

HERITAGE AND DESIGN & ACCESS STATEMENT

UNIT 1A THE WOOLMARKET, 7 DYER STREET, CIRENCESTER GL7 2PR – CHANGE OF USE AND PROPOSED INTERNAL ALTERATIONS

Identification and Description

7 Dyer Street is Grade II Listed (Listing Entry 1205876). The building is of late C18 / early C19 with C20 alterations. The building is of coursed squared limestone rubble with ashlar dressings and render provided to the rear elevation under a slate roof.

This application is for the Change of Use of Unit 1A from office to residential. Units 2A and 2B have already received Change of Use consent from office to residential (ref: 21/02487/FUL) which are accessed via the same communal entrance and staircase.

A Listed Building Application has been submitted in conjunction with this Change of Use application for internal alterations in order to create a suitable layout for residential use. Units 2A and 2B have previously obtained Listed Building Consent for internal alterations (Ref: 21/02488/LBC) however the new application seeks to make modifications to the proposed layouts of 2A and 2B and now also includes the layout proposals for Unit 1A.

The layouts of the three units have been designed following advice received from local agents to be more appealing and suitable for the rental and sales market in Cirencester whilst also considering the impact on the building and ensuring historic fabric is retained and renovated.

Proposed Works and Assessment of the Impact

The proposed alterations are illustrated on the attached drawings. Access to the unit will be via the existing entrance located via The Woolmarket shopping precinct. No changes are proposed to the external building fabric or to the communal entrance and staircase. Unit 1A is vacant and was previously used as office space.

The proposed alterations will be carried out sympathetically with no major intervention works proposed to the historic fabric and are not considered to have a material effect on the character of this Listed Building.

This application proposes to carefully remove the existing modern lightweight partitions currently in place forming a small welfare area and to install new lightweight timber stud partitions to form a bedroom and shower room. The existing windows will be retained and carefully renovated. The existing drainage will be re-used for the proposed shower room and kitchen to limit works to the original fabric.

Lighting Assessment and Waste Management

There is no new external lighting proposed.

The above ground drainage system will remain in the existing location and will be re-used.

Waste disposal will be in accordance with current planning policy and a bin store will be provided externally as illustrated on the plans.

Transport and Parking

Secure cycle parking will be provided externally, as illustrated on the plans. The proposal is to provide 3no 'Sheffield' type bike stands. Sheffield bike stands are considered a secure option due to being able to secure both front and back wheels as well as the frame to the stand with ease and there is no lifting required when securing a bike. This option takes up minimal space and will improve the appearance visually. Two bikes can be secured to each stand. The proposed location has been selected as this is set away from the pedestrian walkway whilst also being in close proximity to the communal entrance door. This proposal provides a suitable option for secure bike parking whilst also enabling no fixing to the historical fabric of the subject building and therefore being in keeping with the overall desire of minimal intervention.

The building does not currently have dedicated parking and with it being in a central town location, it is not proposed to provide any additional parking. We consider that the proposed alterations will not cause a significant impact on the local transport system.

Conclusion

The existing partitions proposed to be removed are lightweight partitions which are modern additions previously installed to sub-divide the space to suit office use and therefore no historical fabric is proposed to be removed as part of this application.

The works will be carried out sympathetically, ensuring the historic fabric is retained and restored and therefore it is considered that the works do not impact on the significance of the building and are appropriate to the character of the building.

Existing and proposed plans are included as part of this application.