



Boutique Hotel

Strand Road, Derry City

CLIENT VISION & OUR PROPOSALS

Following initial discussions with the client. Our proposal is to change the use of this former 'Bank of Ireland' landmark building to a new ***Boutique Hotel*** with 38 double en-suite bedrooms, reception, bar, restaurant area. This proposal will include the addition of a new fourth floor rooftop extension.

ARCHITECTURAL HISTORY

As stated in the NIEA schedule reference HBO1/21/025 the building façade is listed class B2 is as follows: *Last Classically inspired banking hall remaining in the city, which was constructed in 1927 -28 to designs by James Patrick Mc Grath, though facades only remain due to the 1979 bomb damage. Internal completely rebuilt in 1986 with the loss of the original plan form and fabric. Of note due to the retention of its robust classical façade, one of the best examples of its time.*

It was built for the National Bank and has had an important role to play at the heart of the City. It was at the centre of the banking and commerce sector providing banking services to the local people and businesses since it was built in 1928.





Professional Services Delivered:

Building Surveying & Architectural Technology Design services from Inception of Clients Vision through to the Handover of the completed [Boutique Hotel](#). In addition, we can act as the Principal Designer and Health & Safety Consultants.

Pre-Construction Phase

1. Client brief & Vision.
2. Scheme / Concept Design.
3. Development Design for Planning & Listed Building Consent.
4. Planning & Listed Building Consent application preparation, drawings, reports, etc.
5. Planning & Listed Building Consent application lodgment.
6. Liaising and collaboration with consultants as required.
7. Continuous monitoring of planning application and liaising with planning to gain planning permission.
8. Technical design development of the drawings and specifications for Building Control application working drawings for pricing - tendering. Principal Designer Role for Construction Design Management Regulations.
9. Building Control application lodgment.
10. Liaising and collaboration with consultants as required.
11. Continuous monitoring of building control application and liaising with building control to gain approval (Notice if Passing Plans).
12. Development of Pre-Construction Health & Safety Plan, Risk Assessments, Method Statements, Safe Systems of Work. HSENI project notification.

