

23<sup>rd</sup> July 2021

**PRIOR APPROVAL DESIGN & ACCESS STATEMENT – Change of Use from E to C3(a)  
at First and Second Floors @ 26 Victoria Road, Netherfield, Nottingham, NG4 2HE**

**1. Use**

1.1 The property is a former building society with ancillary offices to the rear ground floor and to the upper floors, Use Class E.

1.2 The proposal involves a change of Use Class at first and second floors to C3(a).

**2. Amount**

2.1 The proposal does not involve any change in the number of buildings on the site.

**3. Layout**

3.1 The site is bounded to the north by 24 Victoria Road; to the east by Victoria Road itself; to the south by 2 Garnet Street; and to the west by the Victoria Road car park.

3.2 The proposal does not involve changing the layout of the site.

**4. Scale**

4.1 The total gross footprint of the existing building remains unaltered by the proposal.

**5. Landscaping**

5.1 The front of the property opens straight onto Victoria Road. At the rear are two yards, enclosed by 1.8m-high timber fences and each with a lockable access gate. These will be used for bin storage and secure cycle parking.

5.2 No changes are proposed to the landscaping.

**6. Appearance**

6.1 The building is likely late Victorian or Edwardian. The front first floor has a rendered front and gable with stone quoins, and the side and rear elevations are built from red brickwork. The roof is pitched with slate covering. Windows and doors are timber. There is a modern shopfront at ground floor.

6.2 No changes are proposed to the appearance of the building. Secondary internal double glazing will be installed so that the timber windows can be retained.

### 7. Access & Transport

7.1 There is one step up into the building at the back door, with stairs rising to the first and second floors. The proposal does not involve any changes to the site levels.

7.2 The site is located in Netherfield town centre, within walking distance of bus routes on Victoria Road and of Carlton railway station.

7.3 The property has five dedicated parking spaces in the car park to the rear. Secure cycle parking will be provided in the rear yards, which are enclosed.

### 8. Loss of Commercial Premises

8.1 The property has been used as a building society for many years but is now vacant due to the decline in demand for high-street banking facilities. The proposal is to retain a commercial (office) use at ground floor and to convert the upper floors to residential. There will be separate access into the residential part of the building from the rear of the site.

### 9. Flood Risk

9.1 The property is within Flood Zone 3 but no residential accommodation is proposed at ground floor. The site owners will provide an emergency evacuation plan for residents should flooding occur.