



# THE BANK

Planning Application - Ref: 100653292-001



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## 1 Description of Proposal

Change of use of former bank to a flexible multi-functional community arts and hospitality venue including restaurant, theatre (lecture, film & music) and information hub; erection of rear extension; replacement of window with door and formation of access ramp; and forecourt levelling and landscaping.

## 2 Overview

The application site, 63 High Street, Dunblane, a Category B Listed Building, comprises two main buildings, namely Bank House and Bank.

The main building 'Bank House' was built in 1835 and is a substantial 2-storey gabled bank house with the principal / front elevation (east) facing the junction of The Cross and High Street, with a smaller 2-storey gabled pavilion wing to the side (south). The main building is set back 10 to 20 metres from the road and the pavilion wing is stepped back c.5m from the principal elevation. There are also 2 no. single storey parts, on the north and west elevations (the latter behind the two-storey wing).

The secondary building 'Bank' was built c.1850 as a single storey, rectangular gabled addition to the pavilion wing, extending to the heel of the pavement on High Street. Both buildings are harled sandstone rubble with stone ashlar margins and slate roofs.

*Note:* the Site does not include the upper floor of Bank House and Bank as this area comprises a separately owned residential property (flat) namely 'Riverside House, Millrow'.

For the purposes of this application both Bank House and Bank (excluding the flat above) along with the front boundary wall and land within the same ownership, will be referred to as the "Site".

### 3 The Site

#### 3.1 Title Plan



Figure 1: Snip from the Title Plan

The title plan shows:

- the Site ownership (red outline) including roadside low stone boundary wall (but not the high boundary wall of The Leighton Library to the north);
- the green hatched areas is Riverside House (the privately owned flat above Bank House) which has right of access over the blue shaded area to the front of the Site);
- the part of the building coloured red with purple hatching is actually the flat's ground floor access and does not form part of the Site although it's within the red line on the title plan;
- the brown areas are the single storey Bank and rear building.

### 4 Existing & Proposed Use

In mid-2022 the Bank of Scotland ceased use of this branch and in April 2023 the Site was bought by a local charitable foundation with the aim of retaining it for community use. Since then, a new community-owned organisation has been formed 'Dunblane Square Ltd' which is seeking funding to purchase and carry out redevelopment of the Site. A successful funding application was submitted to the Government's *Community Ownership Fund* (COF), and the transfer of the building is expected to be undertaken by the end of March 2024.

The Site is currently vacant and it is proposed to change the use from Use Class 2 to a sui generis use, namely a flexible multi-functional community arts and hospitality venue for which certain internal changes are required and an extension to the rear (west) elevation.

The new use would comprise, in the main building, a daytime hospitality venue and tourism site for the public and be used for special events along with limited sale of artisanal food e.g. small batch cheese. In the evening will be 'Supper Club' style dining with guest chefs and family-style teatimes. The kitchen would also serve as an occasional cookery teaching space and could be used by a start-up food business on a temporary basis. The single storey building would be used as a cinema, music venue and as a lecture theatre to discuss sustainability issues and as a venue with short films to introduce local history to tourists.

*Note:* Apart from changing a side window to a door (with access ramp) on the single storey Bank building no alterations are proposed to the front (east) and side elevations (north and south). Where minor external repair or maintenance works are needed, they will be in keeping with the historical fabric of the building and its listed status.

*Note:* There are no remaining internal architectural or historical features as noted by Historic Environment Scotland (HES) in its listing description, viz: “INTERIOR: remodelled as banking floor to ground”.

*Note:* The design and operation ethos is centred around zero-waste, and the intention is to install under floor heating supplied by an air-source heat pump, in addition to solar panels and a battery system for power. This is being designed in consultation with Local Energy Scotland.

## 5 Design & Access Statement

See Appendix A

## 6 Noise Impact Assessment

See Appendix B

## 7 Informal Transport Statement

### 7.1 Suitability for Access

#### 7.1.1 Walking & Wheeling Access

The Site is accessible from the South and North-East along High Street and from the North down The Cross. There is also the pedestrianised Millrow which adjoins High St from the South-West just before the Site. Within the vicinity of the Site, the High Street and The Cross have unobstructed pavements on both sides. The public footway provisions in the vicinity are of a high standard.

It is anticipated that the walking and wheeling local access will be spread across the three main approaches, with the highest level of visitors coming up the High Street from the train station.

It is anticipated that following a visit to the Site, depending on the nature of the visit, visitors will either go South along the High Street towards the train station or bus stop, or north and onto the other visitor attractions along The Cross, or return in the direction they came from.

### 7.1.2 Cycling Access

Figure 2 - extract from the Dunblane Green Travel Map, a full version of which can be seen in Appendix C.

It shows that National Cycling Route “NCN” 765 passes in front of the Site. National Cycle Network Route 765 is a scenic route through the rolling landscapes of the Inner Forth area linking the centre of Stirling to the historic settlements of Bridge of Allan, Dunblane and Doune.

The NCN 765 is signposted through Dunblane between Stirling and Doune, towards NCN 7 Lochs and Glens, and links to Round the Forth NCN 76 and NCN 764 to Fife, or over the Forth to the Forth Clyde canal NCN 754 between Edinburgh and Glasgow.

Cycling to the Site will be encouraged, and cycle parking with electric recharging facilities will be provided, for example a sheltered secure Sheffield stand. The location of the cycle parking provision will be in the South-East corner of the Site, to the right of the vehicular entrance.

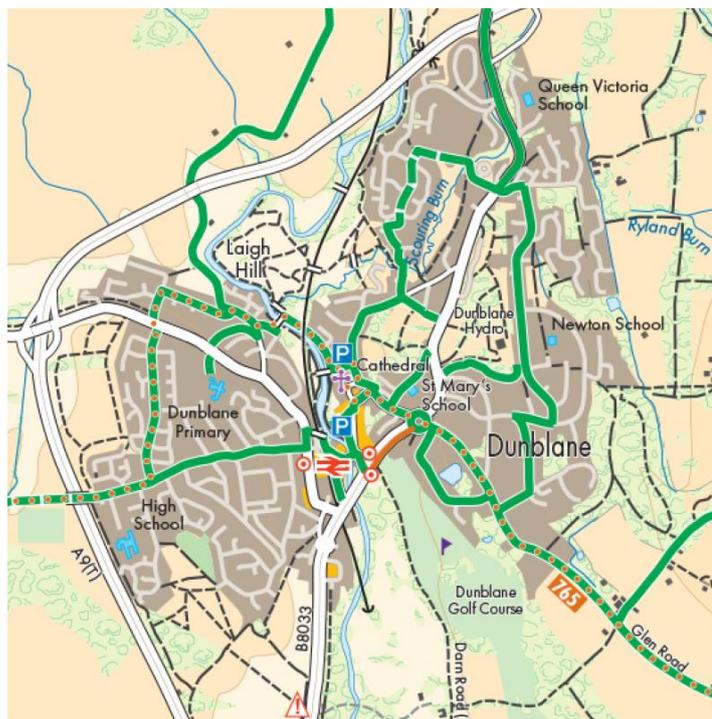


Figure 2: Snip from the Dunblane Green Travel Map

### 7.1.3 Public Transport Connections

#### 7.1.3.1 Dunblane Train Station

Dunblane train station is located 0.2 miles away, along a fairly level route which, according to Google Maps, takes 5 minutes to walk.

The train station has step-free access to both platforms and is on the line from Glasgow/Edinburgh via Stirling to Dundee. There are regular trains through Bridge of Allan to Stirling and hourly trains to both Glasgow and Edinburgh.