Construction Phase

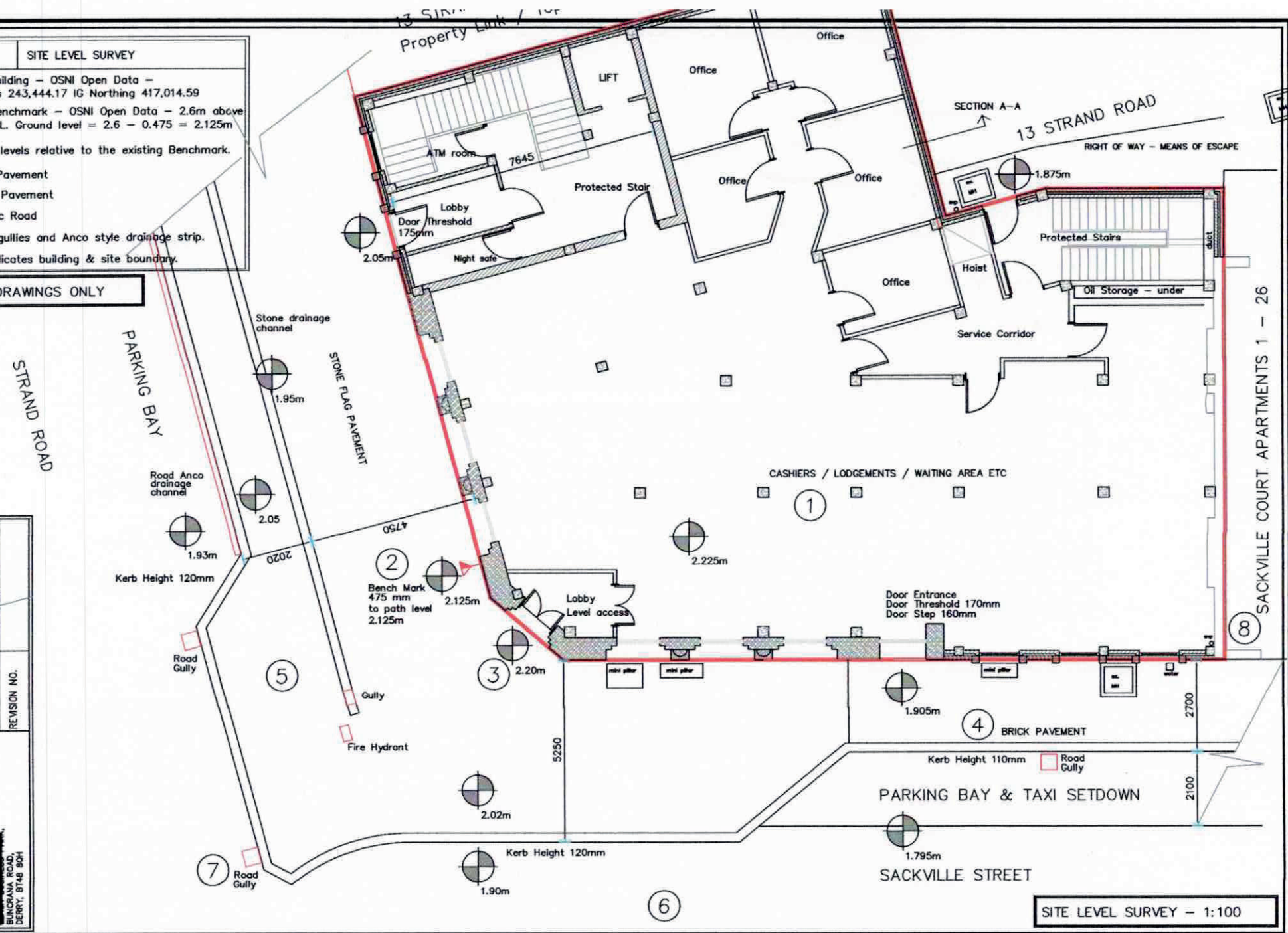
1. Periodic site inspections throughout the construction.
2. Liaising and collaboration with client & contractor as required.
3. Liaising and collaboration with consultants as required.
4. Technical design development of the drawings and specifications as required.
5. Principal Designer Role for Construction Design Management Regulations.
6. Construction Health & Safety Plan, Risk Assessments, Method Statements, Safe Systems of Work development and implementation, monitoring.
7. Liaising and collaboration with client, contractor, consultants and building control as required to ensure building control completion certification.
8. Completion & Handover of the finished high quality Boutique Hotel.

NOTES | **SITE LEVEL SURVEY**

- ① Existing Building – OSNI Open Data – IG Eastings 243,444.17 IG Northing 417,014.59
- ② Existing Benchmark – OSNI Open Data – 2.6m above Belfast MSL. Ground level = 2.6 – 0.475 = 2.125m
- ③ Spot levels relative to the existing Benchmark.
- ④ EX. Brick Pavement
- ⑤ EX. Stone Pavement
- ⑥ EX. Tarmac Road
- ⑦ EX. Road gullies and Anco style drainage strip.
- ⑧ Redline indicates building & site boundary.

PLANNING DRAWINGS ONLY

| | | |
|--|--------------------------------|--------------------------|
| SCALE 1:100@A3 | DATE APR. 2023 | SITE LEVEL SURVEY |
| DRAWN BY EMCC | DRAWING NO. SLS - 01 | REVISION NO. |
| TITLE MATERIAL CHANGE OF USE FROM BANK TO HOTEL FROM GROUND TO THIRD FLOOR & NEW FOURTH FLOOR & ROOF PLANT ROOM. | | |
| FOR: BLINCANA ROAD, DERRY, BT48 8QH | | |



