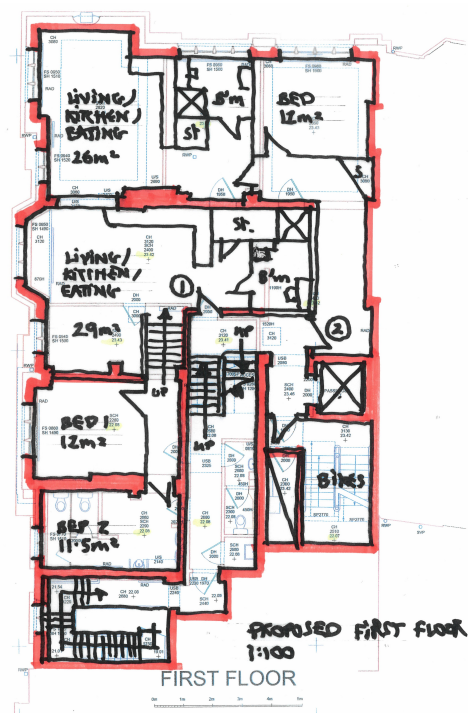
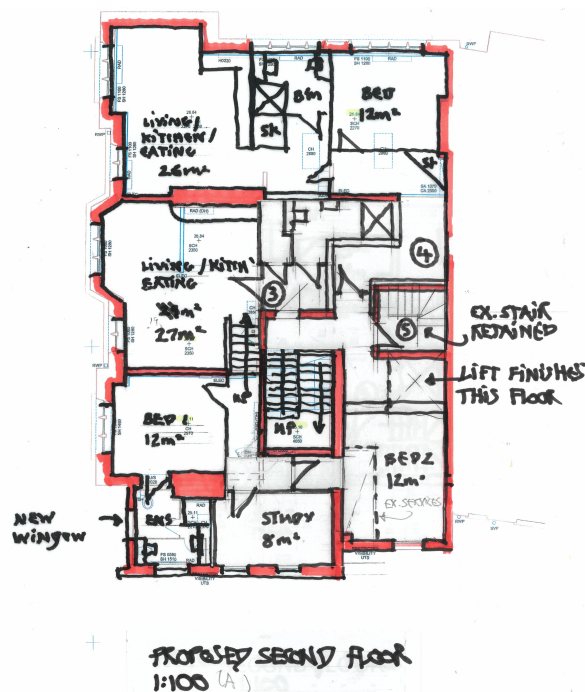


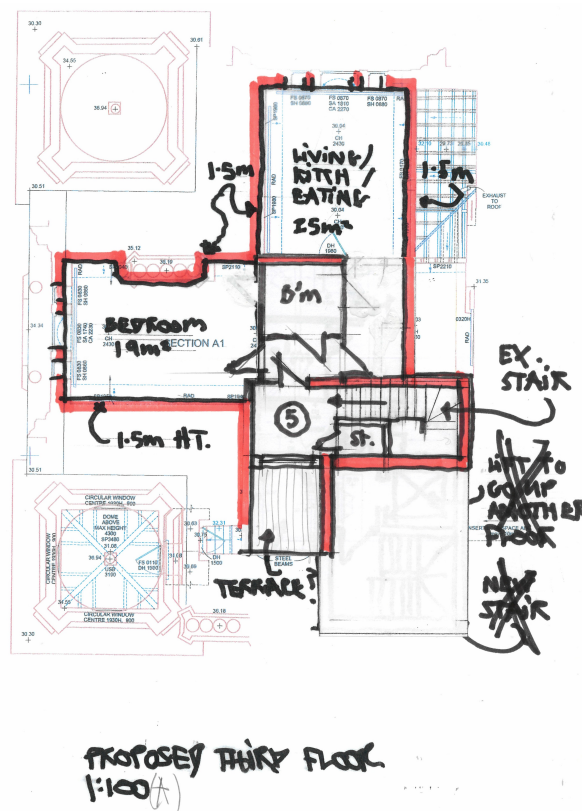
- Proposed first floor retaining entrance stair off Windmill Street, main central stair and more internal walls, however, reducing number of flats to 2.



- Proposed second floor, omitting extension over Windmill Street entrance, retaining main central stair and side stair giving access to top floor flat 5. Reduction in flats to two.



- Proposed third floor, reducing number of units to one, omitting living space from turret features and using existing stair for access.