#### 7.1.3.2 Bus Routes

Although there are no bus routes through the town centre there is a nearby bus stop 0.2 miles / 5 minutes' walk away on the B8033, besides the police station, which is serviced by a number of different routes managed by different operators:

- C48 Kinbuck - Bannockburn
- E3 Dundee - Glasgow
- M8 Glasgow - Dundee
- 15A Perth - St Fillans or Stirling
- 20 Auchterarder - Stirling
- 148 Kinbuck - Wallace High School
- 325 Dunblane - Dollar
- 909 Edinburgh - Stirling University or Dunblane
- 925 Bannockburn - Dunblane

The best serviced routes are to/from Stirling and Glasgow with two buses per hour to/from Stirling and during the day, and an hourly service to/from Glasgow.

## 7.2 Trip Generation

### 7.2.1 Staff

It is anticipated that there will be 5-10 members of staff for the day-to-day operations. All staff are likely to be local residents using a mix of foot, wheeling or cycling.

### 7.2.2 Users

It is anticipated that there will be 30 to 100 users of the Site most days though this will obviously vary with demand and 'what's-on'. It is expected that the Site will operate from 10am-4pm each daytime and in the evening from 6-11pm as a restaurant and entertainment space. It is expected that most of the users will visit in the evening with an overall majority outwith the network peak.

### 7.2.3 Overall

It is anticipated that trip generation for the development will be roughly equivalent to the existing use level of trip generation associated with the existing Class 2 facility and, because the Site will mostly be used by local residents and, in season, by tourists using trains, buses or coaches, it is not anticipated that there would be a significant increase in vehicular traffic.

## 7.3 Accident Analysis

A review has been made using Crashmap to produce personal injury accident data over the course of the past five years. No incidents or accidents occurred in the vicinity during that timeframe.

The most recent incident in the vicinity was in 2014 and was classified as 'Slight'.

It is not considered that there is an existing safety problem in the vicinity of the Site.

## 7.4 Parking Provisions

### 7.4.1 Cycle Parking

On-site cycle parking will be provided.

### 7.4.2 Car & Accessible Parking

On-site car parking provision is reflective of the relatively small forecourt area due to the town centre location. For this reason, and for amenity and functional reasons, the forecourt landscape proposal does not maximise parking provision, but is instead designed to look attractive and to serve as ancillary community space with outdoor seating and as an event space e.g. a farmers' market.

One accessible parking bay has been included in the design.

### 7.4.3 EV Charging

On-site EV Charging will be provided. Ducting is being designed and will be a single point with two outlets at a minimum of 50kWh.

## 7.5 Development – Service Vehicles

It is anticipated that most of the construction traffic will be standard sized service vehicles and any exceptional large materials for the rear extension such as steel will be delivered at the rear of the property, through the back garden access, and then lifted up.

There will be an ongoing need for waste skips during construction however this was recently shown to work with 2 no. skips delivered to and collected from the Site without incident or inconvenience to traffic.

## 8 Waste & Recycling Management

The garage is to be used for waste and recycling bin storage area, the design and size details of which are still to be determined.

## 9 Community Engagement & Support

The 'Dunblane Fling' and 'Dunblane Extravaganza' earlier this year provided the perfect opportunity for face-to-face discussions with local residents and the feedback was overwhelmingly positive, particularly in relation to having a family-focused events space.

It is envisaged that the Site will function as a strategically located bridge between the commercial and historical area of Dunblane. The proposal would complement the neighbouring Leighton Library and Dunblane Museum by providing them with flexible extra space, like the lecture facility, for special events, and in order to maximise community use of the Site and to assist with meeting wider local development objectives.

The nature of this proposal is a not-for-profit, zero-waste, flexible and vibrant community space that complements and integrates well with existing community organisations and spaces in order to draw significantly more local residents and visitors to the town centre. At its heart, the proposal aims to provide a well-functioning, friendly, community and family space with excellent hospitality and small conference type facilities that can serve many client groups including training and employment opportunities to young people.

Please see the report 'The Bank – Community Support' submitted alongside this application which details the engagement undertaken, and the support received, as of early October 2023.

## Appendix A Design and Access Statement

Note: This is also included as a standalone document in the submission pack.



### The Bank Dunblane

#### Proposed Partial Demolition, Extension to and Conversion of Former Bank of Scotland Premises into Multi-Functional Arts and Events Space

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Dunblane Square Limited (revised February 2024)

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### Design & Access Statement

#### Outline Description

The building at 63 High Street Dunblane previously provided premises for the Bank of Scotland with adjoining bank manager's house.

The entire premises are made up of 5 distinct parts:

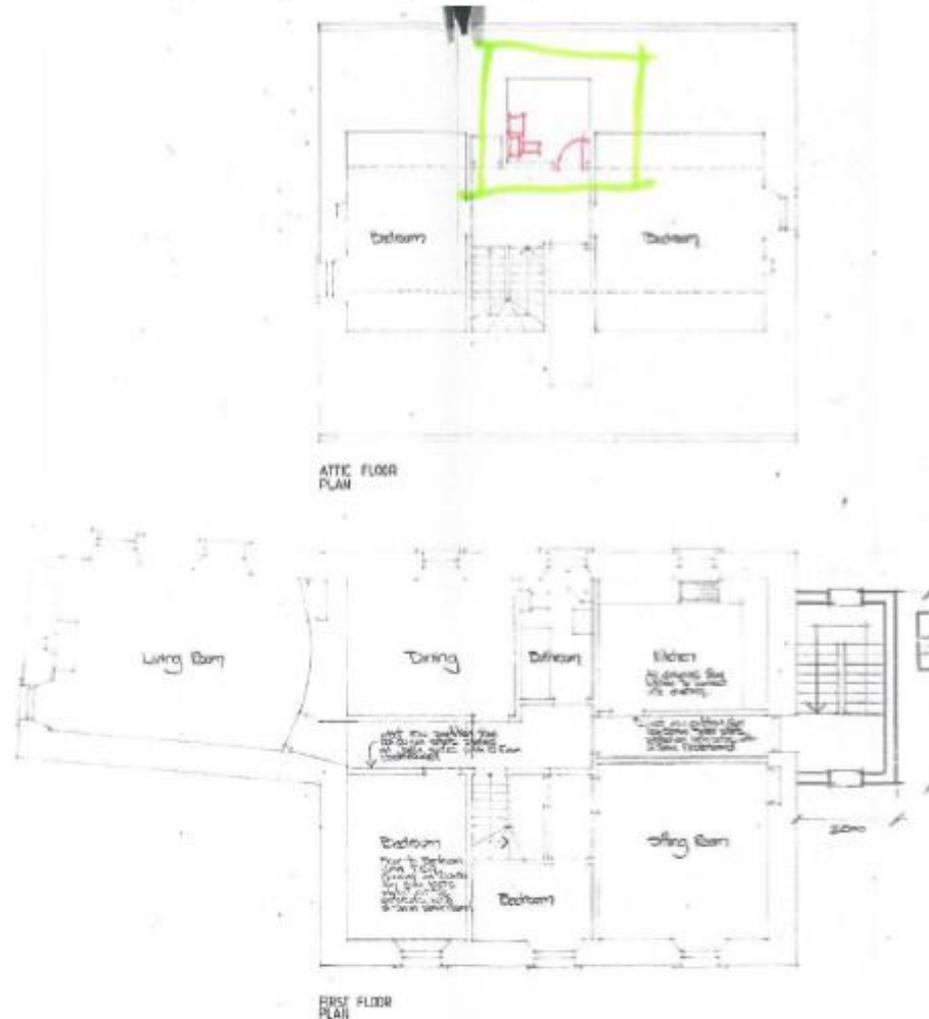
1. The original two storey bank manager's house
2. A two storey extension to the south gable of the manager's house comprising residential accommodation at the upper floor and bank office accommodation at ground floor level.
3. A single story (original banking hall) building, with gable facing the High Street
4. A single story pitched / flat roofed rear extension providing staff kitchen and toilet accommodation.
5. A two storey extension to the north elevation of the manager's house enclosing an access stair to the upper floor of the house (residential accommodation in separate ownership)

There is also a flat roofed detached garage to the north side of the property with small adjacent out building.