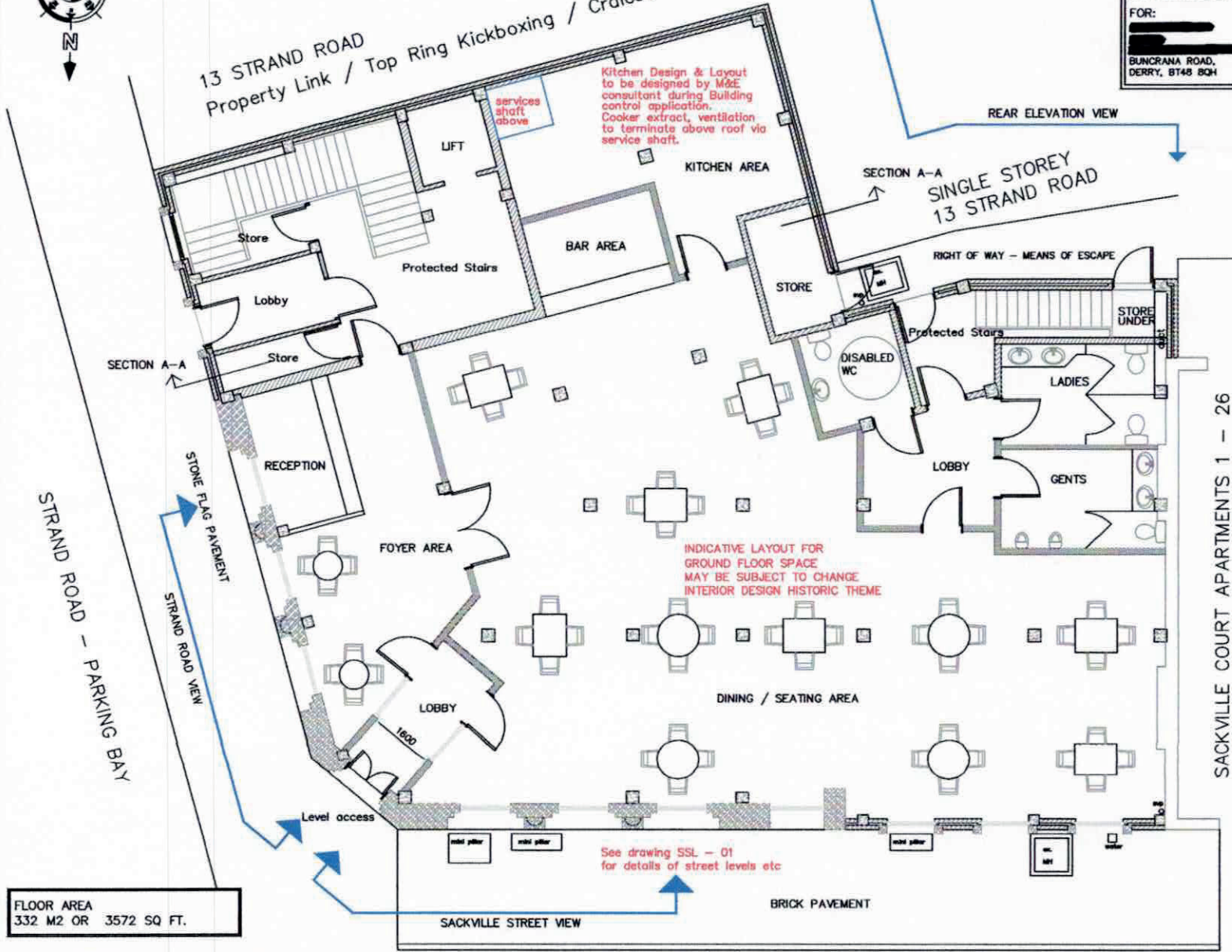
SITE LEVEL SURVEY - 1:100



13 STRAND ROAD
Property Link / Top Ring Kickboxing / Craics9t

| | | | |
|--|---------------|-------------------|-----------|
| TITLE | DRAWN BY | SCALE | DATE |
| MATERIAL CHANGE OF USE FROM BANK TO HOTEL FROM GROUND TO THIRD FLOOR & NEW FOURTH FLOOR & ROOF PLANT ROOM. | EMCC | 1:100@A3 | DEC. 2022 |
| FOR: | Drawing Title | GROUND FLOOR PLAN | |
| BUNCRANA ROAD, DERRY, BT48 8QH | DRAWING NO. | PL - 05 | |
| | REVISION NO. | REV. 01-04/23 | |

PLANNING DRAWINGS ONLY



FLOOR AREA
332 M2 OR 3572 SQ FT.

PROPOSED GROUND FLOOR PLAN

SACKVILLE STREET - PARKING BAY & TAXI SETDOWN



HED Design Revisions

GENERAL COMMENT – HED REQUIREMENTS
 Further to the consultation response by Historic Environment Division –(HED) of DFC we have amended the drawings to address the issues and concerns raised by (HED). We will address each in turn. The notes of the revision will be indicated RED on the revised drawings EL – 09,10,11&12.

