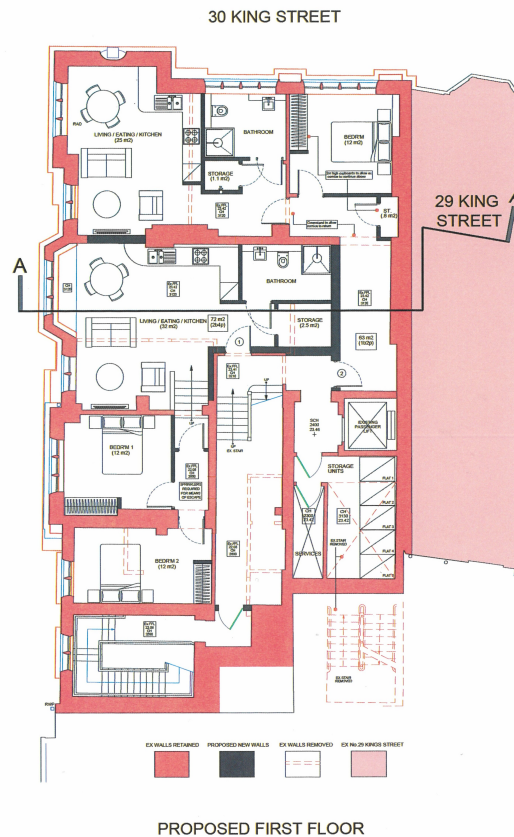
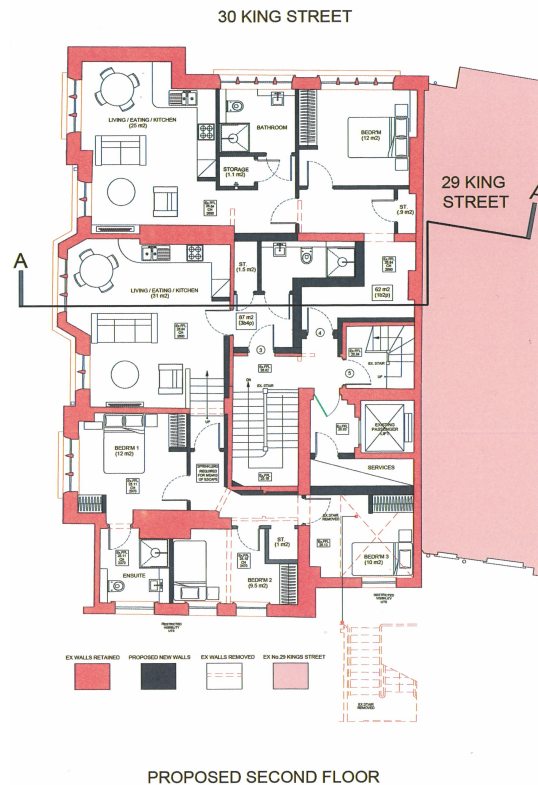


- Like flat 1, the main living space will have the benefit of two large windows, allowing ample light.
- As can be seen from the layout, like flat 1, there will be minimal removal of existing walls.

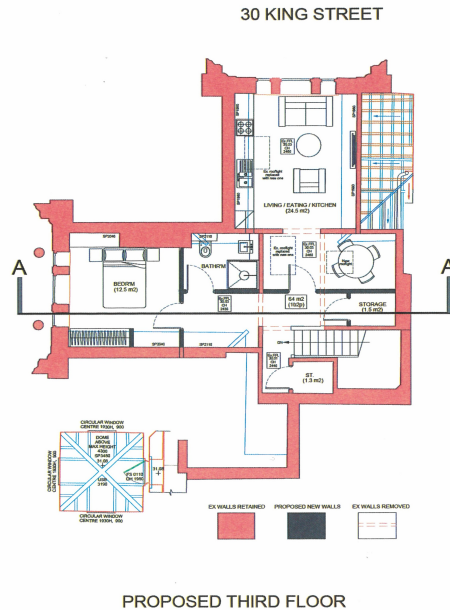


- **Proposed Planning Drawings Second Floor:**
- Like the first floor, the common area central stair will be retained, likewise the side stair leading up to flat 5.
- This floor will follow a similar layout to the first floor, in particular for kitchens and bathrooms for the respective SVP positions.
- As such, there will be two flats on this floor, with an access stair to flat 5 being in the roof.
- The existing lift will be re-used / adapted to suit residential accommodation.
- **Flat 3:**
 - This flat is 87sqm and will have one double bedroom and two single bedrooms.
 - Like flat one, this flat will have the same, sizeable and bright living space, along with the split-level landing from the bedroom corridor to the living space.
 - However, we have been able to provide additional space to the rear for the two single bedrooms along with an ensuite for bedroom 1, the latter being positioned where an old toilet was for the bank.
 - For the ensuite and two single bedrooms, we have put new windows in the existing window openings, to match the existing style of the Grade II listed building; the details of the windows on the survey were not shown due to limited access, and cannot be viewed from the street, so we have used a fenestration style to suit the main front façade windows.
 - Again, like flat 1, there will be minimal disruption to the existing walls.
- **Flat 4:**
 - This flat is 62sqm and follows the same layout as flat 2, except the hall arrangement, which is slightly smaller due to keeping the existing stair leading up to flat 5.