Historically, the ground floor of the house has been converted to provide the main banking hall with ancillary bank servicing accommodation laid out over the entire ground floor area. The original single story banking hall with gable facing high street) sits a level approximately 900mm lower than the principal ground floor accommodation.

The upper floor flat accommodation (accessed via the stair to the north side) provides residential accommodation in separate occupation to the ground floor premises.



Plans of separate upper floor residential accommodation.

The front garden / courtyard is accessed from the street with two pedestrian and one vehicular access through a front, metal rail topped, stone boundary wall. The pedestrian access immediately adjacent to the street facing gabled extension appears to be a later modification, with brick corner post, offering access to the night safe and ATM positions.



To the rear of the property there is a narrow strip of land between the rear elevation of the bank house and a stone (metal rail topped) retaining wall to a lowered garden area (accessed by stone steps down) which fall within the curtilage of the upper floor flat.



### Proposed Scope of Works & Historical Assessment

As part of the design process the following items were noted:

1. The property was listed B Category on 5<sup>th</sup> October 1971.
2. There appears to have been little alteration to the external appearance of the property in recent years although much of the interior of the building has been subject to various modifications to reflect the needs of modern banking methods including installation of numerous steel beams to the house ground floor area to create a fully open plan modern banking hall. There has also been fitting of various timber stud partitions and raised floors to the former single story banking hall to form smaller individual offices.
3. **It must be noted there are three casts of Stirling Heads mounted to walls within the premises and these will be relocated as part of the works. Their taking down and relocation works will need to be carefully considered and agreed.**
4. The existing single storey rear extension has been found to be of timber framed construction with rendered external walls and minimum mineral wool insulation. The roof is part slated and part flat felt finished. Clearly this is not part of the original 1835 building and it is considered best to dismantle and reform this extension with a modern thermally insulated structure. Given its proximity to the boundary line any new structure will need to be fire resisting to meet with current Building Standards requirements.
5. The rear strip of land between the building and the stone retaining wall is gravel surfaced with a slabbed path leading from an existing fire escape door. Any building works in this area will need to be designed to avoid imposing additional loadings to the existing stone retaining wall.

In general, the proposals comprise:

1. **To the original manager's house: (new events space with service counter)**
  - a. Take up the existing ground bearing concrete floor structure and install new insulated structural floor slab complete with new underfloor heating with a finished level 200mm below the existing level.
  - b. Remove all existing inlaid tile ceiling systems (retaining existing steel fire protection where possible) and fit new acoustic and fire resisting plasterboard ceiling over the entire area.
  - c. Strip all existing plasterboard internal wall linings and replace with new insulated wall linings on new timber / metal stud framing.
  - d. Fit new internal secondary glazing to 2no. existing sash & case windows to provide improved thermal and acoustic insulation.
2. **To the ground floor of the two-storey addition to the south gable to the manager's house: (new toilet facilities)**
  - a. General internal reconfiguration to create new toilet facilities.
3. **To the original single storey banking hall (gable to High Street): (new events space)**
  - a. Remove all modern timber stud partitions and raised floor areas to re define the original banking hall as a single usable space.
  - b. Remove all existing inlaid tile ceiling systems and fit new acoustic plasterboard ceiling over the entire area.
  - c. Provide new raised and insulated floor structure with integral under floor heating.
  - d. Strip all existing plasterboard internal wall linings and replace with new insulated wall linings on new timber / metal stud framing.
  - e. Fit new internal secondary glazing to 4no. existing sash & case windows to provide improved thermal and acoustic insulation.
  - f. Provide new acoustic timber panelled fire escape door to former window opening.
  - g. Provide new full width / full height acoustic partition to inside of existing arched windows and door on gable to High Street.

**4. Rear timber framed single storey extension and proposed new single storey extension.**

- a. Dismantling of the existing timber framed extension down to floor level
- b. Erection of new light weight fire resisting single storey extension to entire width at rear of house to provide accommodation for events space, kitchen, staff toilet and plant room.
- c. The re-formed extension on the footprint of the existing extension will be built on existing footings and sub structure with wet dash rendered external walls.
- d. The new / additional single storey extension (light weight timber framed) will extend over the rear of the manager's house and project out and over the (lowered) existing stone retaining wall with column support to the garden level below. This extension will be provided with wet dash rendered external wall finish with fixed aluminium framed windows looking westwards.
- e. A new zinc standing seam zinc roof (with PV panels) will extend over the entire re formed and new rear extensions.

**5. The two storey upper flat stair enclosure**

- a. No proposed works.

The existing flat roofed garage will be retained for possible future development.

Various internal openings to existing walls will be formed, with new structural supports, all to enable necessary circulation for staff and visitors as indicated on the proposed drawings.

The project will include the installation of new PV panels on the new rear single storey extension roof and, at high level, rear plane of the original bank managers house.

New underfloor heating to the principal public areas will be powered by two new ASHP units mounted at low level on the on the south west elevation.

Internal floor levels being adjusted will be configured to ensure level access is provided throughout the premises for all abilities.

All areas will be provided with a new mechanical air handling system with air conditioning to the events space.

**Front Courtyard and access.**

The front courtyard will be reconfigured to offer a generous, more or less flat, area for seating, farmers markets and similar events.

- The existing black top finished areas will be retained for accessible car parking provision associated with the new facility. The existing vehicular access will be retained.
- The existing footpath from High Street (previously offering access to the night safe and ATM) will be retained along with associated steps up to a new paved landing at the events space fire escape door.
- Existing pavings and shrub landscaping to the front courtyard / garden will be uplifted and levels prepared for a new compacted whin dust surfacing. Semi mature trees will be retained and protected to BS 5837:2012 as indicated on the courtyard plan.

In, conclusion, the proposed works to the existing premises will have minimum impact on its distinctive architectural character as noted in the HES listing report. The only alteration to the property's frontage will be the fitting of a new fire escape from the events pace where a sash & case window previously replaced the ATM installation.

The single storey proposals to the rear of the property do not impact the property's prominent setting within the streetscape of High Street, and The Cross.

Lawrie Orr RIBA RIAS Chartered Architect

27 November 2023

## Appendix B Noise Impact Assessment

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## 1. Summary

### 1.1 Proposal

Conversion of the former bank building at 63 High Street, Dunblane to form a cinema/event space and cafe. Noise impact from running of the premises has been considered most significantly for impact on the residential property flat Riverside House, Millrow' on the upper floor of the property, but also on any other nearby residences or commercial properties.

### 1.2 Reason for assessment

Conversion of the former bank into a cafe, cinema and event space could lead to noise disturbance to the surrounding residents. Eh Acoustics has been working alongside the planning team to create a design which will mitigate any potential noise disturbance, most significantly to the residential property on the upper floor above the cafe area of the proposed development. A noise impact assessment of the final architects designs is needed to ensure that noise from operations of the proposed development do not cause disturbance to any local residences.

Noise impact assessment has been done for the following areas noise generating developments (NGDs):

- Noise transmission through the adjoining ceiling of the cafe areas into the above residential property.
- Noise transmission from the cinema/event space into the residential property.
- Noise transmission from cinema/event space to external amenity areas and its impact on local residences.
- Noise transmission from the cafe to the external amenity areas and its impact on local residences.
- Noise transmission from the kitchen to the external amenity areas and its impact on local residences.

### 1.3 Criteria

Measurement criteria have been based on the British Standard BS8233:2014 and the Scottish Government 'Assessment of noise: Technical advice note.'

These standards give internal noise levels as:

- 35dB  $L_{Aeq,16hr}$  within living areas during the day (07:00 – 23:00)
- < 55 dB  $L_{Aeq,16hr}$  within external amenity areas.

