8 6BD **For Dr L. & Dr K. Chatfield**

This former hotel is Category 'B' listed (1993) and planning permission was previously granted for change of use to a dwelling (ref. 20/00303/FUL), which was initialised by the current owners within the three year period of the approval date. Now the applicants have moved into the property, they would like to make various alterations to improve the living space and use of the house.

Unfortunately with a lot of these types of projects, owners are not necessarily aware that a building warrant should also be obtained for a conversion/change of use to a dwelling, so a lot of the information and detail included in these drawings will relate to the current building standards. When working with a listed building, we are mindful to retain as many of the original features as possible, which may be contrary to the building standards, so we may require some additional cooperation between departments to achieve a satisfactory outcome.

The main alterations take place in an extension built on the side of the original building, forming the hotel/bar toilet block, cellar and ensuite bedrooms to first floor. This extension was built around 1960 and we would hope that it would be considered with less stringent requirements than the original building itself.

The dwelling has no requirement for a commercial toilet layout, with the room space opened up to form a new study off the lounge. Under the building standards we are required to incorporate 'accessible' facilities on the main entry level of the house, so the study also includes a separate WC with provision for a future shower installation, should it ever be required. This should meet the requirements if building control. Externally the applicants would like to form a 'Juliet' balcony between two of the existing windows, and increase the height of the other window serving the study area. The WC window would be retained at the same opening size. While this is quite a contemporary addition, it is an alteration to the newer part of the property and also located to the side which could only be viewed if standing in the garden grounds directly opposite, with no real effect on the overall character of the house.

The first floor alterations in this part of the house are relatively straight forward, with one bedroom and the adjoining ensuite installations opened up to create a family sized bathroom which the current layout does not have. The external window openings are retained, but with new windows installed.

The existing windows in this part of the building are currently single glazed timber framed casement style windows. Ideally we would like to replace these with thermally efficient double glazing with a white uPVC frame. Not only meeting the building standards for thermal properties, but the uPVC frames offer low maintenance option. Again, these windows are within the modern construction and all are out of sight, so hopefully viewed favourably. It is noted that the conservatory (built around 1990) also on this side of the building is formed with white aluminium framing.

The only other alteration to this part of the house is the external decoration. The external walls are finished with a wet dash render; the front elevation is painted in an off-white/crème colour, with the other two elevations having had no paint applied with the bare grey cement render prevalent. The painted front elevation does not blend well with the sandstone to the original house and the proposals are to find a more suitable colour to paint all three sides of the extension. The potential colour suggestion was a mid-stone masonry paint, but this was not fully decided at the point of application, and hope this could be covered under condition of any approval received.

Within the main house itself, a new kitchen is to be formed to the rear of the former dining room, bringing it up to the accessible level of the house, again meeting the building standards in that regard. The original kitchen to the rear of the house is generally retained for a utility room, with part of it sectioned off to provide a better ensuite and dressing room for bedroom 7. There are no period features in the existing kitchen area, other than the existing windows, so no adverse effect is created by these alterations. The new kitchen is a subtle installation, allowing for all existing windows, doors, fireplaces and other features to retain the existing character of the room.

Other minor alterations are required, but mainly upgrades to the electrical and fire alarm systems, and a couple of new drainage connections and extract fan installations, all of which are identified on the proposed drawings.

During conversion works the building standards also require an improvement to the thermal properties of the property. In this instance we are unable and unwilling to provide any additional insulation to the floors or external walls which would cause massive disruption to the original internal features, but I would expect the surveyor to at least ask if it can be provided. We have specified an increase in the roof insulation, to meet the current standards, but this has no adverse effect on the house itself.

The existing windows are mainly single glazed vertical sliding type, and we do not propose to alter these other than apply some care and repair where necessary. The applicant had considered installing secondary glazing, but the internal timber shutters still work and any new window inserts would likely damage them and certainly stop them from operating, so again this is contrary to the requirements of the building standards.

With the majority of the works carried out in the newer addition to the building, and the relatively minor internal works to reconfigure the layout, it is hoped that this application would be viewed favourably.

Please see the enclosed drawings and photographs for further details.

Existing Photographs



Existing Front/SE Elevation



Front/SE Elevation
(Viewed from South)



Side/SW Elevation
(Viewed from South)



Side/SW Elevation
(Viewed from West)



Side/SW Elevation
(Rear of house)



Rear/NW Elevation



Rear/NW Elevation
(Viewed from North)



Side/NE Elevation
(Viewed from North)



Side/NE Elevation
(View of former extension)