PROPOSED SECOND FLOOR

- **Proposed Planning Drawings Third Floor:**
- As mentioned above, this flat will be accessed from the second floor and seeks to use the generous heights within the two main gable roofs.
- With the entrance lobby being at the second floor, we are using the existing staircase, which works well due to the existing lift not going up to the roof level.
- In conjunction with HCUK comments, we are not using the two existing turret features for living accommodation and have removed the terrace which was shown on our Pre-application.
- This floor will now only have the one flat, whereas we previously showed two flats.
- **Flat 5:**
 - o Although ample is size, being 64sqm, due to only using the central core of the roof and the two large gables, will be a generous size, one, double bedroom flat.
 - o Using the gable roofs and the beautiful gable windows, will provide for delightful rooms, and as can be seen from the plans, the lowest level of the pitch roof will be at circa 2m in height, rising to the highest pitch of just under 2.5m.
 - o The two existing roof lights for the living space will be replaced with new ones, and a new roof light will be added for eating area, although this cannot be seen from street level.
 - o Using part of the roof for the eating area, allows the living space to achieve the required minimum 23sqm, and seeks to benefit from the two existing rooflights within this gable roof.
 - o The kitchen and bathroom have been positioned to be coordinated with the SVP positions of the two flats below.
 - o The proportions shown for this flat making use of the roof pitches should make for a very desirable apartment and excellent use of the roof space.



Scheule of accommodation.

- **First floor:**
- This will comprise of flats 1 and 2 consisting of:
 - Flat 1 = 2 bed at 72sqm (2 bed 4 person)
 - 32sqm living / kitchen / eating
 - Bedroom 1 = 12sqm
 - Bedroom 2 = 12sqm
 - 2.5sqm storage area
 - Complies with minimum floor areas set out in THS (2015)
 - No amenity space provided as it a conversion of a listed building & close to Riverside Leisure Area
 - Flat 2 = 1 bed at 63sqm (1 bed 2 person)
 - 25sqm living / kitchen / eating
 - Bedroom 1 = 12sqm
 - 1.9sqm storage area
 - Complies with minimum floor areas set out in THS (2015)
 - No amenity space provided as it a conversion of a listed building & close to Riverside Leisure Area
- **Second floor:**
- This will comprise of flats 3 and 4 consisting of:
 - Flat 3 = 3 bed at 87sqm (3 bed 5 person)
 - 31sqm living / kitchen / eating
 - Bedroom 1 = 12sqm (with ensuite)
 - Bedroom 2 = 9.5sqm
 - Bedroom 3 = 10sqm
 - 2.5sqm storage area
 - Complies with minimum floor areas set out in THS (2015)
 - No amenity space provided as it a conversion of a listed building & close to Riverside Leisure Area
 - Flat 4 = 1 bed at 62sqm (1 bed 2 person)
 - 25sqm living / kitchen / eating
 - Bedroom 1 = 12sqm
 - 2sqm storage area
 - Complies with minimum floor areas set out in THS (2015)
 - No amenity space provided as it a conversion of a listed building & close to Riverside Leisure Area

- **Third floor:**
- This will comprise of 1 flat:
 - Flat 5 = 1 bed at 64sqm (1bed 2 person)
 - 24.5 sqm living / kitchen / eating
 - Bedroom 1 = 12.5sqm
 - 2.8sqm storage area
 - Complies with minimum floor areas set out in THS (2015)
 - No amenity space provided as it a conversion of a listed building & close to Riverside Leisure Area

Appearance

The proposed elevations are as the existing with only very minor, de-minimis changes:

- **King Street elevation.**
 - There are no changes to this elevation.
- **Windmill Street elevation.**
 - We have replaced one existing window above the entrance to one which matches the existing fenestration style



Existing window above entrance to residential development replaced

- **Cross section elevation.**
 - There are four window openings, which due to restricted visibility for the survey, the fenestration styles were not shown, as such we are showing windows which are in keeping with the main facades.
 - This includes a 4th window to the right hand side, which was only shown in outline as a semicircular opening, due to their previously being a staircase, however, as it is now bedroom 3 for flat 3, a rectangular window is thought to be more suitable, the style of which is to match the other three windows, in keeping with the main facades.



Four windows in existing openings to match main façade style fenestration

Scale and Massing

There is no change to the scale and massing of the existing Grade II listed building, as denoted in red with the below drawing.



Massing of existing Grade II listed building remains unaltered

Amenity space

Due the building being Grade II listed, there is no opportunity to create private amenity terrace spaces within the fabric of the building, and as noted in the Pre-application feedback reference PRE.20250094:

“However, given the location of the site, where there is open space such as the Riverside Leisure Area, which is approximately 1 mile away, it is considered there is sufficient open space in the vicinity to provide amenity space for future occupiers of the flats”

As such, there is no requirement to provide private amenity space within the building.

