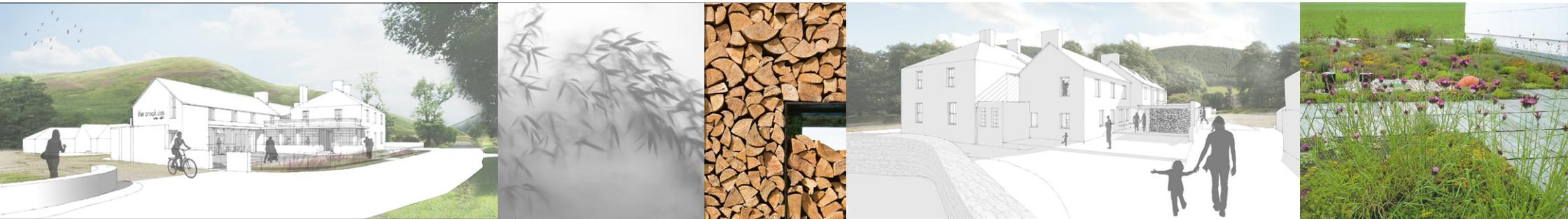


# SAVE ! THE CROOK INN

Shaping the next chapter The Crook Inn's history



## Report 2 : Outline Designs

November 2014

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# 1 Introduction

## 1.1 Scope of report

This report summarises the design process carried out so far, including community consultation and brief development, and outline designs. It also details the responses given to the outline designs presented to the community, drawing out key themes in the feedback received.

A reflective appraisal is provided from some of the design team members, including an outline cost plan, conservation impact analysis, and discussion of Planning implications. With a view to establishing the developed parameters, the report also identifies the principle design issues highlighted by the community as potential subjects for detailed design consideration.

Finally, the report outlines the findings and outcomes of the feasibility study thus far and provides a list of recommendations for consideration by the Tweedsmuir Community Company as the project moves forward.

## 1.2 Summary of work to date

Over the past six months, the design team have worked alongside the TCC and community members to develop the brief and outline designs for a redeveloped Crook Inn. The key work stages involved in this process can be outlined as follows:

### Site and building research

The design team conducted extensive research into the social and physical history of the building to inform the brief development process.

### Workshop 1

The first community workshop was held in August 2014, with the goal of defining the community's vision for the project. The workshop, hosted by WTArchitecture and Community Enterprise, received excellent attendance, and generated discussion on the community's memories of The Crook, their needs and ambitions, and the perceived priorities and challenges ahead.

### Feedback Report 1

The community provided an excellent breadth and depth of feedback at the first workshop. Together with building and brief analysis carried out by the design team, the community's responses were compiled and summarised in a report. A set of key recommendations were identified for consideration by the TCC, and from this a broad design brief for the outline designs was agreed.

### Outline designs

The design brief formed in Report 1 was taken forward by the design team to develop broad approaches to the building's redevelopment. The outline design process was developed with close collaboration between all of the design team members, including input on structural and environmental engineering, conservation and heritage, cost planning, and health & safety.

### Workshop 2

At the end of October 2014, WTArchitecture hosted the second community design workshop where outline design proposals were presented to the community and the TCC for the first time. Responses to the designs were positive and generated constructive discussions on the details of the proposals and further opportunities to be explored.

### Feedback Report 2

This is the stage we are currently at within the process.

Following the design presentations, WTArchitecture have gathered responses on the designs for inclusion in this report. The design team have carried out further appraisals of the outline designs, informed by the community feedback, and made initial enquiries with the local Planning department.

All of this information has been compiled into this report, with recommendations provided for the next stages of the project.

## 1.3 Next Steps

### Design development

Over the next few months, the design team will be taking on board the community's feedback on the outline design proposals, and will be developing the designs further. The final Community Workshop (3) is currently scheduled to be held on 22<sup>nd</sup> January 2015. It will be important to maintain momentum and encourage significant community engagement for the final workshop.

### Additional land purchase

The TCC have been in discussion with the Scottish Land Fund about the possibility of purchasing the remainder of The Crook land from its current owner, Jim Doonan. The SLF may support up to 95% of the purchase, and should funding be approved the purchase would be completed before March 2015. As such, the project programme would be reviewed, including deadlines for making Planning applications, to accommodate the purchase of the additional land. Further information is provided in chapter 4.3 of this report.

### Applications

Following the conclusion of the design process, the design team will prepare and submit an application for Planning Permission to Scottish Borders Council. Subject to securing Planning Permission, and the granting of Stage 2 funding from the Lottery, the design team would move on to developing detailed technical designs. An application for Building Warrant would be prepared and submitted to Scottish Borders Council. The Warrant application covers all technical aspects of the building.

### Tendering

After both Planning Permission and Building Warrant have been secured, the design team will further develop the technical design as part of a Production Information Package. This stage covers all of the information necessary for a contractor to carry out the work. The Quantity Surveyor would then produce a Bill of Quantities for the project, which is a list of all the work to be carried out. A selection of suitable contractors will be invited to tender for the construction works and would be assessed on not only the proposed cost, but also on their experience, working methods and proposed length of programme.

### Construction

A timeline for construction is difficult to determine at this stage, because so many of the elements of The Crook building require specialist conservation approaches. However, the total construction time is likely to be around 12-15 months. It may also be possible for some work to happen earlier on, to help make the building safe and stop any further deterioration, although this would be subject to securing the necessary funding.

### Use

It will be important that, together with guidance from the Community Enterprise, a clear business plan is developed for the setup and running of all the business and community elements of the building. One of the most important factors will be the approach to management and staffing.



## 2.1 Community design brief contd.

In addition, the redeveloped building should have a more explicit provision for community functions. Dedicated community spaces should be capable of catering for a range of small and medium-sized gatherings including lectures and music performances, with the option of opening up the whole building for large events such as ceilidhs.

There was a unanimous preference for a warm and cosy atmosphere within the public bar, with retention of the open fire. The cafe/bistro space was seen as having scope for a greater sense of openness, natural light and a connection with external areas. There was agreement that the building should have catering facilities capable of serving breakfasts to hotel guests in the morning, teas, coffees and lunches in the day, and hot meals in the evening, with an emphasis on high-quality local ingredients and simple fayre, rather than exclusive, high-end gastronomy.

### A place to stay

The Crook Inn has been a place for travellers to stay throughout its 400-year history, and there was a strong response from the community that this should continue. There was a desire to provide a range of accommodation types, ranging from camping spots, bunkrooms & family rooms, to more boutique B&B accommodation. The bunkhouse in particular received significant support.

*“Year-round good bedrooms, bunkhouse or campsite for summer expansion.”*

*“People on courses need a place they can have some quiet time in their own space.”*

The former Crook Inn provided ten bedrooms. However, some of these are not compatible contemporary hospitality standards, with many lacking private sanitary facilities. There was a general feeling that the main bedrooms in the east wing of existing first floor would be refurbished to form B&B rooms, with options to be explored for re-configuring the west wing into more suitable accommodation. An important consideration for the design team was how to make the bedrooms more accessible to all users.

### A place for employment, learning and services

The community were asked to provide input on what other key services, vocational and educational opportunities were to be explored for the redeveloped Crook.

The provision of dedicated community spaces were seen as synonymous with providing opportunities for learning activities, in the form of workshops, lectures, courses and meetings. Provision of affordable accommodation options was seen as an enabling factor for sustaining educational courses.

Local employment could largely be provided through the commercial ventures of the project, but the community also noted that options for learning could be targeted at enhancing local skills by offering residential or weekend courses for locals and paying visitors. There was a desire expressed to have a small retail area for essential groceries and for marketing local goods, but it was felt that a dedicated ‘shop’ was not required. This could be twinned with a postal pick-up point. The community were keen for the designs to incorporate library or book sharing services, to help support the existing mobile library service.

## 2.1 Community design brief contd.

### Connections to the outdoors

The community identified that the spaces within the Crook clearly suffered from a lack of physical and visual connections with wider landscape, and the areas around the buildings had never been properly considered as primarily a pedestrian environment.

Specific requests for uses of the immediate land around the Crook included outdoor eating areas to compliment the cafe, a safe play area for children, camping and caravanning provision, and a community herb/vegetable garden amongst others. Safety along and around the A701 was considered of paramount importance, for pedestrians and vehicles alike.

The Crook was also seen as a point of access for the wider Upper Tweeddale landscape, creating a focus for outdoor pursuits, ecological studies, recreation and sustainable commercial activities.

### Design quality

The community demonstrated great affection for The Crook, and a sadness that it had deteriorated so much. However, the state of dilapidation of the building was seen as providing an opportunity to create a distinct contemporary chapter in the building's long history.

Identifying which elements of the building were most important was quite nuanced, and views ranged from bold and ambitious visions of a highly contemporary building, to more conservative requests for an exact replication of the old. The majority felt that the site's legacy was one of continual change, and that the building could cope with alterations and demolitions provided that the story of the building's heritage was legible and respected.

There was a preference for natural, warm materials, to be locally sourced where possible. The design brief exercises showed a dislike of minimal, 'clinical' spaces, and an inclination towards cosier environments with open fires and stoves. Good natural daylight was important, especially within the cafe/dining space.

Energy efficiency, low-maintenance requirements, longevity and security were all referenced as important. Many people suggested the use of renewable technologies such as biomass boiler systems and solar panels.

## 2.2 Outline Designs

Having defined the community brief for the redevelopment of the Crook, the design team worked on design concepts for presentation. Workshop 2 was held on 22nd October, where the TCC Board and community members were invited to discuss and comment on the proposals.