## 1.4 Standards

‘BS8233:2014 – Guidance on sound insulation and noise reduction for buildings’ is a recognised standard for the development of residential dwellings. The standard gives a rigorous calculation method for determining interior noise levels based on measured environmental noise levels and typical façade specifications.

‘BS4142:2014 – Methods for rating and assessing industrial and commercial sound’ is a recognised standard for assessing the noise impact of fixed plant machinery via relation of noise emissions to current background noise levels.

Scottish Government Assessment of noise - technical advice note:2011

## 1.5 Measurements

In order to assess noise emission from any new development of the site, measurements were taken of the daytime free field noise levels in car parking area in front of the property.

Period	dB L <sub>Aeq,10m</sub>	dB L <sub>Amax</sub>
Daytime	54	62.2

The main sustained noise sources were:

- Traffic noise from the surrounding roads.
- Noise from operations in other local commercial properties
- Noise from passing pedestrians
- Environmental noise from wind in the trees etc.

## 1.6 Noise assessment outcome

Noise assessment has been done based on the sound breakout through a number of specific areas. These are:

- Noise breakout from the cinema/event space ceiling into the loft space and then into the adjoining residence.
- Noise breakout from the cafe ceiling into the above residence.
- Noise breakout from the cinema/event space through the windows to external amenity areas.
- Noise breakout from the cafe area to the external amenity areas.
- Noise breakout from the kitchen roof to external area next to the above residence.
- Noise breakout from the kitchen to the external amenity areas.

The table below shows the calculated noise breakout for each of these areas based on the predicted noise generated by the development.

<b>Area affected by noise</b>	<b>Calculated noise level dB(A)</b>
Noise within upper flat from the event space	28
Noise within upper flat from the cafe through ceilings	15
External noise breakout through windows & doors of event space	49
Noise breakout through windows and doors of cafe space	32
External noise breakout from kitchen roof	37
External noise breakout from kitchen walls	52

## 2. Environmental Noise Survey

### 2.1 Noise Sources

This primary and secondary noise sources were noted as follows:

Primary Noise Sources (sustained)	Secondary noise Sources (intermittent)
<ul style="list-style-type: none"><li>• General traffic noise from nearby roads</li><li>• Noise from adjacent commercial properties</li><li>• Environmental noise from wind in trees etc.</li></ul>	<ul style="list-style-type: none"><li>• Voices from passing pedestrians</li><li>• Building work taking place nearby</li></ul>

### 2.2 Measurement location

Free field noise measurements were made in the open space on the open courtyard area in front of the bank building. The area is a mix of garden and car parking space. Measurements were made starting at 10am on Friday 27<sup>th</sup> October 2023 giving a typical level measurement for daytime noise levels.

### 2.3 Weather conditions

Weather conditions were deemed acceptable for background noise measurements with mostly dry roads, heavy cloud cover, 11°C and light winds (10-14mph).

## 2.4 Measurement Results



The graph below shows the noise level measurements:

As can be seen from this the time averaged background noise level  $L_{Aeq10m}$  are 54dB(A) with a peak  $L_{Amax}$  62.2dB(A).

### 3. Noise Assessment

#### 3.1 Criteria

The noise target use are for external noise levels adjacent to residential properties 07:00 to 23:00 are to be under 55dB(A) BS8233:2014.

The Scottish Government noise assessment define ‘negligible noise impact’ to be no more than 3dB above existing background noise levels ( $L_{aeq,16h}$ ) and ‘no adverse impact’ to be noise levels equal to or lower than the existing background levels.

Noise levels within residential properties during the hours of 07:00 to 23:00 should be under 35dB  $L_{aeq,16hr}$ .

As such the design criteria for the conversion should be such than noise levels generated during the normal operational intended use for the spaces within the building should be such that internal transmission of noise between all areas of the conversion and the upper flat should be lower then 35dB(A). Noise in the external area to the building generated by normal operations should be below 55dB(A).

#### 3.2 Calculated noise levels

##### 3.2.1 Noise breakout through ceilings

The cinema when operating correctly should have a sound system calibrated to operate at 85dB(A). For events involving live music higher sound levels of 95dB(A) can be expected with short term levels peaking as high as 100dB(A).

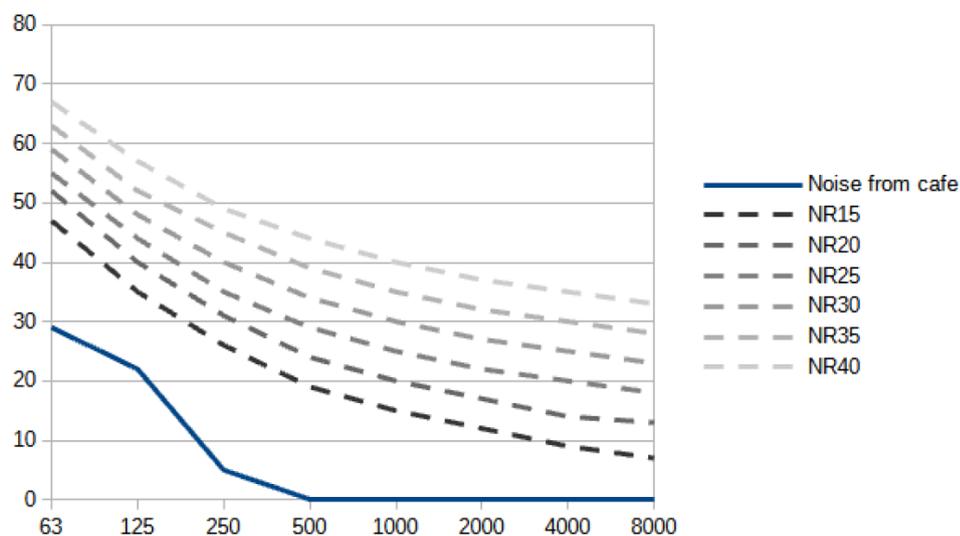
Through consulting with the planning team a multi layered acoustic ceiling based on a similar layout to the existing building construction has been devised. Based on this construction the acoustic transmission loss between the cafe/event space through the ceiling into the residential property above can be seen in the table below.

<b>Frequency (Hz)</b>	63	125	250	500	1000	2000	4000	8000	<b>STC</b>
<b>Transmission loss (dB)</b>	46	54	75	86	91	85	94	95	<b>78</b>

The ceilings of the main cafe area are directly under the upper residential property. The table below shows the calculated noise levels that can be expected to occur within the residential property.

Frequency (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
SPL from Cafe (dB)	29	22	5	0	0	0	0	0	15

It is helpful to view this data using Noise Reduction (NR) curves with the NR25 curve used as a typical maximum value for avoiding any noise disturbance in residential properties. The graph below shows the calculated noise level data along with these curves for the noise transmitted through the ceilings from the cafe and kitchen area.

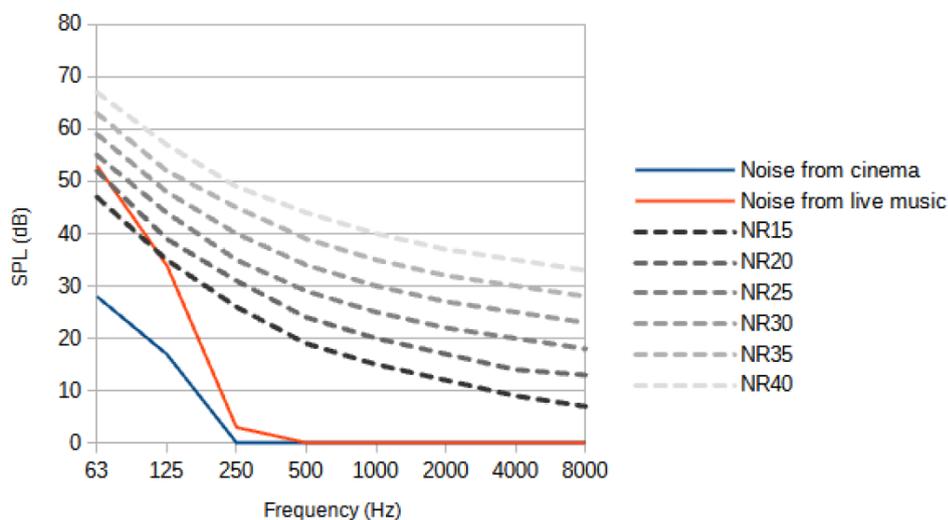


As can be seen from the above data using the recommended construction noise levels from usual operations within the main cafe area will be well below the required 35dB(A) in the upstairs flat and will remain below this value as long as noise levels within the cafe area remain below 83dB(A) which would be an uncomfortably loud volume for a cafe and well above the predicted loudest volume levels of 78dB(A) which would be expected for this type of property use.

