

Planning Statement

**Conversion of existing commercial space to create
3No 1-bedroom apartments
at**

**Former TSB Bank
133 High Street
Rushden
NN10 0NX**

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PLANNING STATEMENT

Document Reference 22-101-PS

Conversion of existing commercial space to create 3No 1-bedroom flats at former TSB Bank 133 High Street, Rushden NN10 0NX

INTRODUCTION

Sidey Design Architecture have been commissioned to identify potential redevelopment of the upper floors of the bank premises.

The property lies to the northwestern corner of the Rushden Conservation Area as shown on the map below. The Conservation area is edged with purple and the site in red.

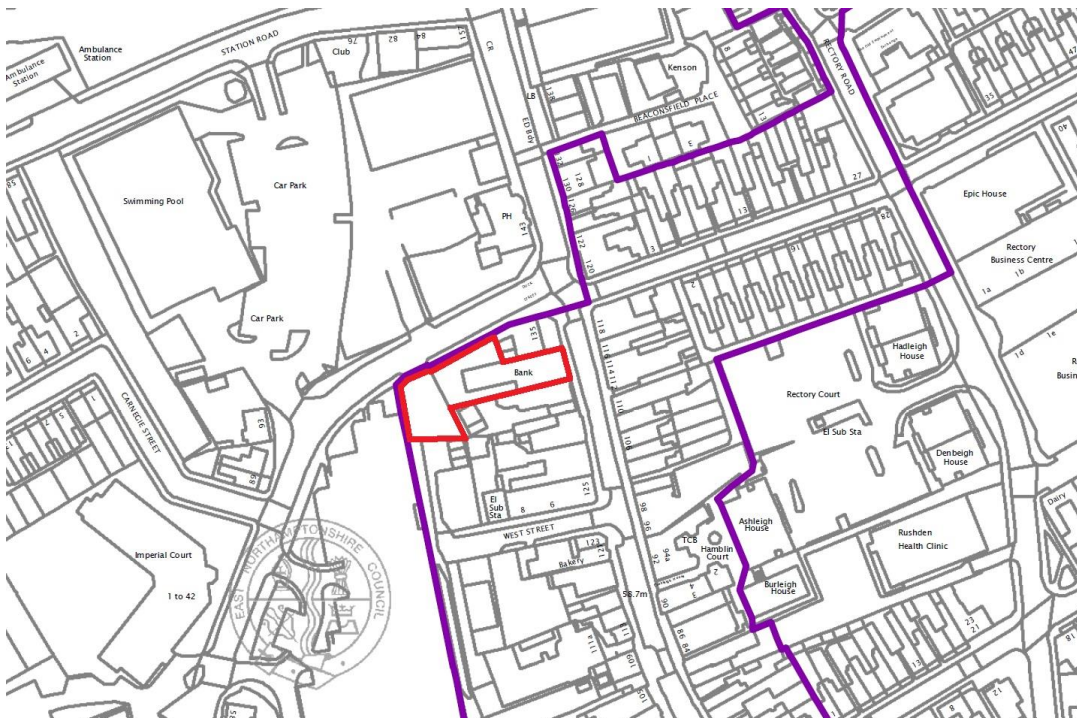


Figure 1 – extract of conservation area outlined in purple, showing the property outlined in red.

LOCATION

The site is located on the High Street close to the junction of Duck Street and High Street, it is located within the conservation area.

PREAMBLE

The former bank is a large prominent building on the northern end of the High Street. The banking hall occupied the front of the ground floor with offices to the rear. The ground floor was recently converted to a restaurant (planning ref NE/22/01091/LDP). In the early 1970's a large rather incongruous single storey extension was added to the rear of the premises for staff facilities, storage and a strong room. Previously the upper floors were used for staff facilities and residential accommodation for the bank manager and/or other associated staff members. Although used primarily as residential accommodation over the last few years, it has never been formally changed and its association with the bank remains part of these premises.

