

# GED KING

Architectural Plans & Building Consultant

Email: [REDACTED]  
[www.gedkingplans.co.uk](http://www.gedkingplans.co.uk)

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## Design Statement

**Project** Change of use of a unoccupied office building into two self-contained flats in residential use

**Applicant** Ings Properties Ltd

**Address** Unit 3, Russell Court, St. Andrew Street, Plymouth, Devon, PL1 2AX

**Agent** Ged King, 30 Dean Park Road, Plymstock, Plymouth, PL9 7NZ



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## Introduction

The information contained in this statement and other documents is provided to support an MA Prior Approval planning application to formally change the use of an existing office building to two self-contained flats in residential use over two storeys.

Unit 3, Russell Court is part of a terrace of three similar properties which I believe have been constructed in the 1980s. The building is located within the Barbican conservation area and is formed over two storeys with an unoccupied loft.

It is currently unoccupied for office purposes however furniture and administration paperwork is still stored on site and this will be removed in due course as the property is sold.

## Propo sal

### Change of use

The building has been used as an office for many years operating the administration of Drakes Jewellers. The office became vacant approximately 12 months ago (March 2023) and has been unoccupied since that time. The property is currently for sale and the applicants wish to convert the building as it is suitable to create two flats with minor alterations internally.

The building currently comprises of various office rooms with sanitary facilities on both levels with access both front and rear at the ground floor level. To the rear is a small courtyard which is currently unused as the offices have significant security provisions particularly on the rear elevation.

It is proposed to separate the two storeys into two-bedroom self-contained flats known as 3a and 3b Russell Court. The building has adequate floor space which will enable all rooms to be of decent and acceptable size to meet the decent home standard.

It is noted that the building is located in the Barbican conservation area and that the building is understood to have been constructed around the 1980s. There are no intentions to carry out any works to the external walls, windows or roof and so from an appearance perspective the building will be unchanged.

Internally, there are no features that would be considered of a heritage nature and so we do not believe that the proposed changes to the internal stud walls will cause any conservation harm.

The internal works will include repositioning of various wall partitions, a suspended ceiling at ground floor level to provide both fire and acoustic performance and upgrade of thermal elements of the building through provision of insulation to floors, walls and roof.

Within the rear courtyard it is proposed to provide bin storage for the ground floor flat as well as some planting features and bird boxes.



Rear elevation of property

## Parking

We are informed that there are two allocated parking spaces within the rear courtyard of Russell Court (off-street) and these will be designated one each to the individual flats.



Rear elevation of the property with off-street parking area in the foreground.  
Unit 3 is to the right hand side.



## Appearance

Being a terraced property, there are exposed walls front and rear and these are to remain in their existing form unaltered. The property has sash type windows which appear fully operational.



Rear courtyard images



Typical sash type window of the property which is to be retained.

## Scale

Each flat will have an internal floor area of 75m<sup>2</sup> which is sufficient to provide reasonable sized rooms throughout and a safe layout.

It is possible to provide rooms of a good size throughout the accommodation. All sash windows appear in good working order and provide adequate natural light and ventilation to the habitable rooms.

## Amenity

It is proposed to provide areas for planting and boxes for bird nesting in the rear courtyard to enhance the amenity space although it is envisaged that this area will be provided for the benefit of the GF flat (3a). There is also room to provide a shed for cycle storage if required by the occupants.

The building is located centrally within the City Centre and so has access to many amenities as well as all local transport links and is therefore ideally located for residential purpose.

## General

The accompanying drawings show the existing and proposed internal layouts to support this application.

All internal works are to be carried out in full compliance with the building regulations and a building control body will be appointed to oversee the works and to certificate them on completion.

Ged King

5<sup>th</sup> March 2024