For the cinema/event space a similar ceiling construction is to be used but this then opens up to a loft space below the slate tiled roof. This loft space has a wall adjoining to the upper flat living room. The table below shows the calculated noise levels that would occur within the flat living room when the cinema/event space is used as a cinema or live music venue.

Frequency (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
<b>SPL within flat for cinema (dB)</b>	28	17	0	0	0	0	0	0	<b>3</b>
<b>SPL within flat for live music (dB)</b>	53	34	3	0	0	0	0	0	<b>28</b>

The graph below shows this data against the standard NR curves



As can be seen the predicted volume levels within the cinema/event space will be well below the required 35dB(A) level and also stays well below the NR25 curve in the residential property and SPL level within the event space would have to reach over 102dB(A) before they are sufficient to become noticeable within the upper flat living room.

### 3.2.2 Noise breakout through windows and doors for cinema

The secondary area of concern for noise is breakout noise into the external areas of the building. The wall construction of the building is of a thick heavy stone construction and as such the walls will have a considerably higher transmission loss than any windows and door fittings.

The current windows are of a single glazed sash and case construction with a standard transmission class (STC) of 23dB. These windows are to be left in place with secondary acoustic triple glazing to be added to these with a STC rating of at least 45dB. There is also an emergency fire door in the cinema which will be a steel acoustic door with an STC rating of at least 60dB. With this door and the acoustic secondary glazing in place noise breakout from the event space when used for live music can be seen in the table below.

Frequency (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
External SPL during live music (dB)	74	57	45	25	13	11	14	15	49

As can be seen here SPL for live music is going to be 5dB below the measured background noise level ( $L_{Aeq10m}$ ) of 54dB(A). With levels within the event space needing to reach over 101dB(A) before external levels reach ( $L_{Aeq10m}$ ) 55dB(A).

### 3.2.3 Noise breakout through windows and doors for the cafe

Acoustic secondary glazing is to be used for the front windows of the cafe area and a double door entry system with lobby will be put in place for the main entrance. For the rear extension of the cafe acoustic glazing used along with a double walled stud frame construction with external zinc cladding. With these noise breakout mitigations in place calculated external noise levels from the cafe can be seen in the table below.

Frequency (Hz)	63	125	250	500	1000	2000	4000	8000	dB(A)
External SPL due to cafe (dB)	45	45	40	32	31	26	17	10	32

These levels are well below the existing background noise levels.

### 3.2.4 Noise breakout from the kitchens

The proposed kitchen area to the rear of the development is a timber framed, zinc clad building with a single acoustic window. There are vent grilles on the rear wall of the kitchen which will be the most significant point for noise breakout from the kitchen. There is a large open area to the rear of the development with the nearest other commercial property more than 12 meters from the proposed rear wall of the kitchen. As such noise breakout from the kitchens will most significant for the upstairs flat which has living room windows overlooking the roof of the proposed kitchen development.

The table below shows the calculated noise breakout from the kitchens through the roof and rear wall (including vent grilles).

<b>Frequency (Hz)</b>	63	125	250	500	1000	2000	4000	8000	<b>dB(A)</b>
<b>External SPL through kitchen roof (dB)</b>	54	52	37	29	21	10	11	3	<b>37</b>
<b>External SPL through kitchen rear wall</b>	61	60	54	53	52	47	40	32	<b>52</b>

Noise breakout through the roof of the kitchen will be well below the measured background noise levels, with noise from the rear wall which includes the vent grills 2dB lower than the background noise levels. It should be noted that with the position of these grills a further 6dB reduction in noise levels will occur for sound from this NGD outside the upper flat windows so noise levels from the kitchen outside the upper flat windows will peak at 46dB(A).

### 3.3 Noise impact

The main noise sensitive receiver (NSR) from the proposed development will be the flat which sits directly above the proposed main cafe, bar and toilet areas. Noise in the flat will occur from both direct transmission through the ceilings of the cafe area, noise transmission through the ceilings of the event space into the loft space and subsequently through to partition wall between the loft space and the living room of the flat. Additionally noise transmission from the proposed development to the external areas could impact on the flat due to transmission from the external areas through the windows of the upper flat.

There are a number of secondary noise sensitive receivers consisting of tenement properties with commercial shops on the lower level and upper residential properties on the upper floors. The closest of these properties is 12 meters from the proposed event space and thus will be less affected by noise break out from the development than the upper flat will, so if the design criteria is met for the upper flat it will also be met for all other surrounding NSRs.

The aim of the design of the development is to have no negligible adverse impact on any of the NSRs and as such noise levels in the upper flat should be below  $L_{Aeq16h}(07:00-23:00)$  35dB(A) and external noise levels outside the development should be  $L_{Aeq16h}(07:00-23:00)$  54dB(A).

The table below shows the noise impact of the noise generating development (NGD) on the NSRs.