The designs were presented on 5 large-format panels, in addition to the slideshow presentations conducted by Wil Tunnell of WT Architecture. The design boards comprised of the following:

- Board 1 - Routes & Landscapes (site analysis and approach)
- Board 2 - A Redeveloped Crook (design approaches)
- Board 3 - A Place to Meet, Work & Learn (ground floor plan and images)
- Board 4 - A Place to Stay (first floor plan and images)
- Board 5 - A Place to Enjoy the Outdoors (camp site proposals)

Extracts of the plans, diagrams and perspective images are compiled within the subsequent pages. Reductions of the full presentation panels are contained within the Appendix.



2.2 Outline designs contd.

Routes & Landscape

The Crook Inn has always been characterised by its relationship to people passing through the Tweed valley; both locals and visitors by road, water or rail. Transport connections will continue to be very important to the redeveloped Crook, not just for cars, but for pedestrians and cyclists too, providing safe ways of reaching the Crook from Tweedsmuir and the surrounding settlements. Proposals for the creation of a cycle route along the disused Talla railway provide an excellent opportunity for the Crook in this respect. The site layout shown allows for this potential future connection to the rear of the site, whilst new landscaping and turnoffs from the A701 aim to reduce the danger of such close proximity to the road. Further discussion on traffic calming and road safety issues with the Council and transport officials will be required, and some of these are discussed in chapter 4.2 of this report.



2.2 Outline designs contd.

Site Plan

Item	Description
1	The Crook Inn - east wing
2	The Crook Inn - west wing
3	Garden/terrace
4	Wood chip boiler
5	Outbuilding (in other ownership)
6	Parking
7	Possible bus stop
8	New entrance to campsite
9	Community garden
10	Camp hut
11	Campsite and camper van parking
12	Playing fields and camping area
	Current ownership boundaries



2.2 Outline designs contd.

Design approach

The Crook Inn has evolved much over its four-century history, and the present building comprises a collection of buildings of different ages. Some of these elements help define the Crook's special character, in particular the old core incorporating the bar, the Victorian front block and the 1930s Art Deco entrance. Other elements have become swamped by lower-quality extensions and alterations. A sensitive rationalisation of the building elements would help reveal the story of the building. To meet the needs of the community now and in the future, the whole building will need to be refurbished, with some areas removed and new parts created. It is important that any alterations compliment and enhance the building's unique historic features and respect the memory of by-gone eras.

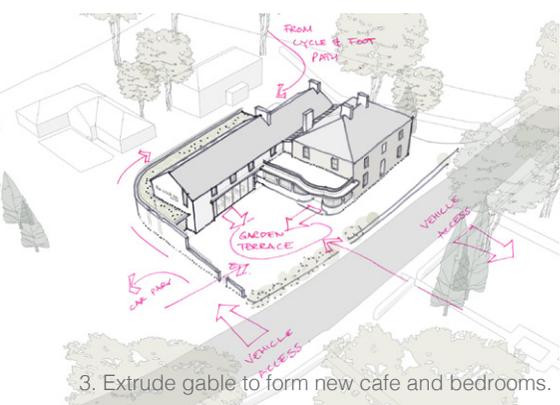
A key move proposed is the removal of the low quality kitchen and service blocks, opening the core of the building up to daylight. A new west wing extension follows the footprint of the historic stable block providing space for a cafe/dining area on the ground floor, and new bedrooms above. A new garden wall wraps around the south-west corner of site, enclosing a safe garden terrace and creating space for useful service functions. The Art Deco frontage is kept intact, facing onto the new garden terrace, presenting an attractive view from the road and a pleasant outdoor and entrance space. In addition to the principal 1930s entrance to the building, an additional new entrance would provide access for muddy walkers and cyclists on the west side of the building.



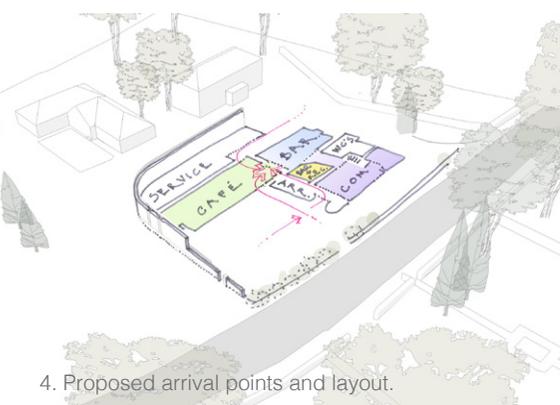
1. The existing Crook Inn.



2. New garden terrace along roadside.



3. Extrude gable to form new cafe and bedrooms.



4. Proposed arrival points and layout.



View of proposals from south east

2.2 Outline designs contd.

Ground Floor Plan

Item	Description
1	Art Deco entrance lobby
2	Reception area
3	Community Room
4	Stair hallway
5	Community Meeting Room
6	Art Deco female WCs
7	Art Deco male WCs
8	Public Bar
9	Bar servery and reception desk
10	Cafe / bistro
11	Shop area
12	Cafe servery
13	Inglenook
14	New passenger lift
15	Rear entrance lobby
16	Store
17	Accessible WC
18	Female WC
19	Male WC
20	Administration office
21	Kitchen
22	Kitchen stores
23	Terrace and beer garden
24	Rear entrance area and option for play area
25	Log store



A 701



0m 2m 5m

## 2.2 Outline designs contd.

### Bar & Cafe

There was strong community feedback that the main purpose of a redeveloped Crook Inn should be to provide a place for people to gather and socialise, reducing social isolation and improving community cohesion. A bright and light new cafe space shares a close visual link with the public bar, which has been enlarged to provide more space and comfortable seating, but can be easily closed off from one another. The cafe is shown as having large areas of glazed doors, which could open out onto the new garden terrace to allow outside eating and drinking during warmer months, and also allow for expansion with a temporary marquee for one-off events.

The removal of the old kitchen block allows daylight into the public bar. A combined bar serving area and reception sits in the middle of the building, and acts as an easily identifiable pivoting point for circulation on the ground floor. It serves an enlarged public bar, which is kept in the same position and retains the unique open fireplace.

### Community spaces

A multifunction community space and a separate community meeting room provide flexible opportunities for social gatherings, and teaching workshops. The current grand entrance hall would form the multipurpose community space, while a new dedicated community meeting room would be created within the current resident's lounge.

The bar, dining and community spaces could be separated off from one another with temporary screens for smaller meetings, or left open for large events to take over the whole ground floor of the building.



2.2 Outline designs contd.

First Floor Plan

Item	Description
1	Bedroom 1 and ensuite
2	Bedroom 2 and ensuite
3	Bedroom 3 and ensuite
4	Bedroom 4 and ensuite
5	Accessible Bedroom 5 with accessible ensuite
6	Bedroom 6 and ensuite
7	Main Stair and Landing
8	Glazed link corridor
9	Upper gallery
10	4-bed bunk room
11	6-bed bunk room
12	Lift lobby
13	New passenger lift
14	Linen store
15	Double-height space over cafe
16	Green roof over new West wing
17	Glazed roof over West entrance
18	Roof over Art Deco entrance
19	Green roof over preserved Art Deco male toilets



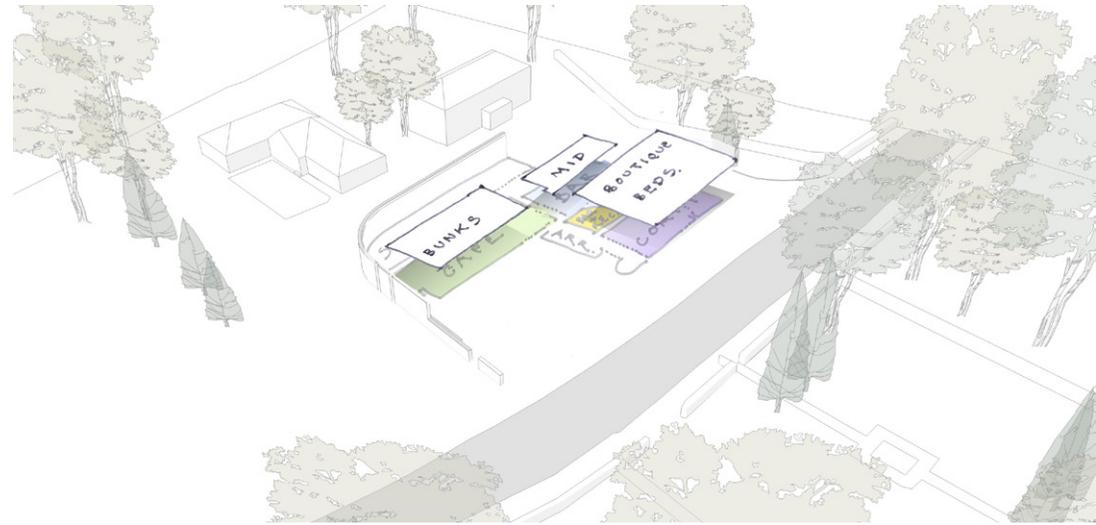
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## 2.2 Outline designs contd.

### Accommodation

A redeveloped Crook would retain the important aspect of its identity as a place to stay, with new facilities appropriate to modern requirements. The building could comfortably provide 8 double/twin B&B bedrooms, all with private ensuites. The older Victorian bedrooms and newer West wing could provide a range of different bedrooms to suit all budgets and tastes, with views across new green roofs and to the gardens beyond. The designs show how two of the bedrooms could be designed as mixed-dorm bunk rooms, to accommodate up to 10 bunk beds with associated sanitary facilities.