As you can see from the planning history below there was a previous planning permission to create two flats with associated parking, planning ref 97-00531. This conversion was never carried out and the upper floors remain part of the commercial premises.

Currently the upper floors of this former bank could be considered underutilised and conversion to smaller residential units would have a known need. Conversion of underutilised upper stories meets the policies within the Rushden Neighbourhood Plan. Creating apartments in this location will add vitality and improve the viability of this town centre location to accord with government advice and accord with the planning policies introduced to allow this type of conversion to residential use.

PLANNING HISTORY

Planning history relates primarily to the former bank, with only one application for the flat above.

71/0031/RUS Extension to banking premises. **Permitted.**

84/00888/FUL Computerised banking facility in front elevation. **Permitted.**

94/00585/FUL Elevational alterations. **Permitted.**

94/00690/ADV Illuminated fascia, projecting signs and panel to automated telling machine. **Permitted.**

96/00210/FUL Installation of satellite antenna. **Permitted.**

97/00531/FUL Conversion of single flat into two flats. **Permitted.**

98/00653/ADV Illuminated projection sign and non-illuminated lettering. **Permitted.**

06/02406/ADV New projecting illuminated advertisement sign. **Permitted.**

12/01628/ADV 1 non illuminated logo, 1 internally illuminated projector and 2 non illuminated externally applied vinyl. **Permitted.**

NE/22/01091/LDP Lawful Development approval for sale and food and drink. This is not related to this application. **Permitted.**

NE/23/00200/FUL Change of use of former Bank E(c)(i) with 4 bedroom Flat to Retail E(a) with 6 1-bedroom flats including demolition of single storey element and extension to second and third floors, access, amenity space and parking. **Withdrawn.**

NE/23/00201/FUL Residential Development of 6 x 1 bedroom Flats including Amenity Area and Parking. **Withdrawn.**

USE

The ground floor of the premises was formerly the banking hall with a single storey element to the rear used for staff facilities and storage. The upper floors continued to be associated with the bank being used as staff facilities and staff residential accommodation. Originally an internal staircase would have accessed the upper floors. The upper floors are now accessed via external stairs to the rear. Part of the ground floor was recently converted to a restaurant. This is a separate operator to the applicant.

PLANNING POLICY

Class MA allows change of use of Commercial, Business, Services to Residential. This proposal meets all the criteria for this type of application including being within the maximum floor space allowed; acceptable environmental impacts; acceptable highway impact; flood risk; natural light to all habitable rooms; acceptable fire strategy; no impact on the conservation area.

LAYOUT

Conversion of the existing upper floors to create 3 No 1-bedroomed apartments. It is also proposed to provide covered and secure bin and bicycle storage areas.

SCALE

The footprint of the building would remain unchanged.

DESIGN

There is no change to the existing elevations and minimal internal alterations are proposed to create the apartments.

HIGHWAY MATTERS

No off-road parking is proposed as part of this application. Conversion of the upper stories equates to a total floor area of 150sq m. As commercial space this would represent approximately 6 vehicles. The proposal would have a requirement 3 off road spaces. Even with visitor spaces this proposal represents a lesser impact on the Highway network. There are several public car parks in close proximity for occupiers and visitors.

It is proposed to provide 6 No. covered and secure cycle spaces as indicated on drawing 22-101-21.

