

## Heritage Statement

Planning refs: tbc

Change of Use of most of Ground Floor to E(d)

Change of Use of remainder of the Ground Floor and the First and Second Floors to C3.

New fire doors to enclose the new areas.

Changing a toilet to a bathroom.

Upgrading kitchen facilities.

Split of the services between the two areas

Site : The Old Bank, 9 Long Street, Dursley, GL11 4HL

In preparation of this statement, guidance was taken from Historic England Advice Note 12: Statements of Heritage Significance.

### Description of the Heritage Asset and its setting.

9 Long Street was formally a branch of the National Westminster Bank, which closed about five years ago. The columns on its front elevation indicate that it has been a bank for some considerable time, though there are storage structures in the cellar that could indicate a previous use as an inn.

The property lies at the top of Long Street, and while properties at the lower end of Long Street have mainly lost their commercial focus since the closure of the railway station, it remains close enough to Parsonage Street to remain part of the Dursley town centre.

On entering the property, there is a large, main room, the former banking hall. This has extensive plasterwork, with fluted columns and cornices. Skirting, dado, door frames and other woodwork are in solid varnished oak. There is also some oak panelling. There is a tiled path to the manager's office. The remaining floor is oak parquet.

The manager's office, off the rear of this room, is similarly decorated, but plainer.

A corridor leads to a middle room. This has modern painted skirting, and a suspended ceiling. The old bank vault accessed from this room, is totally plain, with concrete floor and white painted walls.

A further corridor leads to the rear of the property, with a boiler room, store and access to a concrete staircase at the side of the property. All features and fittings are plain and modern.

On the first floor, there is a kitchen and a small storeroom, with the remaining space used for corridors, cupboards and toilets. All features and fittings are plain and modern.

A staircase from the kitchen leads to the second floor, which is unusable due to modern trussed roof supports.

### An assessment of significance.

After the imposing front elevation and the grand old banking hall and manager's office, the remaining building deteriorates into a series of corridors, storerooms and toilets, all plain and modern.

The history of the 'remaining building' is not known to the author, but observation of the outside of the building indicates that the roof was raised by a foot or more at some point. This was probably when the previously usable second floor roof space became 'trussed', and the concrete staircase added onto the outside wall. There is a suspended ceiling at the rear of the property outside the boiler room, with a large gap above. There is evidence at the top of what is now the rear wall of the vault, of the remains of an old staircase. So, it is likely that the original internal structure was significantly changed at this point, to add the concrete staircase and to create or extend the vault.

Damage caused to the plasterwork in the banking hall from when it was a bank and their subsequent removal of counters and artefacts was repaired by Centrepiece of Cheltenham. While restoring the floor, two small areas of red quarry tiles were uncovered, which had clearly been washrooms and toilets. The positions of these quarry tiled areas are incompatible with the current layout of the 'remaining building'.

From the notes above, together with the plain, modern fittings of the 'remaining building', it is clear that this part of the building has been completely remodelled, and any trace of 'heritage' lost.

#### The design concept of the proposed development.

There are no changes to the old banking hall or old manager's office, which are the only parts which retain any of the original characteristics of the building. A new fire door at the end of the corridor by the recently constructed accessible WC serves to mark the limit of the commercial area.

A further fire door is required as the entrance to the proposed first floor flat, and one redundant fire door will be removed.

One of the existing toilets has space to install a shower, and the kitchen is large enough to provide cooking and dining space.

The corridor is extended slightly so that the access to the second floor is from the corridor rather than the kitchen, as rooms should not exit onto a kitchen.

There is quite extensive work required to ensure the services are separated between the commercial and residential areas, though most of the pipework and cabling will remain intact, just some interconnecting pipes/cables required.

The areas of the building where these changes are taking place have only modern materials, fixtures and fittings. There is therefore no impact on the heritage of the building, except that a small hole will be required in the kitchen wall for the new boiler flue. The condensate pipe will not need a hole as it can be directed into the kitchen waste pipes.