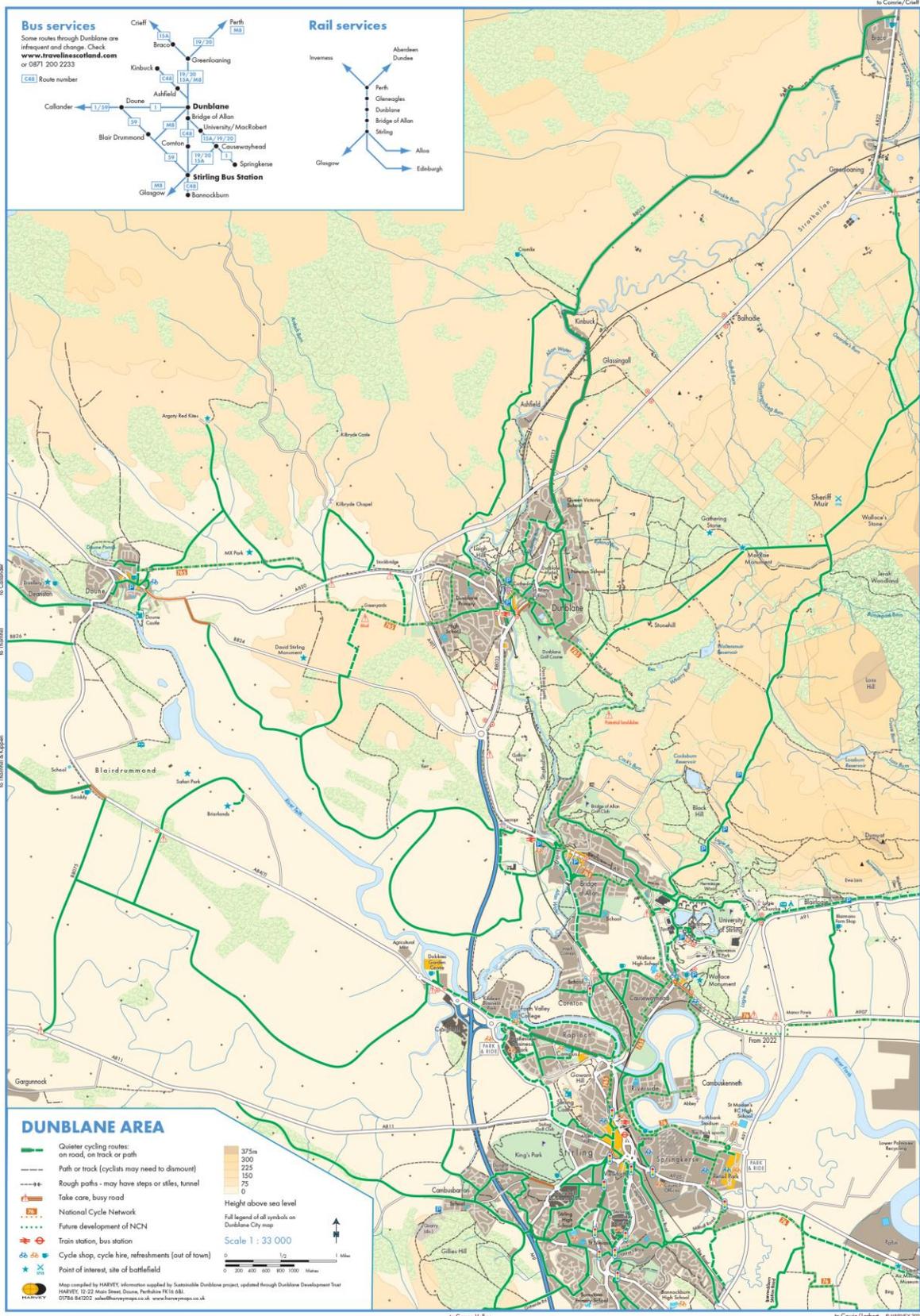
NGR	NSR	$L_{Aeq16h}(07:00-23:00)$	Impact level
Noise from cafe transmitted through ceiling	Upper flat	15 dB(A)	No Impact
Noise from event space transmitted through roof space	Upper flat	28 dB(A)	No Impact
Noise from event space transmitted to external area	Upper flat and other local properties	49 dB(A)	Negligible Impact
Noise from cafe transmitted to external area	Upper flat	32 dB(A)	No Impact
Noise from kitchens transmitted to external area	Upper flat and other local properties	52 dB(A)	Negligible Impact

As can be seen from the above table noise from the NGRs of proposed development will have either no impact or negligible impact on any of the NSRs with noise from the development just noticeable in the external areas of the development but at a level significantly lower than the measured background  $L_{AEQ16h}$  and as such they will not cause any change in behaviour for local residents.

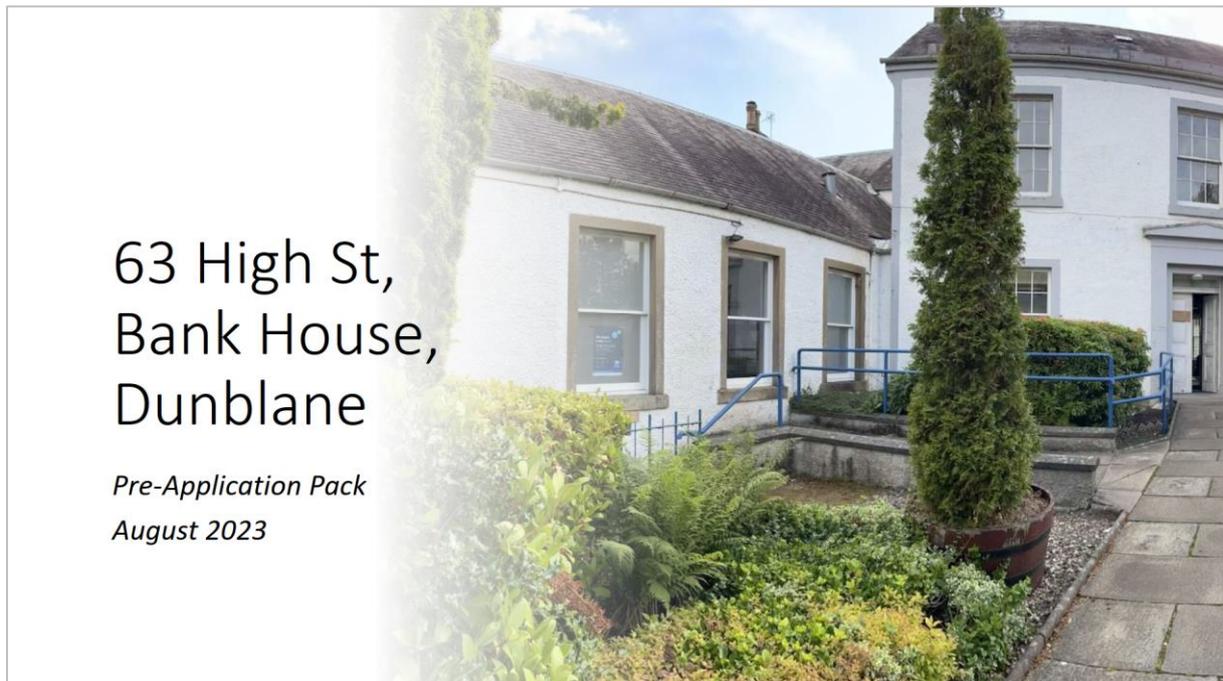
### **3.3 Structural bourne noise**

With the use of resilient mounted ceilings throughout the development there should be no significant problems with structural bourne noise from the proposed development. The only concern with structural bourne noise would be from the loudspeakers for the cinema/event space. The design for the speaker system is currently not confirmed but it would be recommended that it would be preferred to have the speakers floor mounted particularly for the main from L and R speaker and subwoofers. The addition of resilient mats under the subwoofers would be a benefit to reduce any potential structural bourne noise transmitting to the building structure and therefore into the upper flat.

## Appendix C Green Travel Map – Dunblane



## Appendix D Pre-Planning Application & Response



### THE SITE

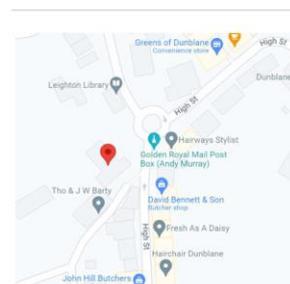
The application site, 63 High Street, Dunblane, a Category B Listed Building, comprises two main buildings, namely Bank House and Bank.

The main building 'Bank House' was built in 1835 and is a substantial 2-storey gabled bank house with the principal / front elevation (east) facing the junction of The Cross and High Street, with a smaller 2-storey gabled pavilion wing to the side (south). The main building is set back 10 to 20 metres from the road and the pavilion wing is stepped back c.5m from the principal elevation. There are also 2 no. single storey parts, on the north and west elevations (the latter behind the two storey wing).

The secondary building 'Bank' was built c.1850 as a single storey, rectangular gabled addition to the pavilion wing, extending to the heel of the pavement on High Street. Both buildings are harled sandstone rubble with stone ashlar margins and slate roofs.

Note: the site does not include the upper floor of Bank House and Bank as this area comprises a separately owned residential property (flat) namely 'Riverside House, Millrow'.

For the purposes of this presentation both Bank House and Bank (excluding the flat above) along with the front boundary wall and land within the same ownership, will be referred to as the "Site".



### EXISTING & PROPOSED USE

In mid-2022 the Bank of Scotland ceased use of this branch bank and in April 2023 the Site was privately purchased with the aim of retaining it for community use. The new owners who manage a charity foundation, are seeking funding to transfer the Site to ‘Dunblane Square’ a newly formed community-owned organisation and then, subject to the necessary authorisations, they will carry out the proposed redevelopment of the Site.

The Site is currently vacant and it is proposed to change the use from Use Class 2 to a sui generis multi-functional community and events space for which certain internal changes are required and, ideally, an infill extension, mainly in glass, to the rear (west) elevation.