POINT 1 – Existing & Proposed Elevations
 Our Elevation drawings – EL – 01 to EL – 08 indicate clearly the existing architectural features of the building. In addition we included a fully detailed report entitled – (Conservation & Heritage – Design Strategy Access Statement & Impact Assessment) to support our applications for full planning & LBC.

POINT 3 – Alterations to Walls, Floors, Ceilings:
 No structural, insulation, sound, or fire protection requirements to affect the existing protected facade. Full working drawings and specification for Building Control Exemptions applicable due to historic fabric of facade.

We do not intend to install, secondary glazing systems internally in front of the timber sash and ground floor windows. We do not intend to insulate the inside face of the stone facade. Other energy efficient measures will be provided such as new heating, ventilation, highly insulated 3rd & 4th wall and roof construction, windows etc.

HED CONCERNS / QUERIES:

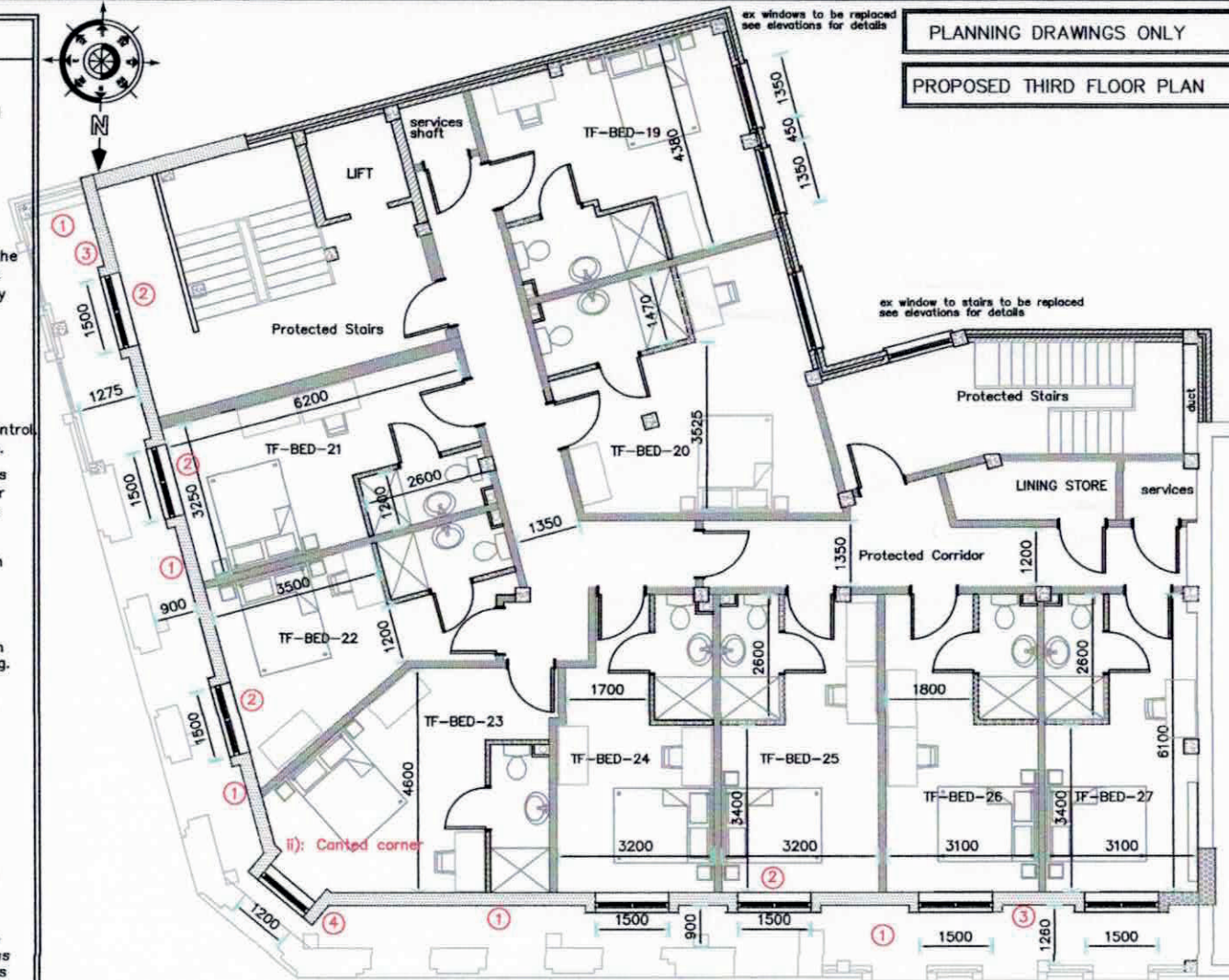
- i): Rooftop plant rooms – removed as requested. The M&E consultants will design heating, extraction ventilation and other M&E works within the building.
- ii): Canted corner articulated on new levels 3 & 4. We have now redesigned the 3rd & 4th floors to provide a canted corner with a 600mm wide window spanning both levels.
- iii): The brick built bays are brick cavity walls and are not as thick as the stone walls, therefore this lends to a different line at these bays. We are of the opinion the 350mm step out of the new Zinc Clad wall will positively impact the elevations, creating interest.