A new lift would make some of the bedrooms accessible to all. Dark corridors would be transformed into bright galleries with a new glazed link, which would also improve the relationship between the older and newer parts of the building

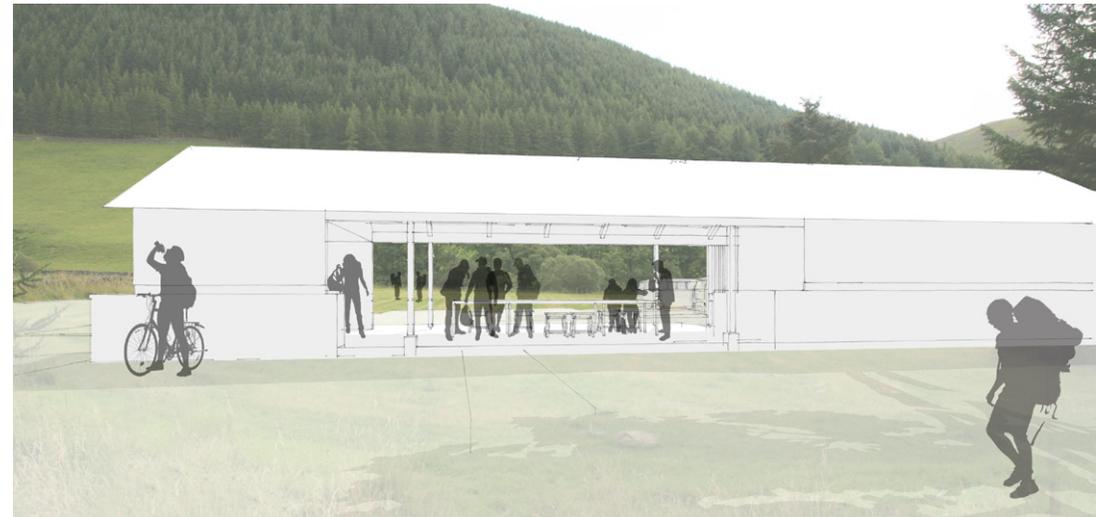


## 2.2 Outline designs contd.

### Camp site

The gardens and fields to the East are a great asset to The Crook Inn. They offer an opportunity to provide camping and camper van facilities to locals and tourists, as well as a venue for learning and community events. A small shelter could be built to support the campsite, providing hot showers and clean toilets as well as a place for people to gather under shelter. This small building could be designed to have minimal impact on the ground and be built from simple materials. There are options to explore renewable energies such as solar water heaters to heat the showers, to promote environmentally sensitive camping.

A community herb and vegetable garden could also be developed in an area of the current formal garden, preserving the historic pathways.



## 2.3 Outline cost plan

McLeod and Aitken Chartered Quantity Surveyors have prepared an order of cost estimate for the construction cost of the proposals. This cost has been based on the drawings included at the end of this report along with further information submitted to McLeod and Aitken by WT Architecture, Stephen Newsom and Max Fordham.

The cost indicated at this stage lies in the region of £1,800,000-£1,900,000 and is based on the assumption of a competitively tendered traditional procurement route being used. A copy of the Order of Cost Estimate, including a list of exclusions and comment on the cost implication of work to historic buildings is contained in Appendix B.

McLeod and Aitken, along with the rest of the design team, will continue to work closely with the TCC and Community Enterprise on developing further detail on the costing, including an elemental cost plan based on the forthcoming design developments.

### 3 Design Feedback

#### 3.1 Community responses

The format for the second workshop followed a similar structure to the first workshops, with WTArchitecture hosting drop-in sessions, formal presentations and Q&A sessions throughout the day. Attendees were invited to make comments on the presentation panels with Post-It notes, and through the Q&A sessions. Douglas Westwater of Community Enterprise was also present to comment on the scheme, and to help answer queries from the community on the market research, business plan and funding options. The design proposals were later uploaded to the Save The Crook Facebook page for continued distribution and comment amongst the community.

A total of 41 people made responses to the design presentations. Thank you to all who were able to attend the workshop and contribute.

All responses to the principles set out in the outline designs were positive. Constructive comments and questions ranged from general responses to the designs, to specific observations and suggestions on the practical details of the day-to-day running of the building. The detailed local knowledge contained in many responses has been particularly useful for the design team. Active feedback was recorded through community Post-It comments placed on the presentation panels. Feedback was also recorded from general discussions with WTArchitecture staff, and through questions posed in Q&A sessions. The following sections summarise the general feedback given by the community at the workshop, as well as compiling all of the Post-It comments.



### 3.1 Community responses contd.

#### Design approach

Overall there was unanimous support expressed for the design approach taken by the design team in fulfilling the brief and responding to the existing buildings. During the design brief workshops, the community identified that the building could cope with contemporary alterations and extensions, provided that these maintained a sense of historical continuity with the old building:

*“Should enhance, not disregard old but not be in awe of it either.”*

WTAArchitecture explained that the outline designs sought to rationalise the physical and spatial organisation of the building. Community members commented that the outline designs struck a good balance between preserving the most important elements of the building’s character and architectural heritage, and incorporating contemporary alterations and extensions to meet the brief. In particular, the proposed extrusion of the existing south gable and the formation of an external terrace courtyard were seen as responding well to the Art Deco frontage. The removal of the rear kitchen and service wing was seen as a positive intervention. The proposed preservation of the Art Deco toilet facilities was welcomed. No concerns were expressed that any important elements of the existing building were being taken away or disregarded.

In addition to general comments of support given by all community members, some specific points were made on Post-It Notes regarding the building’s design, and these are highlighted opposite.



<p>“First floor gables - great views north and south up valley - more glazing?”</p>	<p>“Can old glass from bar windows be reused?”</p>	<p>“False chimney stack to balance roof line” [to new south gable]</p>	<p>“I like the horizontal effect of the Art Deco update.”</p>
<p>“This roof has always leaked” [Referring to Art Deco entrance]</p>	<p>“Like the ‘courtyard’ effect leading to the entrance.”</p>	<p>“More thought about what happens in [Lobby] space - rather sterile at the moment.”</p>	<p>“Like the access &amp; terrace area between the cafe bar &amp; the previous Art Deco feature.”</p>

### 3.1 Community responses contd.

#### Bar and Cafe/Bistro

The community brief indicated that the core social functions of the cafe and bar should have a strong continuation from the previous incarnations of the building. As such, the proposed bar and cafe spaces received support from all community members. However, some specific comments were added to the presentation panels, all of which concerned with providing more space for indoor recreation, for children and for adults. These comments are shown in the adjacent coloured panels.

Many people had commented during the initial brief development exercises that the old bar was cosy, but often crowded and uncomfortable:

*“Intimate bar is good but this was never very comfortable and often overcrowded because [of] irrational space.”*

The proposed enlarged bar area, retention of the open fire and position of the bar serving area were all commented on positively. The removal of the rear kitchen block to provide natural light and views to the wider landscape was also supported. Some community members expressed concern that a single large bar space might cause conflict between user groups; locals coming in for a drink might want to watch television and talk loudly, which might make visitors and families feel uncomfortable. These discussions related strongly to the suggestions of a pool/games room as an alternative place for locals. This had been identified during the first brief development workshops:

*“Needs to meet needs of two types of bar-users. Regulars, possibly louder wanting sports on TV and music and people wanting a quiet meal and drink.”*

However, there was agreement that the building should not be seen primarily as a public house. It will be important that the community and the TCC Board develop a clear vision for their target markets in all areas of the building.

The proposed cafe/bistro space, accommodated in the new wing of the building, was seen as a very positive addition to the building. Many people had identified during the brief development process that the existing building was often dark, with poor visual and physical connections to the landscape. As such, the new glazed cafe/bistro was seen to work well with the cosier bar. WTArchitecture envisage that all the glazed doors could open and allow the cafe to spill out onto the proposed new terrace. This was seen as essential, as the current building lacks any safe or enjoyable outdoor space. The community were keen to ensure that the cafe space could be used at all times of the day and evening, and throughout the year.

<p>“Must retain ‘historic’ feel of bar. Not feel modern.”</p>	<p>“Pool room or games room area?”</p>		<p>“Games room, pool table, couches and TV for kids.”</p>
<p>“Please try to maintain “snug” atmosphere in bar!”</p>		<p>“Add in a games room please (pool, darts, etc) linked to bar.”</p>	

### 3.1 Community responses contd.

“Like the position of glass and light in the cafe.”

“Make sure somewhere indoors for kids to play.”

“I think good food is prime attractor for evening trade. Must support this with dining space.”

“Indoor games area for ‘youth’.”

There was some concern that large areas of glazing and open-plan spaces would be superb in spring-summer, but perhaps not appropriate in the colder months of the year. WTArchitecture discussed items such as interior material finishes, lighting, furniture and fittings as all being essential to defining the atmosphere of the cafe/bistro space. WTArchitecture confirmed that they would be exploring these areas in more detail through the design development process. The community sought confirmation that the cafe/bistro would serve hot food in the evenings, in addition to bar meals. Although the design brief workshops identified that expensive gastronomy would be inappropriate, a good dining environment, serving excellent yet simple food, was seen as essential to the reputation and financial security of the project.

The proposed retail space, forming part of the cafe serverly area, was seen as being appropriate for the needs of the community and potential visitors. The community agreed that a large, dedicated shop space would not be appropriate or sustainable, and that combining the cafe and retail areas would help with staffing management.