Transport Statement

There is no requirement for a Transport Statement due to the sites' central town location, 5 PTAL Rating, and as confirmed in the respective Pre-application response, reference PRE.20250094:

“it is therefore considered that the proposed flats would not have any off-streetcar parking”.

Refuse Collection

We have provided the following refuse containers, in a contained storage location, close to the main entrance, which will be brought out by either the residents or a management company upon refuse collection day.

- 5no. 120L plastic general waste wheelie paladins (one for each flat)
- 2no. 120L recycling wheelie paladins
- 5No. 80L waste recycling bins (one for each flat)

Noise

The site is in a central town location, as such noise must be considered.

As the building is Grade II listed, the existing windows cannot be replaced with double glazed units which would have included acoustic trickle vents.

As such, windows by Silent Windows (or another approved company) who do bespoke secondary glazing units and can reduce noise by up to 51dB, which outperforms 'regular' double glazing units, but will not have acoustic trickle vents.

As many of the existing walls will need to be kept, the solid masonry walls will achieve both fire and noise qualities, however where required for compartmentation walls, will have acoustic retro linings slimline systems designed to upgrade existing walls, floors, and ceilings to meet Approved Document E building regulations without significant loss of space. Key strategies involve increasing mass, introducing separation (decoupling), and absorbing sound energy, typically achieving airborne sound performance of 48 dB or better.

The technical details for this are listed below:

Key Technical Components and Systems

- **Resilient Bars/Clips:** These are critical for decoupling, creating a void between the existing structure and new boards to prevent vibration transfer. Examples include Hush Bar Deep or acoustic isolating clips.
- **Acoustic Insulation:** High-density acoustic slabs (e.g., Hush Slab 25 or 100) are placed within the void created by resilient bars.
- **Mass-Loaded Boards:** High-mass, high-density plasterboards (e.g., Soundbloc or specialized acoustic panels) are used to block airborne sound.
- **Floating Floors:** To tackle impact noise, systems like Hush-Panel 17 are used over existing floors, ideally with flanking strips to isolate the floor from walls.

- **Acoustic Sealant:** Essential for sealing all perimeters to prevent flanking transmission, ensuring no air gaps remain.

Common Retrofit Solutions

- **Slim Wall Lining (<60mm):** A typical solution involves fixing Hush Bar Deep to existing studs/masonry, filling the void with 25mm sound absorbers, and applying high-mass boards.
- **Ceiling Upgrades:** A Hush-MF ceiling system with two layers of 15mm Soundbloc plasterboard attached to resilient bars to the underside of lath and plaster ceilings.
- **Independent Wall Studs:** For maximum performance, a 50mm timber/metal stud frame, spaced at least 20mm from the existing wall, filled with acoustic quilt and finished with 2 layers of 15mm dense plasterboard (total mass $\geq 25 \text{ kg/m}^2$).

Technical Considerations for Compliance (Part E)

- **Airborne vs. Impact Noise:** Conversions must meet minimum standards for both (40-43dB for airborne, 62-64dB for impact).
- **Flanking Transmission:** Sound can travel around the wall via floors/ceilings; treating only one surface is often insufficient.
- **Mechanical Fixings:** These should be minimized or isolated to avoid creating paths for sound.
- **Socket Treatment:** Electrical outlets on lightweight, newly built partition walls should be staggered by 1000mm and back-filled with dense plasterboard.
- **Fire Safety:** Many acoustic systems, such as the HD1033 ceiling system, also provide up to one hour of fire resistance.

Energy and Sustainability Statement

Where possible, but details of which should be part of a conditional discharge, the application would seek to:

- Reducing air permeability to minimum consistent with health requirements.
- Installing a high efficiency condensing boilers.
- Flats would seek to incorporate the following:
 - o 6/4 Dual Flush WC;
 - o Flow Reducing/Aerating taps throughout;
 - o 6-9 liters per minute shower;
 - o 18ltr maximum volume dishwasher;
 - o 60ltr maximum volume washing machine;.
- Providing more energy efficient lighting.
- Providing cycle storage.
- Providing recycling capacity for bin storage
- Enhancing sound insulation.

Opportunities & Constraints.

The opportunity has arisen to provide a future use of this wonderful Grade II listed building, which was previously a NatWest Bank, however due the constraint of the size of the building, being on 4 floors with a large basement, has remained unoccupied since August 24th, 2024, and as such, is unlikely to find another end user which would require such a vast space.

However, being in such a sustainable, prominent location, converting the first, second, third floors and large roof space into residential units, providing a mix of three 1 bed, one 2 bed and one 3 bed unit not only provides affordable apartments in a central town location, requiring no car parking due to the variety transport links and shops, but combined with the likely chance of finding a new end user for just the extent of ground floor shell shown on the respective planning drawings, and possibly the basement, allows the opportunity for this building to have a future.

With the above in mind, we would hope that planning is therefore granted.