The external face of our new Zinc Clad walls will be set back 900mm from the face of the balustraded parapet.

Whilst HED have mentioned 1000mm set back we trust that 900mm is acceptable, as our bedrooms on levels 3 & 4 are reduced in depth due to this setback requirement.

The area between the new Zinc Clad wall and the rear of the balustraded parapet will be weather proofed by a Trocal Flat roof. We are not providing access to this area from the bedrooms.

- iv): Whilst the interior is not historic an interior designer will be consulted to inform making the internal spaces behind the historic facade. We have made a design intent statement in our report see 7.90. We will provide some photographs of typical interior design ideas that will influence our interior design theme.



PLANNING DRAWINGS ONLY
 PROPOSED THIRD FLOOR PLAN

Design Revisions

POINT 4 – REDESIGN OF STRAND ROAD & SACKVILLE ST.

- ① Realignment of the Zinc clad walling set back 900mm from the balustraded parapet.
- ② Window pattern changed, no door access onto parapet area, windows sizes increased to increase light to rooms, Zinc Cladding box projection around windows, 200mm wide and 150mm out from main wall, to create interest.

The notes of the revision will be indicated RED on the revised drawings PL – 08,09 & EL – 09,10,11&12.

Design Revisions – Aug. 23

REDESIGN OF STRAND ROAD & SACKVILLE ST.

- ③ Realignment of the Zinc clad walling set back flush along entire front elevations from the balustraded parapet. Average set back 1m.
- ④ Window pattern changed see elevation drawings for more details. Windows along front elevations all same width of 1500mm. Feature window 1200mm provided to the canted corner.

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|---|-----------------------|--------------|---------------------------------|
| THIRD FLOOR PLAN | 1:100 @ A3 | PL-08 | FLOOR AREA – 297.5M2 – 3201sqft |
| Scale: | Drawing No. | Revision No. | Rev.2 – 24 Aug 23 |
| Revision Notes: | Date drawn: | Drawn By: | Job Number: |
| Rev.1 – April 23 – HED Revisions | Aug. 2023 | EMC | 2023-03 |
| Rev.2 – Aug 23 – HED Revisions | CLIENT DETAILS | | |
| PROJECT DESCRIPTION | | | |
| MCU from a Bank to a Boutique Hotel from ground floor to the third floor, new fourth floor extension, Ground floor Bar / Dining / Restaurant Area, 15 Strand Rd, Derry, BT48 7SU. | | | |
| | | | |



Proprietary external cladding system such as ZM Zinc or equal – standing seam



Zinc Anthra colour to the facade of the new walls on third and fourth floor.



Zinc Quartz colour to the boxed out windows to the new third and fourth floor.



Contrasting Red Brick 3 Bay & 2 Bay extensions from 1984 – 86.



Portland Limestone, with Flamboyant Carvings built in 1923 for the the National Bank, of. Neo – Georgian architecture. Designs of J.P. Mc Grath.

New windows to Third & Fourth floors to be powder coated aluminium black. Windows same on both levels, 1800mm in depth. Those on the third floor are set behind the balustraded parapet.

Rear part of third floor already block with sand cement render. To be painted.

NOTE:

Proprietary external cladding system full height of third and fourth elevation carried back to ex. roof of 13 Strand Road.

Rear part of third floor already block with sand cement render.

External Lighting

Downlighting will be provided within the soffit overhang on the front elevation of the new Zinc facade.

Existing external lighting at the cornice location to be removed as it is inappropriate. New lighting to compliment the facade architectural style such as lanterns will be provided. Discrete uplighting to be provided above the cornice to uplight the main pillars and the projecting parapets at roof level.