#### Community spaces

During Q&A sessions, and in conversations with WTArchitecture representatives during drop-in workshop sessions, the nature and arrangement of the community spaces within the building were discussed extensively. The provision of dedicated and flexible community spaces was welcomed. Proposals for a new community meeting room, shown as occupying the current residents' lounge, was complimented and was seen as having potential to accommodate a range of more discrete educational, vocational and gathering functions:

*“This should work well as a meeting area.”*

However, there was a concern that the multipurpose community space, proposed as occupying the area of the current grand entrance hall, might not be big enough to allow for a broad range of functions. People referenced a desire to have music performance or lectures that might require more seating space. Community members were supportive of the idea that the whole building could be used for larger events, but highlighted that this would depend on options for separating areas off independently. However, many people stated that a redeveloped Crook Inn should not seek to supplant existing hall facilities in and around Tweedsmuir.

Further guidance on the core community functions intended to take place within the building has been given by Community Enterprise in Section 5 of this report along with guidance on other aspects of the business plan and the impact on detailed design development.

### 3.1 Community responses contd.

#### Hospitality accommodation

Feedback from the design brief workshops highlighted that providing a range of accommodation options was important to maintaining trade throughout the seasons and capturing a broad market:

*“Hostel and more luxurious rooms, choice of accommodation depending on budget.”*

Although many people responded positively to the idea of having bunkrooms as well as bedrooms, some responded that there were too many bedroom types being proposed and that a more clear target market should be identified. The issue of providing residential staff accommodation was also raised. It was concluded that there was limited scope within the main scheme for incorporating staff bedrooms, as this would sacrifice revenue-earning accommodation. The option for hopefully gaining ownership of the remaining land was seen as a more appropriate way of creating bunk house and staff accommodation. Further input from Community Enterprise on this issue is outlined in Section 5, and options should remain for flexibility if the bid to purchase the remaining land fails. It is important that proposals for the redevelopment of the Crook can be dynamic, achievable and sustainable without the additional land.

The requirement for a new passenger lift to access the first floor was queried, as this was perceived as an expensive addition. However, there was consensus that accessibility was important in creating a welcoming environment for all users of the building, and that a ground floor bedroom would not be appropriate in this regard. This is also relevant to ensuring compliance with Building Standards and other relevant legislation.



“Make these two bedrooms into three.” [referring to bunk rooms]



“Don’t put walls in bunk room we need room for > bedrooms.”



“Suggest bunk house should be removed - more emphasis on hotel accommodation in the building.”



“Staff accommodation?”

### 3.1 Community responses contd.

#### External areas

During the initial design brief workshops, the community identified that immediate and wider landscapes around the Crook were a great asset that could be better exploited for commercial, educational and vocational purposes, complimenting their ambitions for the building itself.

The community endorsed the decisive proposal to create a semi-enclosed terrace courtyard in front of the Crook, as a way of defining the arrival point, giving the site more presence along the road, and creating a safe and enjoyable environment for the building's core internal activities. As has been mentioned above, people felt that the new cafe extension and wrapping garden wall created a comfortable juxtaposition with the historic Art Deco frontage. The community were keen to discuss ways in which the external areas around the building could support its core functions. WTArchitecture envisage that the terrace in particular would become the focus for outside eating and drinking in warmer months, as well as provide an opportunity for temporary marquees/canopies to be bolted onto the new cafe wing for larger events such as weddings.

Quite understandably, the implications of the proposals on pedestrian and traffic safety was of paramount importance to the community at Workshop 2, as it was during the first workshop. Proposals to create a safe enclosure to the terrace area were welcomed, using areas of soft planting in combination with fencing, although it was recognised that these would be limited by requirements for clear visibility splays at the road entrance. Pedestrian and traffic safety issues are discussed further in Chapter 4.2 of this report. The design team will continue to work closely with the TCC and the local authority to develop appropriate solutions.

<p>"Play area?" [referring to rear entrance space]</p>	<p>"Temporary roof/ canopy over external space for weddings etc/ function space"</p>		<p>"Hedge along road (not too high) to reduce road noise / intrusion"</p>
<p>"Rain water collection storage" [at rear of building]</p>	<p>"Cycle path good idea"</p>	<p>"Traffic light controlled pedestrian crossing?"</p>	<p>"Road Safety? A701 &gt; 40mph?"</p>
	<p>"Safety across road!"</p>	<p>"Smoking area outdoors."</p>	<p>"Traffic calming needed if housing built"</p>
<p>"Bridge across road?"</p>		<p>"Drying room for walkers / fishers / cyclists?"</p>	<p>"Please check access works with regard to Crook entrance i.e. junction spacing."</p>

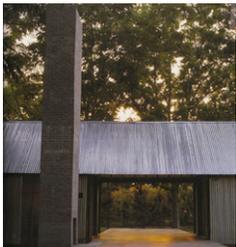
### 3.1 Community responses contd.

#### Camp site proposals

Provision for camping and caravanning featured as one of the community's core goals for the redevelopment of the Crook. These activities were seen as providing an affordable way for tourists and other visitors to come and stay at the Crook, creating a "base for masses of local outdoor activities and projects". As such, proposals for a new camping facility hut on the eastern site were enthusiastically supported. In addition to providing supporting services for the camping activities, many people suggested that this shelter was a simple way of encouraging a range of educational outdoor activities, whatever the weather. Many people suggested that the camping hut should pursue a very low environmental impact design, and possible be entirely off-grid. There was some discussion as to whether the camping hut should be a solid structure in keeping with the Crook, or a lightweight timber building.

#### Purchase of remaining land

The announcement from the TCC of intentions to purchase the remaining land previously owned by the Crook created quite a stir at Workshop 2. The community were unanimously in favour of the bid. Naturally, exchanges over the outline designs were framed around this new information. Some participants queried whether the current design approaches would change if the current boundaries were removed. WTArchitecture feel that there would certainly be more scope for flexibility with the designs, but that many of the core principles would remain. Most notably, the additional land was seen as a more appropriate vessel for delivering many of the secondary facilities proposed by the community in the design brief workshops, such as a gym, workshops and business spaces, and bunk house accommodation. It also would also provide much greater flexibility for landscaping and parking proposals. This topic is discussed in more detail in chapter 4.3 of this report.

<p>"Really good idea and like the location with regard to Crook"</p>	<p>"Solar panel hot water"</p>		<p>"We have legal obligation to install sewage treatment facility on East side of road"</p>
	<p>"Reed bed sewage treatment"</p>	<p>"Flexible use"</p>	
	<p>"Suggest power connections for camper vans"</p>		<p>"Like idea of sustainable building / water management - reed bed?"</p>
<p>"This looks good" [referring to snow falling image]</p>		<p>"Could this be used as a bar for separate picnic area?"</p>	<p>"Bike wash / maintenance station, pump etc."</p>

## 3.2 Feedback interpretation

The community identified a number of key parameters to guide further development of the designs. These are summarised below.

### Design approach (including remaining land)

- The overall architectural approach taken so far compliments and enhances the existing historic building and landscape setting.
- More detailed proposals for material finishes, lighting and furniture should be developed.
- A drying room for walkers and cyclists should be considered.
- An area should be provided within the building for children to safely occupy themselves with minimal need for adult supervision.
- The designs should be reviewed to allow for possible future purchase of the remaining land to the west of the Crook. It may be relevant to propose options for different scenarios.

### Bar & bistro

- Retaining the bar in the same location within the building is welcomed.
- The designs should explore more options for creating different zones within the bar to cater for different clientele needs. This should include allowing for at least one TV for broadcasting live sports.
- The design of the cafe/bistro space shouldn't limit opportunities for its use as a function space for ceilidhs, parties and other gatherings.
- Provision of a pool / games room should be considered.
- It is essential that the cafe/bistro space feels welcoming at all times of day and throughout the seasons.

### Community spaces

- The provision of a private community meeting room is good.
- The multipurpose community room is good in principle, but needs more clarity on how it could be used.
- The brief development process generated many dynamic ideas for how the building could provide opportunities for social gatherings, educational and vocational activities, and address social isolation.

### Hospitality accommodation

- The passenger lift and a fully accessible private bedroom should be retained at first floor level.
- The bunk rooms should be omitted, with private family bedrooms and ensembles provided instead. However, options should remain flexible should the bid to purchase additional land fall through.
- The roof over the Art Deco entrance shouldn't be a terrace.

### External areas

- The garden terrace in front of the Crook is a positive intervention.
- The developed designs should show how a temporary marquee style structure could be erected on the garden terrace, to allow for expansion of the cafe/bistro space for larger events.
- A safe child's play area should be provided.
- More detail is needed on bicycle parking provision.
- The vehicle parking provisions should be reviewed in light of consultations with Scottish Borders Council.

### 3.2 Feedback interpretation

- Designs of landscaping and parking should include options for the additional land to the west of the Crook.
- Pedestrian and vehicular safety on and across the A701 is paramount. The design team should continue consulting with Scottish Borders Council on appropriate methods for traffic calming and safe pedestrian crossing points.
- Proposals for a community herb/vegetable garden are supported, but require further design exploration. A new greenhouse should be considered.

#### Camp site

- The proposed use of the eastern site as a camping area is very positive.
- Proposals for a simple facilities hut to support the camping activities is generally supported.
- The design team should explore low-carbon and off-grid technologies for the camping hut, including waste water treatment, and PV and solar water panels.
- Alternative construction techniques and material finishes should be considered.

## 4 Design Review

Since presenting the outline designs to the community and TCC Board at Workshop 2, the design team have been engaged in several design review procedures, both internally and with external authorities.

The TCC provided formal feedback on the proposals, which congratulated the design team on creating a dynamic solution that could substantially meet the commercial and community needs, making the most of the buildings with a coherent composition.

Stephen Newsom Architect has provided a conservation appraisal of the proposed scheme's impact on the building's heritage.

Max Fordham have provided specification advice on the building services, including the proposed wood chip boiler system. Structural Engineers, David Narro Associates, have provided an initial informal appraisal of the outline designs.