In summary, the use would comprise, in the main building, a daytime café for public or special events with limited sale of locally produced food e.g. artisanal cheese; and ‘Supper Club’ style evening dining with guest chefs. The kitchen would also serve as a limited teaching space (cooking) and could be used by a start-up food business on a temporary basis. The single storey Bank building would be used as a community cinema, music venue and lecture theatre.

*Note:* Apart from changing a side window to a door (with access ramp) on the single storey Bank building no alterations are proposed to the principal (east) and side elevations (north and south). Where minor external repair or maintenance works are required, they would be entirely in keeping with the historical fabric of the building and its listed status.

*Note:* There are no remaining internal architectural or historical features as noted by Historic Environment Scotland (HES) in its listing description, viz: “INTERIOR: remodelled as banking floor to ground”.

*Note:* The design and operation ethos is centred around zero-waste, and the intention is to install under floor heating supplied by an air-source heat pump, in addition to solar panels and a battery system for power. This is being designed in consultation with Local Energy Scotland.

### TITLE PLAN, EXISTING AND PROPOSED FLOOR PLANS



The title plan shows:

- the Site ownership (red outline) including roadside low stone boundary wall (but not the high boundary wall of The Leighton Library to the north);
- the green hatched areas is Riverside House (the privately owned flat above Bank House) which has right of access over the blue shaded area to the front of the Site);
- the part of the building coloured red with purple hatching is actually the flat’s ground floor access and would not form part of the Site although it’s within the red line on the title plan;
- the brown areas are the single storey Bank and rear building.

The Existing Floor Plan is as the bank left it (detail on next slide).

The Proposed Floor Plan (on next slide) shows Area 1, the Bank, with existing stepped front door and potentially a new ramped entrance in place of a side window facing the forecourt. It would be open plan with a high ceiling and, as it would be used as a cinema, music and lecture venue, it would be fully sound-proofed though internal acoustic barriers including in the restructured ceiling. An appropriate noise assessment would be provided at the detailed planning stage and would include appropriate safeguards to protect the residential amenity of Riverside, the flat above.

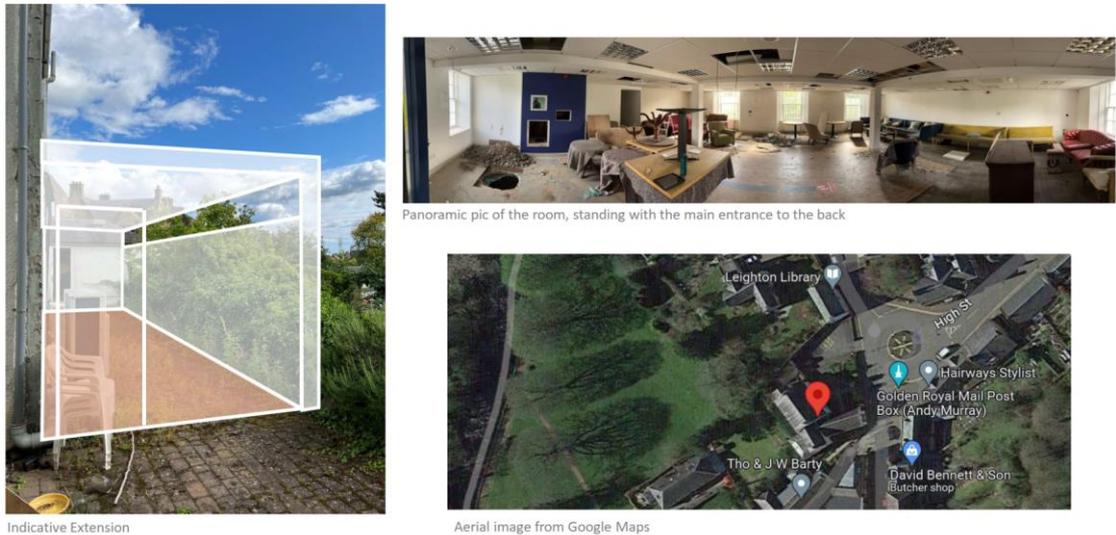
Area 2, ground floor of Bank House, would be used as a daytime café, potentially with some sale of locally produced delicatessen type food plus it would also serve as a ‘Supper Club’ style restaurant with guest chefs, twice a week or so in the evenings. To enhance the functionality and attractiveness of Area 2, an infill glass walled extension with PV panels on the roof is proposed - in line with the existing rear and side building lines and accessed through glass doors in the place of the existing rear windows. Area 2 would complement Area 1 if needed. During initial consultations with similar ventures, the proposed extension has been seen as a vital part of the development, as it makes the space more commercially viable and can operate as a standalone space for community hire while the café is being used.

The remaining internal space would serve as a kitchen and ancillary space (office, toilets and storage). As noted, the kitchen is to be designed for use as a training space for cooking classes and potentially by a start-up food business (e.g. small bakery).

TITLE PLAN, EXISTING AND PROPOSED FLOOR PLANS (CONT.)



TITLE PLAN, EXISTING AND PROPOSED FLOOR PLANS (CONT.)



### ACCESS, PARKING AND FRONT GARDEN AREA / FORECOURT

The existing vehicular access would be retained along with a parking space for the flat above, a short term drop-off point and disabled parking in accordance with roads standards.

The intention is to otherwise retain an open character with flexible space for outdoor café seating or farmers market stalls with improved landscaping and soft planting. A detailed layout plan for this area would be provided at the formal planning stage and if required, a traffic impact assessment would be carried out.

The town centre location and existing public car parks encourage an increased footfall to the Site without the need for on-site parking.



Google Streetview Images

### COMMUNITY ENGAGEMENT



Selection of feedback cards from The Dunblane Fling

The Dunblane Fling and Dunblane Extravaganza earlier this year allowed for face-to-face discussions with local residents on this proposed development. The feedback was overwhelmingly positive, particularly in relation to having a family-focused events space. Furthermore, as the applicant / developer, we have liaised with existing community groups and have letters of support for the proposal from the Dunblane Development Trust and Dunblane Centre.

It is envisaged that the Site will function as a strategically located bridge between the commercial and historical, more touristy area of Dunblane. The proposed mix of uses would complement the neighbouring Leighton Library and Dunblane Museum and the aim is to make available the flexible space for example the lecture facilities and café space to maximise community use of the Site and to help accelerate their local development objectives.

The nature of this proposal is a not-for-profit, zero-waste, flexible and vibrant community space that complements and integrates well with existing community organisations and spaces in order to draw significantly more local residents and visitors to the town centre. At its heart, the proposal aims to provide a well functioning, friendly community and family space with excellent hospitality and small conference type facilities that can serve many client groups including training and employment opportunities to young people.

## Stirling Council Planning Services Pre Application Enquiry Response



Amelia Carman  
Ault Wharrie  
Ardnablane  
Dunblane  
FK15 0NU

<b>Reference No:</b>	PREAPP-2023-0129	<b>Date Received:</b>	30 August 2023
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### Address/Location of the proposed development

Former Bank Of Scotland 63 High Street Dunblane FK15 0EJ

### Description of the proposed development

Change of use of former bank (Use Class 2) to a sui generis multi-functional flexible community And Erection of Infill extension to rear`

### Date of Site Visit (if required):

### Site Constraints:

LB Cat: B

### Planning Policy and Material Considerations

The Statutory Development Plan for the Stirling Council Planning Authority Area comprises National Planning Framework 4 2023 (NPF4) and the Stirling Local Development Plan 2018 (LDP).