Revision 2 – August 2023

- 1): Front Facade to be tapered back from the fourth floor level.
- 2): Parapet extended to 1100mm above roof level, to hide the lift projection and roof top M&E heating & Ventilation equipment. Also to act as guarding for H&S.
- 3): Window block proportions to new elevation changed see drawing ED-01 for details.

- 4): Window size changed to 1500mm wide and 1800mm in height. Cill level raised from 650 to 800mm for Building Regulations.
- 5): Window to Canted Corner increased in size and projecting. Other window omitted to Bedroom TF-BED-23 & FF-BED-32.

See Drawing EL-06-A

See Existing Windows Detail



PLANNING DRAWINGS ONLY

| | | | |
|---------------------------------------|-----------------|---|--|
| PROPOSED ELEVATIONS | | 1:100 @ A3 | |
| STRAND ROAD ELEVATION VIEW | | EL-07 | |
| DRAWING STATUS | | 2 - 24/08/23 | |
| Scheme Design | Planning degn. | Dec. 2022 | |
| Working degn. | Fire Safe degn. | EMC | |
| | Control degn. | | |
| | H&S At-Risk | | |
| JOB NUMBER: | | 2022-02 | |
| DRAWN BY: | | EMC | |
| DATE DRAWN: | | Dec. 2022 | |
| REVISION NO.: | | 2 - 24/08/23 | |
| DRAWING NO.: | | EL-07 | |
| SCALE: | | 1:100 @ A3 | |
| REVISION NOTES: | | 1-Amended as per HED 1st response | |
| | | 2-Amended as per 2nd HED response | |
| CLIENT DETAILS | | | |
| PROJECT DESCRIPTION | | MCU from a Bank to a Boutique Hotel from ground floor to the third floor, new porch floor extension, ground floor Drivg / Reception Area. | |
| E-MAIL - sperrin@pcmail.com | | 15 Strand Rd, Derry, BT48 7BA. | |
| MOBILE - 07387589916 | | Derry, BT47 8TT. | |
| ADDRESS - 93 Winchester Pk, Killynann | | Derry, BT48 8CH. | |








Revision 2 – August 2023

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NOTE:
 Proprietary external cladding system full height of third and fourth elevation carried back to ex. roof of Sackville Court.
 Rev i): – Plant room removal

-  Proprietary external cladding system such as ZMzinc or equal – standing seam
-  Zinc Anthra colour to the facade of the new walls on third and fourth floor.
-  Zinc Quartz colour to the boxed out windows to the new third and fourth floor.
-  Contrasting Red Brick 3 Bay & 2 Bay extensions from 1984 – 86.
-  Portland Limestone, with Flamboyant Carvings built in 1923 for the the National Bank, of. Neo – Georgian architecture. Designs of J.P. Mc Grath.

New windows to Third & Fourth floors to be powder coated aluminium black. Windows same on both levels, 1800mm in depth. Those on the third floor are set behind the balustraded parapet.