McLeod & Aitken have developed an order of cost estimate for the outline designs, based on an analysis of comparative projects (see Appendix B).

WTArchitecture have met with Planners and Transport officials at Scottish Borders Council to introduce the project and discuss the outline proposals.

## 4 Design Review

### 4.1 Conservation appraisal

The following Conservation Appraisal of the outline design has been provided by Stephen Newsom Architect in response to the original Conservation Statement, forming part of Feedback Report 1.

4.1.1 Removal of flat roof block from NW: an acceptable loss as it allows the previously enclosed central core to be seen, and light to the interior. Consider definition of former footprint in ground treatment. (Note: treatment of W wall of new Bar, and of remaining part of roof and wall to Gents toilet to be considered). Removal of secondary stair: low grade construction of no merit. Removal attached boiler chimney: low grade construction of no merit.

4.1.4 Demolition of NE gable and extension to N: It is believed that this part of the building was originally longer (removed prior to 1935). The gable has had previous modifications and was previously internal. The re-establishment of a courtyard form enhances the spaces around the building. The new roof and wall finishes should be compatible with the existing. Consideration should be given to re-use of the gable chimney components.

4.1.5 Replacement of single-glazed windows with new, more thermally efficient, in same material and glazing pattern: The existing steel windows are probably beyond economic repair. It is important that the curved glass be salvaged and re-used. The replacement windows should have the same glass to frame ratios and proportions.



#### 4.1 Conservation appraisal contd.

4.1.6 Opening up roof to light between NE and NW blocks: This is considered a positive contribution to define the distinction between the two parts, as well as assisting to bring natural light into the centre of the plan.

4.1.7 Re-positioning of the Bar, in a different form: From an initial inspection, the construction of the present bar is not of great age. The rustic sawn plank fronts and bar counter could be salvaged for re-use if they were considered to be significant.

4.1.8 Retention of the old bar fireplace: The circular inset has been introduced into an earlier range opening (risband joints are clearly visible). It is not known whether the fire-bed and dog-grate are of significance.

4.1.9 Removal of the glazed screen and door between the two levels of the Dining room: This screen with its etched glass panes is part of the 1935 alterations (along with those at the SE entrance). If they are no longer required in their current locations then efforts should be made to adapt and relocate them elsewhere within the re-planned building, and always associated with the principal 1935 spaces.

4.1.10 Removal/replacement of screen between the Dining room and main central space: This screen appears to be of a later date than the others in this area, and therefore its loss might be considered to be an enhancement. If the screen is simply to be re-configured then that taken out from the Dining room could be adapted? The lintels and jambs to this opening require careful consideration.

4.1.11 Retention (or otherwise) of the two ground floor toilet areas: the principal components are the Vitrolite wall tiles, mirrors, counters and sanitary ware; some areas of which are damaged. The floor finish is a lesser part of the same design. Given that it will be necessary to carefully remove the finishes in order to ensure that underlying structures are sound, it may be that some degree of re-configuration could be considered (obtaining replacement parts is going to be difficult, if not impossible). The idea of relocating these “settings” need not be ruled out, as their position was clearly subject to the limitations of the earlier built form. However, it is essential that the altered building retains as much of these room finishes as possible.

4.1.12 Re-positioning of the reception desk, screen and other office fitments: The assemblage is very much a part of the 1935 work and is largely still intact. Its location does clash with the earlier stair hallway, which would benefit from the removal of the screen and other partitions. The re-use of the joinery as the reception desk in a different location would justify its removal.

4.1.13 Removal of partitions and screen within hall at foot of main stair: As noted above the earlier stair hallway, would benefit from the removal of the screen and other partitions.

4.1.14 Alterations to shape of former Sitting Room: This room suffers from a lack of clear definition, and the faceted W wall does nothing to improve it. It is presumed from the location of the surviving fireplace that this was originally two smaller rooms, possibly linked by doors that could be folded back. The fireplace is a match for that lost in the main central space, and could be copied to replicate that fireplace if required. The proposed changes are modest in the context of previous changes to the room.

## 4 Design Review contd.

### 4.2 Planning & Transport

WTArchitecture attended a meeting with the area Planning Officer and a representative from the Transport department for Scottish Borders Council. This meeting was an opportunity to introduce the project, explain the community brief development and funding processes, and present the outline designs for discussion. Although any commentary from the Council is informal at this stage, the feedback given was broadly very positive.

#### Land ownerships & boundaries

WTArchitecture explained that the TCC's original purchase of the Crook did not include the two existing outbuilding and portion of land to the west. As such, it was noted that the outline designs had been developed on the basis of the current ownership boundaries and access requirements. The Planning Officer confirmed that the 2009 granted application for a housing development on the western portion of the site remains valid, and that any proposals for the redevelopment of the Crook would be assessed in relation to this granted application (ref: 09/01065/FUL). However, it was noted that the actual ownership boundaries, as agreed in the deeds of February 2013, would potentially preclude the realisation of the proposed housing development.

WTArchitecture also explained the TCC's ambition to purchase the remaining land around the Crook. It was confirmed to the Planner that the TCC would be unlikely to execute the approved housing scheme, and would instead seek to retain use of the land and outbuildings for future expansion of the building's community and tourism functions.

#### Outline designs

WTArchitecture presented the outline designs, as were shown to the community at Workshop 2. The proposals for the redevelopment of the main building were generally well received, and the Planner commented that there were no obvious Planning policy conflicts caused by the designs. However, further discussion would be required when more detailed proposals are developed, specifically in relation to external material finishes. The outline designs were also forwarded to the Listed Building Officer for comment, and it was agreed that a separate meeting would take place with the LBC Officer present, to which Stephen Newsom would attend.

The proposals for a camping hut on the eastern side of the A701 were also discussed. The Planning and Transport Officers both noted that there was an approved application in 1998 (98/00955/COU) for a change of use for the eastern site to become a mobile caravan site, although this was never executed. As such, the proposed use of that land, complimented by a new camping facility hut, seemed reasonable. The Council made no specific comments regarding potential flooding issues to that part of the site, and stated that they didn't expect this to preclude the proposed development.

#### Transport, access and parking

Vehicular and pedestrian access to the Crook were discussed extensively, as these form a major consideration for the TCC and the community. The Transport Officer commented that the proposed expansion of the Crook's activities would probably not require any special measures regarding visibility splays or turning radii for the site, but that this would be reviewed

## 4.2 Planning & Transport contd.

when more detailed proposals were developed. The Council noted an initial concern that proposals for a double-sided road access, to allow cars to drive down to the camping area, would be difficult to justify and implement in this location. Regular and sustained use of the easterly site, e.g. for weekly weddings or other marquee events, could present a difficult road access condition, and the Council would have a preference for containing primary pedestrian and vehicular activity to the westerly site. However, they noted that the current proposals for occasional access to a camping area could be achievable. They also welcomed the proposal to move the current access to the easterly site northwards, removing it from being in direct opposition to the primary Crook Inn vehicular access point.

Wider traffic calming approaches along the A701 were discussed. The Council suspected that imposing speed restrictions along this section of road would not be possible. However, it was agreed that speed awareness methods would be appropriate e.g. rubble strips, illuminated speed awareness signs and other warning signs, and that the design team will explore these options in collaboration with the Council as the project progresses.

WTArchitecture explained that approximately 25 car parking spaces, including accessible parking, had been proposed in the outline designs. The Council noted that this provision was in principle likely to be lower than the potential capacity requirements for the redeveloped building. However, it was recognised that the scope for parking is currently constrained by the arbitrary ownership boundaries, and that securing ownership of the remaining site area would alleviate some of this pressure and allow for a higher provision.

Ample safe bicycle parking areas were seen as essential, particularly if the route of the old Talla Railway was to be transformed into a regional cycle route. The community had expressed an interest in attracting tourist coaches to help sustain the enterprise. However, it was discussed that this would not be possible with the current extents of site ownership. Anecdotally, the Council noted that few, if any, tourist coaches pass along the A701. Motorcycle parking was also mentioned as being important, as this was a popular weekend activity in the Borders.

WTArchitecture explained that the current scheme proposes a new wood chip boiler, contained within a detached structure away from the main building. The Council stated that there were unlikely to be any noteworthy adverse impacts on the site due to occasional delivery of wood chips, provided that suitable turning areas were incorporated into the designs.

## 4 Design Review contd.

### 4.3 Land ownerships

Since the appointment of the design team, the TCC have undertaken enquiries with the owner of the remaining Crook land and railway embankments to the west of the site, and the Scottish Land Fund, with a view to purchasing the remaining land. The TCC formally presented their intentions to the community at Workshop 2. This is an exciting opportunity that deserves discrete commentary from the design team.

The design team were appointed on the basis of the existing land ownerships, and are confident that a dynamic and sustainable community redevelopment of the Crook could be achieved without any further land purchases. That being said, the design team feel that securing the remaining land previously belonging to the Crook would be highly beneficial to the TCC, the community, and their aspirations for the future sustainability of a redeveloped Crook Inn.

The present ownership boundaries artificially dissect the historic site, severing the Crook's connections with its outbuildings, the Talla railway, and the wider landscape. Removal of these arbitrary boundaries would allow more scope for current and future development, improve the building's connections with the landscape, improve pedestrian and vehicular safety, remove service and access burdens, and restore continuity with the historic development of the overall site.

From feedback given at Workshop 2, the community appear equally supportive of these proposals. As such, many of the discussions of the outline designs related to the potential additional land purchase.