Relevant National Planning Framework 4 policies:

Policy 1 - Tackling the Climate and Nature Crisis  
Policy 2 - Climate Mitigation and Adaption  
Policy 7 - Historic Assets and Places  
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings  
Policy 14 - Design, Quality and Place  
Policy 15 - Local Living and 20 Minute Neighbourhoods  
Policy 25 - Community Wealth and Building  
Policy 27 - City, Town, Local and Commercial Centres

Relevant Stirling Local Development Plan 2018 policies:

Policy 1.1 - Site Planning

Policy 2.6 - Supporting Town Centres  
Policy 7.2 - Development within and outwith Conservation Areas  
Policy 7.3 - Development affecting Listed Buildings

**Officer Assessment**

Pre-application advice is sought for the theoretical view on a proposal to the change of use of former bank (Use Class 2) to a sui generis multi-functional flexible community and erection of Infill extension to rear.

The application site is the former Bank of Scotland, 63 High St, in Dunblane. The building is category B listed and located within the Dunblane Conservation Area. The building is currently vacant and has been since July 2022.

It is noted that pre-application advice is sought for change of use and listed building alterations. To make you aware, if you pursue this development you would need to apply for listed building consent for the internal and external alterations and then planning permission for the change of use and the external alterations.

*Principle of Development:*

Policy 27 City, Town, Local and Commercial Centres of NPF4 sets out that development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported. It goes on to state that proposals will be consistent with the town centre first approach and proposals which generate significant footfall including community facilities will be supported in existing city, town and local centres. Policy 2.6 Supporting Town Centres of the Local development Plan also states that city and local centres will be the preferred locations for uses which generate significant footfall including community facilities and public buildings.

Policy 9 of NPF4 encourages the reuse of brownfield, vacant and derelict land and empty buildings and supports the re-use and conversion of existing buildings, which this development proposes.

Policy 25 of NPF4 Community Wealth Building also states that development proposals linked to community ownership and management of land will be supported, which this development also proposes.

The proposed development is for the change of use of the building from a bank (Class 1A) to use as a flexible community space (Sui Generis). The proposal is located within the local/town centre, makes use of an empty building and will be transferred to community ownership. As such the proposed development is in compliance with Policies 9, 25 and 27 of NPF4 and Policy 1.6 of the LDP, all of which establish the principle of the development.

*Design, Layout and the Historic Environment:*

From the information provided, the internal alteration largely appear to involve the removal of partition walls, erection of new partition walls and the creation of doors in existing internal walls. It is likely the removal and erection of partition walls would be considered acceptable. Also, within reason, the creation of new opening in historic walls. From the proposed plans the number of new openings appeared to be minimal. It is noted the submission states that there are no remaining internal architectural or historical features. The photographs provided support this, however if an application is submitted, the Case Officer may want to carry out a site visit.

The external alteration to turn the window into a door and erection of a ramp for 'Area 1' would likely be considered acceptable if this is required for an accessible access. We would require details of the proposed door being inserted to ensure it is a suitable design.

The extension to the rear is proposed to be built to incorporate the existing patio area and run adjacent to the rear of the building. The proposed design is described to be a glass walled extension with PV panels on the roof. It is likely that a simple, high quality, contemporary glass extension that is largely concealed from public vantage points would be considered to be acceptable. However, it is difficult to give a definitive recommendation on the acceptability of the extension due to the lack of information. PV panels on the roof of the extension may be acceptable, however we would need more information on the proposed material of the roofing, the number of PV panels and their siting.

It is also noted that Air Source Heat Pumps and battery storage are proposed for the building, we would need to know the design and siting as part of the proposal.

The information provided is somewhat limited, especially as this is a listed building, however if the proposed alterations can be carried out sensitively with high quality materials whilst preserving the

character, appearance and setting of the listed building and wider Conservation Area, they would be considered to be in compliance with the site planning and historic environment policies 1.1, 7.2 and 7.3 of the LDP and Policy 7 and 14 of NPF4.

***Landscape and Trees:***

It is not specified is trees will need to be cut back or felled to facilitate the development. It is noted that trees in the Conservation Area are protected and therefore any works to the trees required as part of the development would need to be specified and supported by a Tree Survey.

***Traffic and Movement:***

It is recognised that the disabled parking space and drop off area would be retained which is encouraged. Cycle parking would also be recommended.

Any development would need to comply with the requirements the Roads Department. It may be beneficial to discuss with them directly about their requirements in this regard.

***Contamination, Noise, Odour and Air Quality:***

It is not considered that the proposed development would have an impact upon air quality, nor contaminated land and therefore would be acceptable in this regard.

There is a concern about the noise generated from the 'area 1' use as a cinema and music venue. It is noted that the information provided states that this area would be fully sound-proofed through internal acoustic barriers including in the restructured ceiling. Just to note we would require details of any sound proofing proposed as part of the planning and listed building application, and we would need assurances that this would be sufficient.

We would also welcome a Noise Impact Assessment as noted in the submission, it may be beneficial to speak directly with Environmental Health who set out the requirements for this type of assessment.

There is also a concern about smells from the proposed kitchen. As part of any submission we would require details of any ventilation proposed and cooking methods proposed to be used on site. If any ventilation is proposed, it would need to meet the requirements of Environmental Health and would need to be sensitively sited due to the building being listed.

In addition to this, if an application is made and subsequently recommended for approved, we may restrict opening hours to help mitigate any noise and smell concerns. This could be discussed at time of application.

Any development proposal, in order to be supported, would need to have suitable mitigation in place to ensure there is no adverse amenity impact for neighbours.

**Potential Consultees and Contributions**

Roads  
Environmental Health  
Historic Environment Scotland  
Conservation Officer

**Conclusion**

The principle of the proposed development is considered to be in compliance with Policies 9, 25 and 27 of NPF4 and Policy 2.6 of the LDP, supporting the principle of the use of the building as a multi-functional community facility.

Additional details would be required on the internal and external alterations including the extension to ensure it is in compliance with site planning and historic environment policies. Additional information would also be required to ensure there will not be a detrimental impact on neighbouring residential amenity.

**Advisory Note**

Early engagement with Stirling Area Access Panel (SAAP) is encouraged, especially if your proposal is regarding buildings used by the public (e.g. leisure facilities, transport hubs, shops, cafes etc.). SAAP are able to provide feedback and suggestions regarding specific design elements of a proposal, and

highlight any accessibility implications or issues that could be addressed prior to the submission of a planning application. More information on SAAP can be found at: [www.stirlingareaaccesspanel.org.uk](http://www.stirlingareaaccesspanel.org.uk)

**Response provided by Sarah Maguire, Planning Officer on 4 October 2023**

### **Making a Formal Application**

Should you wish to submit a formal application in due course, you can do so online using the link below:

<https://www.stirling.gov.uk/planning-building-the-environment/planning/apply-for-planning-permission/>

#### **Disclaimer**

While we will make every effort to ensure that any pre-application advice is as accurate and comprehensive as possible, any advice given by officers in response to a pre-application advice request does not constitute a formal decision of Stirling Council as Planning Authority.

In particular, any advice provided under this service constitutes the professional opinion of the officer(s) concerned and is based on the information provided by the applicant and the planning policies and site constraints prevailing at the time. While every effort will be made to identify all relevant policies and all issues material to the proposal, pre-application advice issued by us in relation to local developments will not normally include input from external organisations or consultees, such as SEPA or SNH, or from local residents, neighbours or community groups.

Such input during the assessment of any formal application may raise new issues or areas for concern and therefore the ultimate determination of any future statutory application could differ from the conclusions reached in this preliminary assessment. We will, however, endeavour to highlight any consultees, external bodies or parties that may be involved in any future application so that applicants can make contact themselves to discuss their proposals.

#### **Additional Information**

The development plan for this area is Stirling Local Development Plan. It guides the consideration of development proposals, which together with Supplementary Guidance can be viewed at: <https://www.stirling.gov.uk/planning-building-standards/planning/local-development-plan/>

#### **Freedom of Information**

All documentation associated with pre-application enquiries may, at a future date, if specifically requested be made available to the public under the Freedom of Information Scotland Act 2002.