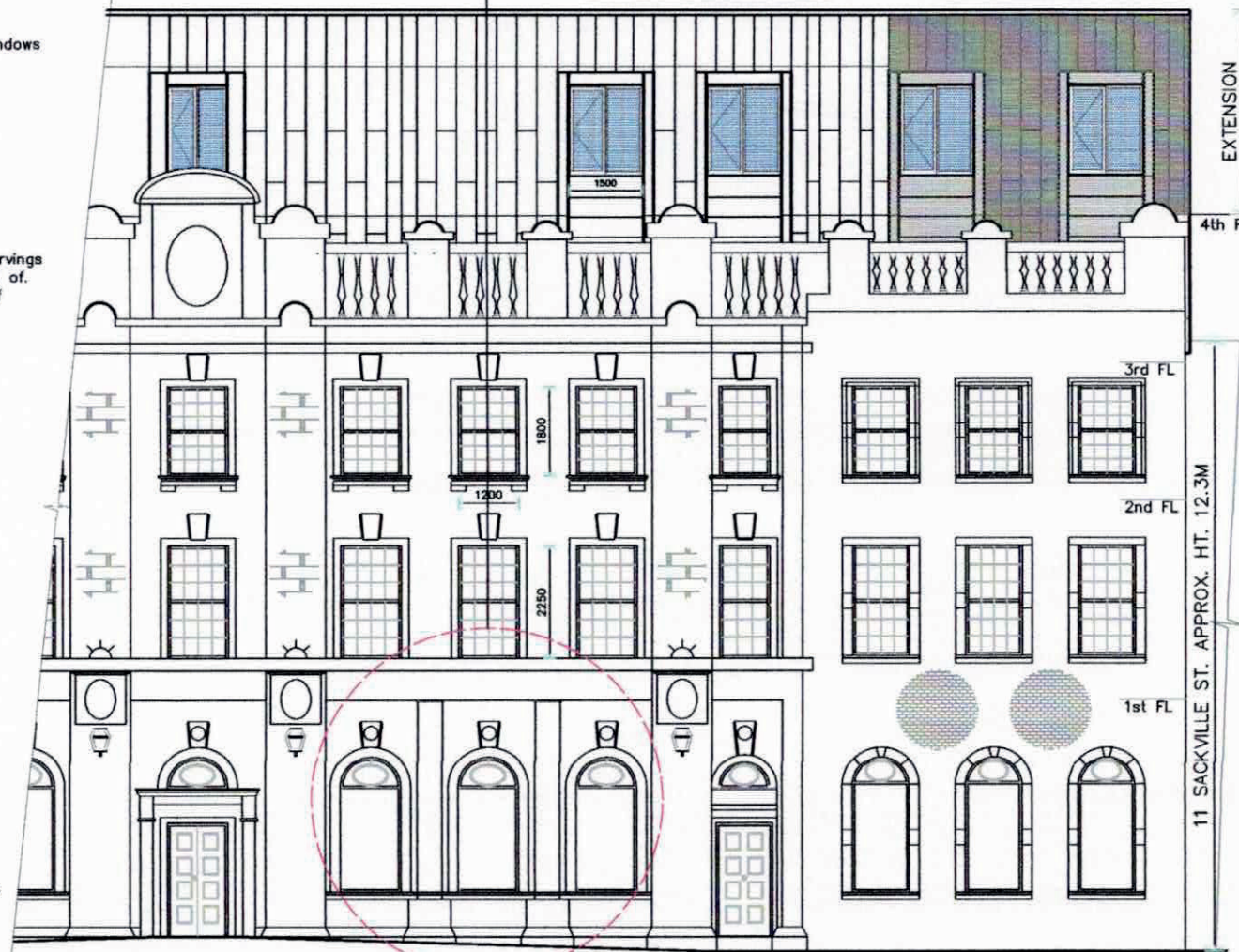
Rear part of third floor already block with sand cement render. To be painted.

NOTE:
 Proprietary external cladding system full height of third and fourth elevation carried back to ex. roof of 13 Strand Road.
 Rear part of third floor already block with sand cement render.

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See Existing Windows Detail

See Drawing EL-06-A



Portland Limestone Built 1926

Red Brick Extension – Built 1986


SACKVILLE STREET ELEVATION

11 SACKVILLE ST. APPROX. HT. 12.3M
 4th FL
 3rd FL
 2nd FL
 1st FL
 EXTENSION

PLANNING DRAWINGS ONLY

| | | | |
|---------------------------------|------------|----------------|----------------|
| PROPOSED ELEVATIONS | | DRAWING STATUS | |
| SACKVILLE STREET ELEVATION VIEW | 1:100 @ A3 | Scheme Design | Control dng. |
| Scale: EL-06 | EL-06 | Working dng. | Fire Safe dng. |
| Drawing No. 2 - 24/08/23 | Dec. 2022 | Planning dng. | H&S Fe-Bulk |
| Revision No. | EMC | Fire Safe dng. | |
| Date drawn: | 2022-02 | | |
| Drawn By: | | | |
| Job Number: | | | |

Revision Notes:
 1-Amended as per HED 1st response
 2-Amended as per 2nd HED response

CLIENT DETAILS

 Bunrane Road
 Derry, BT48 8QH

E-Mail - sperrin@gmail.com
 Mobile - 07397569916
 Address - 93 Winchester Pk, Killynannon Derry, BT47 8TT.

PROJECT DESCRIPTION
 M&E from a Bank to a Boutique Hotel from ground floor to the third floor, new fourth floor extension, ground floor lift shaft / Reception Area. @ 15 Strand Rd, Derry, BT48 7BA.