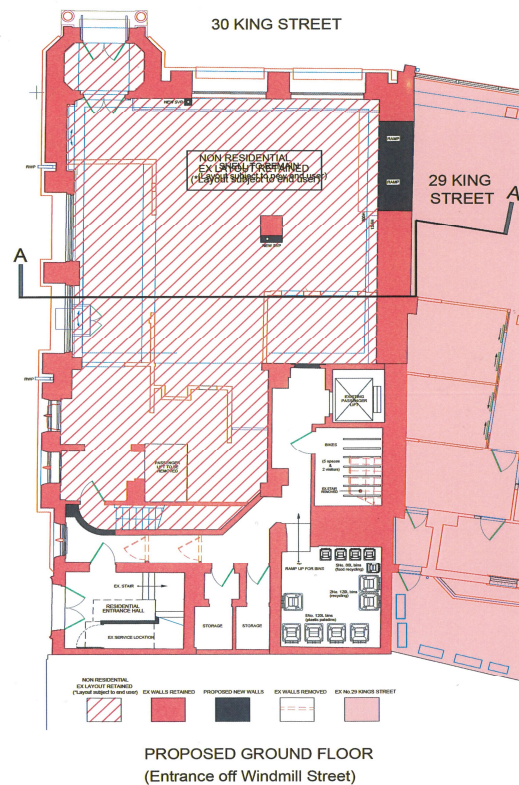


## Application Layouts

Making the above amendments has now informed the proposed flat layouts, all be it there have been some more minor amends, in the main, the proposed scheme for five flats has followed the guidance of HCUK Ltd, and as such, is described as below.

We have used, for clarity, and in line with correct procedure for alterations to Grade II listed buildings the following colour / legend:

- Existing walls to be retained coloured in red.
- Proposed new walls coloured grey.
- Walls to be removed to be dashed in red.
- Non-residential commercial areas at ground floor and basement, which remain unchanged from existing until such time as an “end user” has been determined, are shown hatched red.
- **Proposed Planning Drawings Ground Floor:**
- Residential entrance will be from Windmill Street. Main entrance off King Street will be used for future end user of main ground floor shell, along with basement.
- In line with HCUK Report, the existing ground floor entrance doors and staircase will remain.
- Residential entrance will comprise of a post box area by the front entrance doors, with bin storage and a bike store area located within an entrance passageway to the side, which leads to the existing lift.
- Within the existing structural walls, there will also be storage areas, for maintenance and cleaning along with bins and bike storage.
- Located within the existing commercial area are two SVP positions to serve the flats above, one next to / within the existing boxed out column, the other by the external wall facing King Street, to involve minimum disruption to the ground floor “shell” unit.



- **Proposed Planning Drawings First Floor:**
- The retained entrance stair leads into the common area landing, for which the existing split-level stair is retained, however the toilets will be removed.
- This allows for a sense of grandiose to the common area, which due to the central location provides access to flats 1 and 2.
- The existing lift will be re-used / adapted to suit residential accommodation.
- Removing the staircase to the side of the lift, due to it being of no architectural heritage as noted by HCUK, was also beneficial, as there was no requirement for a second stair because of keeping the existing central one.
- The existing service room for the old NatWest Bank is not required now; however a small area will be retained for services and within this room we have also provided 5 storage units, one for each respective flat.
- **Flat 1:**
  - o This flat is 72sqm and will have two double bedrooms.
  - o In part to allow for a lighter, and welcoming living space, the hall lobby door for flat 1 has been left out, this also due to the half level staircase between the living room and hall to bedroom 1.
  - o The change in levels from the hall area to the main living space to suit the existing levels, will provide an interesting feature for this flat.
  - o The existing generous ceiling heights will be used with the removal of the former bank's suspended ceilings; we will also be using the existing floor levels for all rooms. There is also minimal removal of existing walls.
  - o An existing large bay window along with another generously proportioned window will provide ample light to the living space.
  - o As we have opened up the living space, not having a compartmented hall, we will have two sprinklers, in addition to smoke alarms, more details of which are shown on the Fire Safety Plans.
  - o As can be seen from the layout, this flat will have two double bedrooms.
- **Flat 2:**
  - o This flat is 63sqm, however due to the layout and requirement for a long hall to access rooms with windows, will only have one bedroom, that being a double room