

window on the side will provide natural daylight and ventilation. We submit that the probable tenant is more likely to have a bicycle, thus its individual access to the rear yard will be beneficial. The existing toilets adjacent the staircase will now be upgraded with this flat having individual access should the council be agreeable.

Electrics

All the existing electrical fittings are compliant with IEE regulations. New ceiling fittings will be accessed and installed from the floor above preserving the existing ceiling. Additional sockets will be sited within new partitions or adjacent existing sockets to minimise chasing within the existing walls.

Drainage.

All existing soil pipes are sited on the rear of the building. New wastes will run within the floor space to the rear of the building and connect with minimal alteration. The duct formed from the former air conditioning will be utilised to form extract from bathrooms. Kitchens will have carbon filter extract systems .

Second Floor

The second floor appears unused with original doors and fittings all of a lower standard. Similarly, ceilings are not ornate although a basic coving exists in certain rooms. The skirting is similarly of lower quality. The doors on this floor are not compliant and will require replacement. The frames will similarly require upgrading. Any door opening closed will be formed from traditional studwork with new skirting formed to match the existing. The traditional store partition will be retained ,repaired and repainted to form a feature. Any coving will be retained as will fireplaces.

Drainage and electrics will follow the principle of the first floor. Windows will again be repaired with new sash rope etc.

Staircases

All staircases will be retained in their existing form. The lightwell on the main entrance staircase will be cleaned and repaired as necessary but retained.

Loft

The existing loft is unchanged and original. Our investigation seems to believe it may have formed a caretaker's quarters. Our aim is to convert the whole of the loft to form one self-contained flat. The existing trusses will be retained and exposed and existing windows restored rather than replaced. We propose two additional Conservation style Velux on the rear which will be hidden from general view due to the enclosed rear yard. The cast water storage tanks will be retained, cleaned and painted to form a feature.

Insulation will be added to the roof slopes as required but this will take the form of a slab material to preserve the existing roof.

The former bank has now been vacant for over 2 years. The building has been extensively advertised by Local and National Agents. A current application relating to the ground floor as been submitted separately and forms no part of this submission. The building owner accepts that the ground floor needs to be retained in its current form and due to the large vacant space available within the town centre as factored its vacancy and zero income within our submissions.

The upper floors were formerly only partially used in recent times. The change in banking methods reduced the need for formal interview rooms and individual offices with the first floor used on an ad-hoc basis. The second floor was never used by the RBS according to information provided by a former employee.

First Floor

The first floor has no features identified on the official listing. However, the former offices retain a high level of ornate detail. Entrance doors are of good quality and subject to approval by the Fire Officer would be retained. The ceilings have retained original cornice details and coving. Windows are original although all require repair, especially sash openers. Skirtings architraves picture rails are all present and well preserved. Unfortunately air conditioning units, ceiling mounted appear to have been installed to the first floor but although unsightly have not damaged existing features significantly. The proposed conversion is respectful of the existing structure. Fire compartments on the corridor will be retained as existing and all fireplaces retained. By carefully removing the air conditioning minimal repairs to the structure will be required.

The rooms to the rear of the building are all ventilated by wall fixed vent Axia units. Our proposal aims to utilise these units and incorporate the units into individual extract for kitchens and bathrooms. However, the removal of the existing external security bars will render each proposed unit compliant with ventilation as specified by Building Regulations. The Listed Building Status allows a certain flexibility under Building Regulations, our initial inspection by our Approved Inspector concluded that our suggested layout was generally compliant with regulations. Further improvements may be required but these will not affect any architectural detail within the proposed units.

We submit that our proposed conversion will have minimal effect on any features within the first floor. A partition will be carefully scribed around coverings ,skirtings and picture rails. Partitions will be formed from timber stud with plasterboard scribed around all existing detail. Should residentially use in the future be deemed outdated any wall could be dismantled to expose all original detailing. We respectfully submit that our operatives have worked on several similar conversions and are fully conversant with the desire to retain and not damage.

The proposed student studio on the rear has access to an independent fire escape. To minimise alteration, we propose to retain this door and install the original light over. The