

## Design and Access Statement

Application Reference        tbc

### Site Address:

The Old Bank  
9 Long Street  
Dursley  
GL11 4HL

### Description of Proposed Development:

Change of use of the basement and most of the ground floor to class E(d) Indoor Sport, Recreation and Fitness.

Change of use of the remaining ground floor, first and second floors to C3 Dwelling House. Addition of new fire door at the end of the ground floor corridor to secure the commercial area of the building. Marked 'A' on the proposed plans.

Addition of new fire door on the first floor at the top of the staircase to become the entry into a single bedroom flat. Marked 'B' on the proposed plans.

Removal of a redundant fire door on the first floor. Marked 'C' on the existing plans.

Extending the first floor corridor into the kitchen such that the second floor staircase door opens onto the corridor rather than the kitchen. The kitchen door will also be moved to achieve this.

Installation of a new, additional combi boiler in the first floor kitchen.

Installation of a gas meter to record the gas used by the residential part of the building.

Reconnection of all electric circuits in the residential part of the building to a new consumer unit in the first floor corridor

Installation of an electric meter to record electricity used by the residential part of the building.

Installation of a water meter to record water used by the residential part of the building.

Reconnecting the radiators in the commercial part of the building to the existing boiler.

Connecting the radiators in the residential part of the building to the new boiler.

Connecting the hot taps in the residential part of the building to the new boiler.

Addition of a shower in the WC room on the west side of the building, to become a bathroom.

Replace the existing basin in the new bathroom to a location opposite the doorway.

Upgrading kitchen to include cooking facilities.

Removal of window bars from the kitchen window.

Removal of window bars from the staircase window.

Moving or otherwise dealing with services impacted by the above.

Painting and decorating as required.

### Site Assessment:

9, Long Street was previously a branch of the National Westminster Bank, closed in 2015/16. The property comprises of a large ground floor space with entrance and windows onto Long Street. There is a cellar underneath. Behind the ground floor room is a Manager's office and a strong room, then corridors, offices and toilets on two floors. There is emergency access onto the garden area of 11 Long Street.

While there is a staircase to the second floor, the second floor is not boarded, and is so congested with roof struts that it is not useable.

The property is in the centre of Dursley.

Proposal:

Since the last tenant of 9 Long Street has moved on, we have had considerable difficulty in re-letting the property. Our agents advised us that the space was actually too large for most commercial activity likely to be attracted to Dursley. This proposal divides the space into commercial and residential. This is similar to what has recently been approved for the old Lloyds Bank at 5 Long Street (S.22/2424/LBC, S.22/2426/Ful)

See the Floor Plan – Proposed with new areas marked. The Commercial Area is hashed in pink. The Residential Area is hashed in green and includes the un-hashed area which is the proposed single bedroom flat.

We have a prospective tenant who is a Martial Arts School, hence the application for change of use of the commercial area to E(d). The school will operate mainly at weekends and early evenings during the week. They have an emphasis on children joining classes, so will be a great benefit for the local area.

The space on the first floor converts readily into a single bedroom flat

Consultation:

We have spoken to the owner and occupier of 11 Long Street, part of which is above 9 Long Street and they are fully supportive of the proposal.

We have spoken with the management of the Olde Dursley Hotel at 13 Long Street, who are supportive of the proposal.

We have written to the owner of 7 Long Street, but have not yet received a response.

Access:

The proposal has no impact on the access into 9 Long Street for the commercial area. The residential area will initially only be accessible via the commercial area of 9 Long Street, or through 11 Long Street. While this is not ideal, our prospective tenant has expressed interest in accommodation for their staff. The owner of 11 Long Street will also consider granting access. Meanwhile, we are looking to improve this access, and opportunities are in place should consent be granted.

Regarding parking, we expect most clients to be local, so not using a vehicle to travel to the property. Otherwise, there is the Long Street Car Park. Due to the hours of operation of the school, this will not impact customers of traders in central Dursley who wish to use the car park.