ENVIRONMENTAL ISSUES

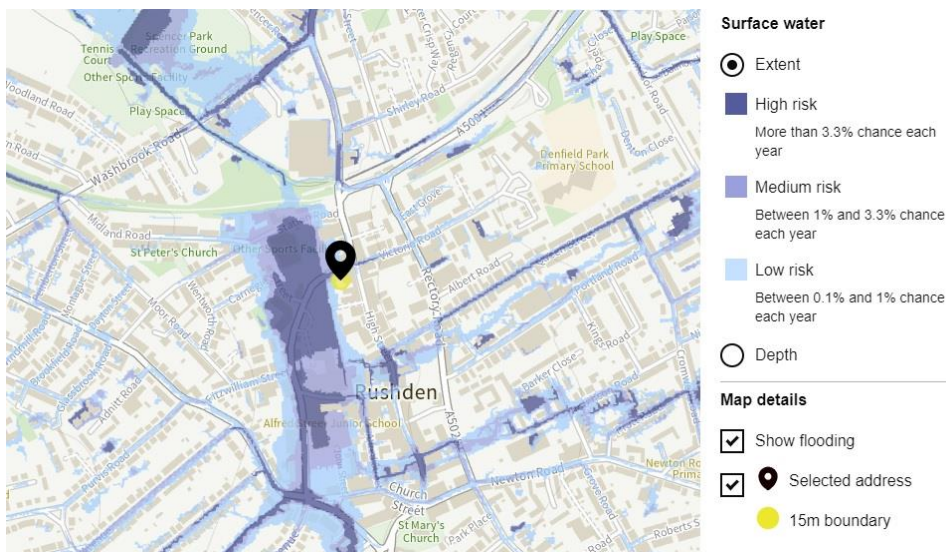
There are no known environmental issues affecting this proposal.

FLOOD RISK

The site falls just outside the Flood Risk area as shown on the map below.



Figure 2. Flood map – Seas & Rivers – site in red.



Figures 3. Flood Map – Surface water – site is black marker.

NATURAL LIGHT

Each habitable room has a minimum of 10% natural light when comparing the amount of glazing as a ratio over the floor area as indicated on the submission drawings. This is clearly marked on proposed floor layouts. 10% light was a previous target percentage requirement in the Building Regulations for all habitable rooms however there is no minimum light requirement in the current Building Regulations.

DISTINCTIVE FEATURES

The alterations are all internal. None of the features to the historic bank façade will be affected by this proposal.

IMPACT & JUSTIFICATION

The property forms part of an historic road frontage, which together with adjoining properties form an important street façade. No changes to front façade are proposed.

The design of the alterations have been well considered and appropriate for the location in both scale and design. This would have a positive impact on the conservation area setting.

FIRE STRATEGY

Need for a Fire strategy is not applicable to this application.

SUSTAINABILITY & ENERGY APPRAISAL

The proposed works will be designed to accord with current building regulations Part L1A. The flats will have a carbon index less than the current building. Proposed sources of energy efficient measures are to include energy efficient lighting and equipment. Heating will be by high efficiency electric radiators. It will be a well-managed project encouraging minimum waste.

DESIGNING OUT CRIME

The main rear access doors will be alarmed and there is good natural surveillance of the rear door and the parking area.

WASTE

Waste and recycling provisions are indicated to the rear of the property in a dedicated area. This would meet the needs of the proposed residential units.

LANDSCAPING

The landscaping will involve forming a secure cycle and bin storage and paths about.

CONCLUSION & SUMMARY

The application represents a sustainable form of development. It would provide dwellings with an identified need and would add to the mix of housing available in the area. The impact on the neighbouring properties would be minimal and acceptable in this urban environment. There is history of approval of similar schemes in the district. The size of the dwellings meets the national space standards and amenity areas are ample for the demography of the likely occupiers.

The proposal is fully compliant with the national MA planning policy criteria below:

- Completed form including a written description of the proposed development.
- The appropriate fee £125 per dwelling (paid to LA).
- A plan which is drawn to an identified scale and shows the direction of North indicating the site and showing the proposed development outlined in red.
- Floor Plans which are drawn to an identified scale (1:50/1:100) indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls.
- Existing and Proposed Elevations of the dwellinghouses.
- Flood Risk Assessment - only where the application site falls in Flood Zone 2 or Zone 3; or an area in Flood Zone 1 which has critical drainage problems, and which has been notified to the LPA by the Environment Agency.
- A Fire Statement that covers the fire safety design principles, concepts & standards that have been applied to the development [Only required if over 18m / 7 storeys].
- A report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended) [Should be only required under Part 20 applications - not Class MA].
- Confirmation in regard to Agricultural Tenancies.