WTArchitecture developed the outline designs on the basis of the current ownership and access provisions, as per the original brief, as the scope for securing further site areas was unclear. However, now that this option is becoming more likely, the TCC have requested that the design team carry out a simple masterplanning exercise to reconsider the following:

- Vehicular and pedestrian access routes.
- Building arrival, entrance and escape points.
- How the new building addresses the south and west of the site.
- Building footprint dimensions.
- Parking layouts, including possible coach parking.
- Location of the detached plant room.
- Proposals for a children's play area.

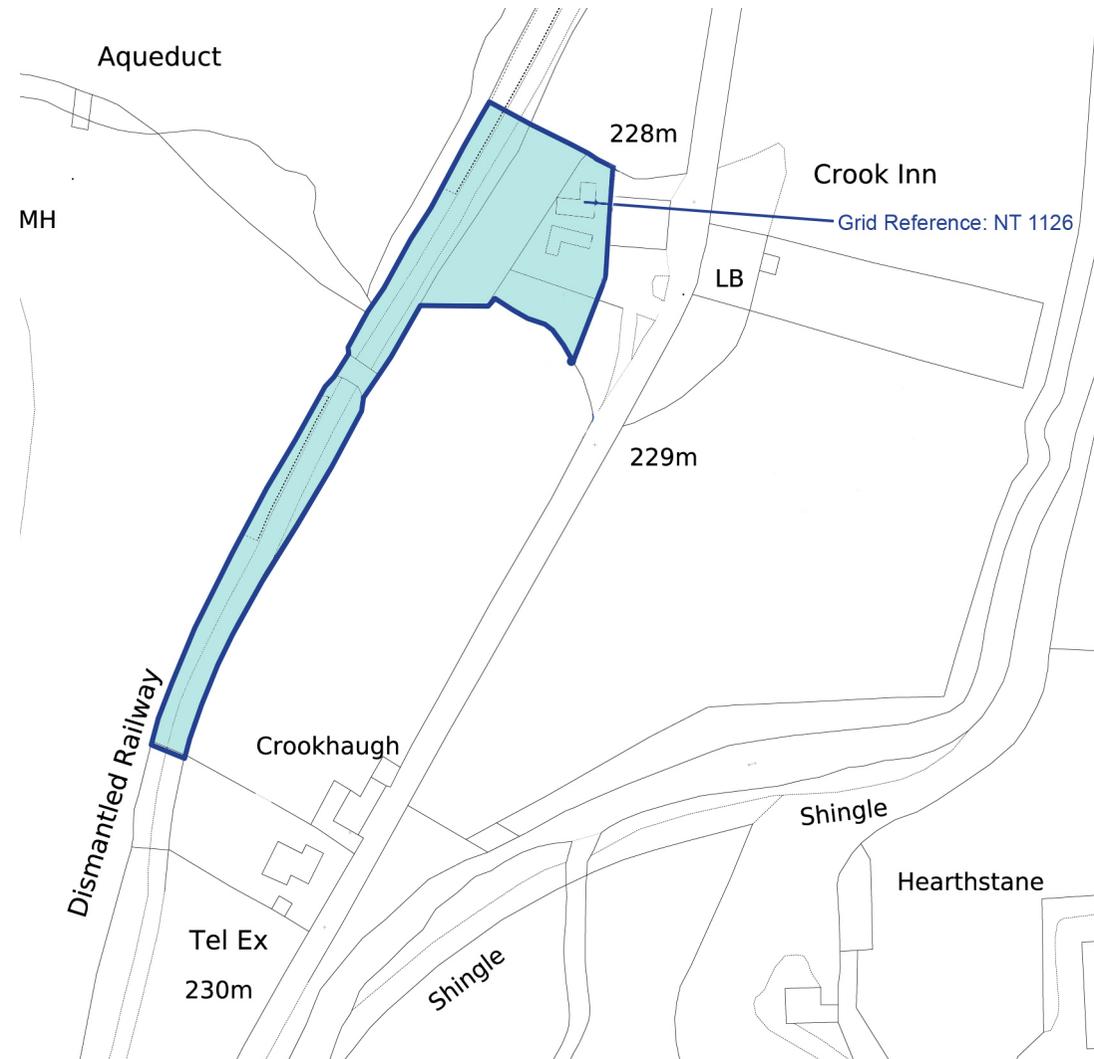
WTArchitecture feel that the overall approach taken so far to the spatial planning and massing of the main building remains valid, even with the assumed ownership of the rest of the site. The site will remain constrained by vehicular access arrangements, and we feel that the current entrance point proposed is most suitable location. The Crook's character as a road-side Inn is important in its historical context, and in terms of its presence along the A701. Incorporating the remaining site should not entirely move the focus away from creating a pleasant and active road frontage area that properly addresses the Art Deco entrance. However, there is scope for allowing for better connections between the building and the remaining site, which WTArchitecture will investigate through the design development process.

4.3 Land ownerships contd.

Exploration of the above will be limited for the time being, until confirmation of the purchase is secured and appointments reviewed. Further information would be needed, such as topographical surveys of the remaining land. It will also be very important for the TCC, in collaboration with Community Enterprise, develop a clear brief for any new uses of the remaining site.

The design team understand that the TCC have agreed a purchase price with the vendor, and are making an application to the Scottish Land Fund to contribute up to 95% of the costs. If successful, the purchase is expected to be completed by March/April 2015. The current timetable set by the Lottery for completing the design process and securing Planning Permission would overlap with the purchase of the remaining land. As such, the TCC may wish to consult with the Lottery and agree delaying any Planning submission until after the purchase is completed, to avoid abortive work.

Adjacent is a map showing the area of remaining land the TCC propose to purchase.



## 5 Business Plan Development

Community Enterprise have been continuing with their research work and development of the business plan for the Crook Inn. Information on the identification of need for the project, the business model proposed, project outcomes, staff structure and cash flow can be found in Community Enterprise's Interim Business Case document, issued to the TCC and WTA.

Several key aspects of this ongoing research have been identified which impact on the detailed brief for the forthcoming design development period and the programme for design development and submission of an application for planning permission. Comments from Community Enterprise on these issues are outlined below.

### 5.1 Land Purchase

It is understood by CE and the design team that the application for funding from the Scottish Land Fund for purchase of the remaining land to the rear of the site was submitted at the end of November 2014 and that a decision will be issued in early 2015. It would be recommended by both WTA and CE that the submission of an application for planning permission be delayed until after the funding decision is received. This would carry with it the advantage of submitting a proposal that properly matches the project scope to be taken forward by the TCC and assuming that the funding bid is successful, would avoid the need for the Crook Inn application being assessed in terms of its potential impact on the current proposal for a housing development, for which the current owner of the adjacent land has secured planning permission.

### 5.2 Community Space

Both the community spaces (the larger room and smaller meeting room) will be multi-purpose. It is likely that the meeting room would be set up for more formal smaller meetings, whilst the community space can be more flexible.

Sound proofing for these spaces would be important due to the presence of the bedrooms upstairs. There is likely to be craft activity and films shown, so although the activities are unlikely to include anything too overly noisy, there will be some sound that could carry.

There will be Film nights and presentations, so black out capability will be needed.

Space should be for up to 20 people comfortably in the community space with smaller numbers (approximately 10) in the meeting room. Very few activities will need more than 20 and these can take place in the café space if necessary.

Activities will include (but not be restricted to) the following;

- Crafts people doing courses from painting, to woodwork and stone work. A range of local people have offered to run workshops in jewellery making, photography, geology of the area, bronze age history, fitness classes, woodturning classes, willow weaving etc. This could potentially be a bit messy and require space to spread equipment and materials, but our supposition is that course tutors will bring all their own stuff so there is limited need for storage.

## 5.2 Community Space contd.

- The historical heritage of the area from the Bronze Age to date presents a range of opportunities for adult learning. Local people are passionate about this and this can be developed further and add to the commercial case to attract tourist and visitors.
- Training space – power point and white board, computer points and wifi will be required.
- Potential for local beautician to provide a service from the Community Hub. Visiting hairdresser and chiropodist. This just needs a quiet space (the small meeting room – so board tables will need to be movable) as they will bring and remove all their equipment.

The above activities would be focussed on three markets; local people, day visitors who will travel from Edinburgh etc to attend a course and guests who might attend a weekend long painting retreat.

## 5.3 Camping

Due to fundability and staffing it would be more appropriate to retain all core activities for the Crook Inn within the building itself, rather than splitting activities between the Crook building and the site land lying to the east of the main road. This would mean that the small campsite building proposed at the edge of the garden to the east would simply house basic facilities including taps and toilets for the campsite.

It is recommended that provision for motor homes as part of the campsite offer would form part of a later phase of works and would not form part of the initial development.

Further guidance will be required from the TCC on the potential for financial claw back due to the previous land owner should this part of the site be developed.

## 5.4 Shop produce

There are good but limited suppliers within the local area so our sense is that this should be a small shelving unit adjacent to the café and near reception selling local food, jewellery, pottery amongst other items. Larger products can be publicised using flyers with orders taken.

No dedicated store is required for the shop.

## 5.5 Library Service and Postal Drop-off Point

The Tweedsmuir area is visited by a library van once a fortnight, funded by Borders Council. The Crook could provide a good location for the library van to park once it is developed. There is not likely to be a provision for library drop off. Rather the issue here concerns the potential provision of a small stock of books for community use which people can borrow and donate.

Regarding postal drop-off and pick up points sometimes people go as far as Biggar and even Bellshill to pick up parcels. An arrangement with parcel delivery companies to use the Crook Inn as a drop off point would be very useful to the local community. Further confirmation will be required, but an initial assumption would be that this is simply an agreed delivery address with packages being stored in a locked office (the admin office) or locked cupboard at reception. Insurance would need to be considered.

## 5.6 Café and Bar

The café will cater in the morning for guests staying in the Crook Inn so will need be open nominally between 8am and 11am every morning perhaps with the exception of some winter months. Demand is likely to reduce in January and February so it is possible that the cafe might close during this period of the year. The café would therefore be open to locals also during this morning slot.

Commercially, the population is too small to sustain a café all day every day, but research has shown that it is vital that there is a meeting space available to re-create community and enhance social capital. As a result, it will be important for the cafe to be open in the afternoon but also for the space to be used for initiatives such as a lunch club for older people. Since there are challenges in making this commercially viable during the day, consideration could be given to perhaps making the cafe volunteer run during the week with trainees.

It is highly likely that the cafe it will be closed from late afternoon. Commercially the cafe is more likely to focus on weekend business as it will attract not only local people but also walkers and cyclists to the area. In addition those attending weekend classes and retreats will need to use the café.

In terms of evening use relating to the bar the research identifies a strong need for both a quiet space for relaxing in the evenings and a more vibrant space with a pool table and large screen TV for football etc. One option would be for the cafe to transform into an active bar space in the evenings. This would need to accommodate pool, games, loudish chatting and perhaps a TV. The provision of both quiet and more active spaces for evening activities is vital. The community consultation identified some demand for Quiz Nights,

Live Music, Film Nights etc providing opportunities for groups of local people to meet and this could take place also in the café area (as a bar extension).

Young people spoke about having nowhere in the area to meet friends informally. Darts, pool, table tennis and internet access was seen as vital activities and again use of the cafe space as a venue for youth nights could address this issue, providing a space for more vibrant and slightly noisy activities.

Providing a place for families to relax, allowing parent to have a meal with play areas/soft play provision for children is important. Historic anecdotes were given of people being able to leave their children behind the bar in the past!

There is also a need to use this space for weddings, funerals and parties in evenings and weekends. In these instances the whole space might be booked (though consideration should be given to provision for hotel guests who will still need space). Similarly conferences during the day might take over most of the ground floor.

## 5.7 Staff Accommodation

It is almost certain that at least one member of staff would be required to be on hand during the night to cater for hotel guests. This individual would require a rest space with a buzzer system but not necessarily a bedroom. Provision of space within the admin office would be preferable. Access to kitchenette facilities is likely to be required. In instances when rooms are available it is possible that the staff member could use one of the guest rooms but this would not be a preferred solution in the first instance as regular use of guest rooms would impact negatively on income for the Crook.

## 5.8 B&B Rooms

Research seems to show that a combination of high end rooms and more affordable family rooms is required, but that all should be en-suite. Should the SLF funding bid be successful, and the additional, adjacent land be secured, the intention would be for bunkhouse accommodation to be provided within a separate building on the additional land. Cyclists and walkers will have some provision on the campsite over the road.

Room layouts should be flexible to allow for a range of numbers of beds. The affordable family rooms could perhaps cater for a small group of friends or a family so these rooms are likely to require space for nominally four people with space for an additional bed if required. The research carried out so far has not evidenced demand from large groups (eg youth groups) coming to stay, so focus should remain on discreet small groups or families.

## 6 Outcomes and Recommendations

The overall approach with which the designs have been developed thus far has been well received by the community, TCC, local planning authority and Community Enterprise. The detailed design development should follow the same broad approach, shaped around the feedback given in Sections 3.2, 4.2, 4.3 and 5 of this report. In particular the forthcoming design development should focus on addressing the points outlined below. Input required from the TCC in consultation with Community Enterprise prior to commencing with this further design period is highlighted in italics.

### 6.1 Programme

The recommendation from the design team and Community Enterprise is for delay of the submission of an application for planning permission until after the decision on purchase of additional land is received. The proposed date for the final community design presentation on the 21st January 2015 would be retained and would include presentation of design development both with and without the extended site area.

*Confirmation should be given by the TCC on the programme basis on which the design team should proceed.*

### 6.2 Land Purchase Options

Options should be developed which demonstrate the possibilities allowed by purchase of the additional land, relating to the issues and aspects of the design listed in Section 4.3 of this report.

*The TCC to confirm that they are happy for the design team to explore design reviews and new masterplanning exercises to accommodate the possibility of gaining extra land. The TCC are to confirm what survey information will be available to the design team to assist in this exercise.*

### 6.3 Community Space and Meeting Room

Design development of these spaces is to focus on the requirements outlined by Community Enterprise in Section 5 including provision for nominally 10 people in the meeting room, 20 people in the community room, with blackout capabilities provided to the community room and acoustic separation and IT provision allowed for both rooms.

*Confirmation should be given by the TCC that they are happy for the design team to proceed on this basis. Confirmation from TCC and Community Enterprise is also required on whether access to a sink is required for events such as craft workshops taking place in the space.*

#### 6.4 Campsite

On the advice of Community Enterprise the designs for the campsite are to be developed for car, cycle and pedestrian access only, omitting the parking spaces previously shown for motor homes. The camp hut is to provide space for WCs, showers and taps with a space of shelter for campers in bad weather but without any specific provision for woodland school activities or similar.

*The TCC should confirm that they are happy for the design team to proceed on this basis and also clarify in consultation with Community Enterprise how many camping pitches are required (as this will relate to the number of parking spaces allowed for). The TCC and Community Enterprise should advise on whether the camping hut is to form part of the core scheme or be procured separately. The TCC should seek legal advice in relation to any burdens that may exist for the eastern site, in relation to proposals for a change of use and erection of a camping hut.*

#### 6.5 Shop

The designs for the shop are to be developed bearing in mind the requirements outlined in Section 5.4 of this report.

*Confirmation should be given by the TCC that they are happy for the design team to proceed on this basis. Any information on specific suppliers who have indicated interest in stocking produce in the shop should be forwarded to the design team.*

#### 6.6 Postal Service Drop-off point

Design development is to proceed on the assumption that this service can be accommodated within a lockable administration office.

*Confirmation will be required from the TCC that they are happy for the design team to proceed on this basis. Advice should be sought on any insurance implications that storage of postal items may have for the Crook Inn.*

#### 6.7 Cafe and Bar

The cafe and bar designs should be developed to address the need for both quiet and more active spaces in the evenings, bearing in mind the proposed operating hours, catering provision, occupancy and clientele outlined by Community Enterprise in Section 5.

*Confirmation should be given by the TCC that they are happy for the design team to proceed on this basis.*

#### 6.8 Staff Accommodation

*Confirmation is required from the TCC on whether the provision of a rest space as part of the administration office is considered sufficient provision for night time staff facilities.*

### 6.9 Affordable Family Bedrooms

Affordable family bedrooms are to be included in the developed designs in place of the bunk rooms previously shown. These bedrooms are to have flexible layouts and are to include space for nominally 4-5 beds and ensuite provision.

*Confirmation should be given by the TCC that they are happy for the design team to proceed on this basis.*

### 6.10 Children's Play Area

External landscaping design development should provide space for a dedicated children's play area. Internal design development should allow scope for space for children to play safely although discussions with Community Enterprise indicate that a dedicated soft play area is not required or appropriate.

*Confirmation should be given by the TCC on the age range to be catered for, any specific requirements for the external play area and whether use of the community space as an informal play area is sufficient, or whether play space should be provided within the cafe or elsewhere in the building.*

### 6.11 Drying Room

*Confirmation is required from the TCC on whether the drying room is to form an essential part of the developed designs. It may be advisable to only include this space in the option including additional land.*

### 6.12 Cycle Storage Provision

Space is to be provided for safe storage and shelter of bicycles on site. The local planning authority have also advised that motorcycle parking spaces should also be considered.

*Confirmation is required from the TCC that they are happy for the design team to proceed on the basis of provision for both bicycles and motorcycles.*

### 6.13 Bus stop and access for coaches

The present designs include space for a bus stop alongside the car park. The local authority have advised that this is not a necessary addition to the landscape layout.

*Confirmation will be required from the TCC that they are happy for the bus stop to be removed from forthcoming design developments.*

*Confirmation is also required from the TCC in consultation with Community Enterprise on whether specific allowances should be made for a turning circle for coaches and whether coach parking space is also required.*

# SAVE ! THE CROOK INN

Shaping the next chapter The Crook Inn's history



Appendix A : Workshop 2 presentation boards (reductions)

Board 1

# ROUTES & LANDSCAPE



- KEY
- 1 The Crook Inn - east wing
  - 2 The Crook Inn - west wing
  - 3 Garden terrace
  - 4 Wood chip boiler
  - 5 Parking
  - 6 Bus stop
  - 7 New entrance to campsite
  - 8 Community garden
  - 9 Camp hut
  - 10 Campsite and campervan parking
  - 11 Playing fields and camping area
- Current ownership boundaries



The Crook Inn has always been characterised by its relationship to people passing through the Tweed valley; both locals and visitors by road, water or rail. Transport connections will continue to be very important to the redeveloped Crook, not just for cars, but for pedestrians and cyclists too, providing safe ways of reaching the Crook from Tweedsmuir and the surrounding settlements. Proposals for the creation of a cycle route along the disused Talla railway provide an excellent opportunity for the Crook in this respect. The site layout shown allows for this potential future connection to the rear of the site, whilst new landscaping and turnoffs from the A701 aim to reduce the danger of such close proximity to the road. Further discussion on traffic calming and road safety issues with the Council and transport officials will be required.

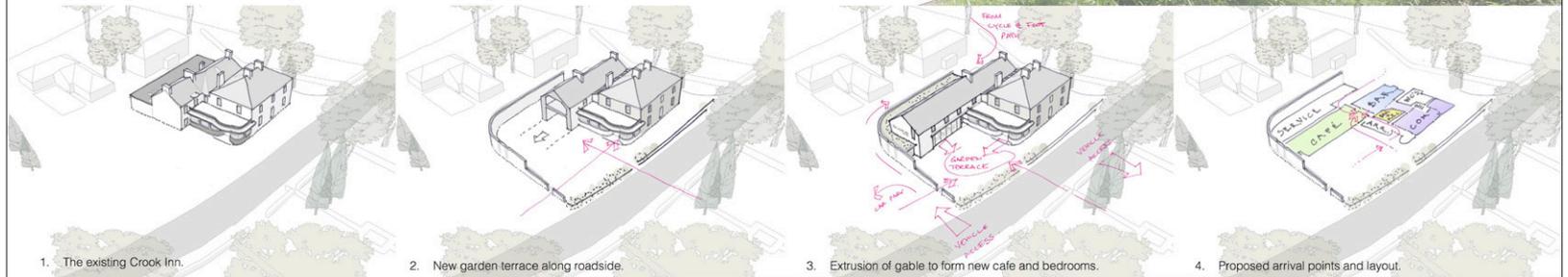


Board 2

# A REDEVELOPED CROOK INN



The Crook Inn has evolved much over its four century history, and the present building comprises a collection of buildings of different ages. Some of these elements help define the Crook's special character, in particular the old core incorporating the bar, the Victorian front block and the 1930s Art Deco entrance. Other elements have become swamped by lower-quality extensions and alterations. A sensitive rationalisation of the building elements would help reveal the story of the building. To meet the needs of the community now and in the future, the whole building will need to be refurbished, with some areas removed and new parts created. It is important that any alterations compliment and enhance the building's unique historic features and respect the memory of by-gone eras.



A key move proposed is the removal of the low quality kitchen and service blocks, opening the core of the building up to daylight. A new west wing extension follows the footprint of the historic stable block providing space for a cafe on the ground floor and bedrooms above. The Art Deco frontage is kept intact, facing onto a safely-enclosed garden terrace, presenting an attractive view from the road and a pleasant outdoor and entrance space. In addition to the principal 1930s entrance to the building, an additional new entrance would provide access for muddy walkers and cyclists.



Board 3

## A PLACE TO MEET, WORK & LEARN

**KEY**

- 1 Art Deco entrance lobby
- 2 Reception area
- 3 Community Room
- 4 Stair Hallway
- 5 Community Meeting Room
- 6 Art Deco female WCs
- 7 Art Deco male WCs
- 8 Public Bar
- 9 Bar servery and reception desk
- 10 Cafe / bistro
- 11 Shop area
- 12 Cafe servery
- 13 Inglenook
- 14 New passenger lift
- 15 Rear entrance lobby
- 16 Store
- 17 Accessible WC
- 18 Female WC
- 19 Male WC
- 20 Administration office
- 21 Kitchen
- 22 Kitchen stores
- 23 Terrace and beer garden
- 24 Rear entrance area and option for play area
- 25 Log store

**GROUND FLOOR PLAN**

0m 2m 5m

A 7 0 1

There was strong community feedback that the main purpose of a redeveloped Crook Inn should be to provide a place for people to gather and socialise, and share skills and knowledge. A bright and light new cafe space shares a close visual link with the public bar, which has been enlarged to provide more space and comfortable seating, but can be easily closed off from one another. The removal of the old kitchen block allows daylight into the public bar. A multi-function community space and a separate community meeting room provide flexible opportunities for social gatherings, and teaching workshops.

Board 4

## A PLACE TO STAY

**KEY**

- 1 Bedroom 1 and ensuite
- 2 Bedroom 2 and ensuite
- 3 Bedroom 3 and ensuite
- 4 Bedroom 4 and ensuite
- 5 Accessible Bedroom 5 with accessible ensuite
- 6 Bedroom 6 and ensuite
- 7 Main Stair and Landing
- 8 Glazed link corridor
- 9 Upper gallery
- 10 4-bed bunk room
- 11 6-bed bunk room
- 12 Lift lobby
- 13 New passenger lift
- 14 Linen store
- 15 Double-height space over cafe
- 16 Green roof over new West wing
- 17 Glazed roof over West entrance
- 18 Roof over Art Deco entrance
- 19 Green roof over preserved Art Deco male toilets

**FIRST FLOOR PLAN**

0m 2m 5m

A redeveloped Crook would retain the important aspect of its identity as a place to stay, with new facilities appropriate to modern requirements. The building could provide six double/twin B&B bedrooms, all with private ensuites. The older Victorian bedrooms and newer West wing would provide a range of different bedrooms to suit all budgets and tastes, with views across new green roofs and to the gardens beyond. Two further mixed-dorm bunk rooms could also be provided, and these can be designed in a way so that they could later be converted into private double bedrooms. A new lift would make at least some of the bedrooms accessible to all. Dark corridors are transformed into bright galleries with a new glazed link, which also helps improve the relationship between the older and newer parts of the building

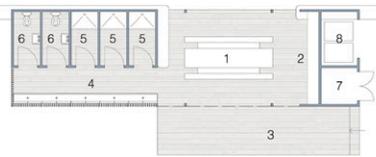
Board 5

# A PLACE TO ENJOY THE OUTDOORS

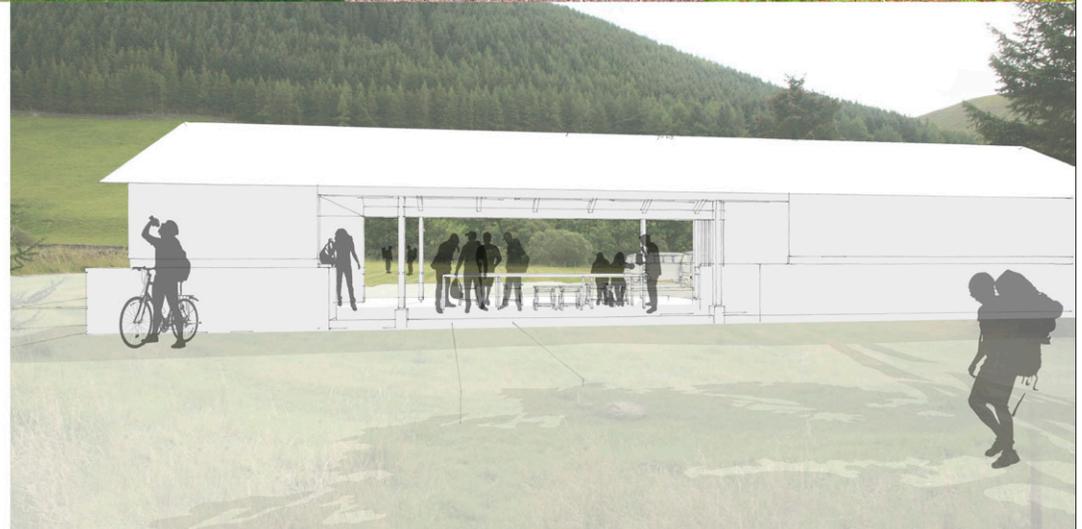


KEY

- 1 Sheltered gathering area / covered teaching area
- 2 Food prep area / workbench
- 3 Deck
- 4 Wash-up area
- 5 Shower
- 6 WC
- 7 Equipment store
- 8 Refuse / recycling store



CAMP HUT PLAN



The gardens and fields to the East are a great asset to The Crook Inn. They offer an opportunity to provide camping and campervan facilities to locals and tourists, as well as a venue for learning and community events. A small shelter could be built to support the campsite, providing hot showers and clean toilets as well as a place for people to gather under shelter. This small building could be designed to have minimal impact on the ground and be built from simple materials. There are options to explore renewable energies such as solar water heaters to heat the showers, to promote environmentally sensitive camping. A community herb and vegetable garden could also be developed in an area of the current formal garden, preserving the historic pathways.





21 October 2014

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Dear Sirs

**Redevelopment**  
**Crook Inn, Tweedsmuir**

In accordance with your instructions, we have prepared an order of cost estimate for the above. We would estimate a range of construction cost of £1,800,000.00 to £1,900,000.00.

We would note the following:-

1. The costs are based on:-
  - a) WT Architecture e-mail and attachments 15 October 2014.
  - b) Stephen Newson's e-mail and attachments 17 October 2014.
  - c) Max Fordam e-mail forwarded 20 October 2014.
2. Base date 4<sup>th</sup> Quarter 2014.
3. The cost excludes:-
  - a) Loose fittings and furnishings.
  - b) Abnormals i.e. contamination, poor ground conditions, etc.
  - c) Blinds.
  - d) Works to possible camp site.
  - e) Carpets.
  - f) Work to existing ancillary buildings.
  - g) Professional Fees.
  - h) VAT.
4. We have costed on the basis of a competitively tendered traditional procurement route.

The cost of redeveloping historic buildings can vary considerably subject to opening up, detailing and specification. We have considered the presence of dry rot and notwithstanding works already carried out, have factored in allowances for further eradication.

We would recommend an elemental cost plan is prepared when sufficient drawings and specification information is available.

Cost Management Consultants • Planning Supervisors • Dispute Resolution

Associated Offices  
Aberdeen • Inverness • Elgin • Leeds

Directors Norman A. Fiddes LL.M Dip Arb FRICS FCI Arb FInstCS  
Michael I. Andrew Assoc RICS



Continued

Should you require any further information, please do not hesitate to contact us.

Yours faithfully  
for, McLeod & Aitken

A handwritten signature in blue ink, appearing to read 'M. Andrew'.

M. Andrew

MA/SK  
MSOFTDOCSLMACRK10A