



Planning Statement

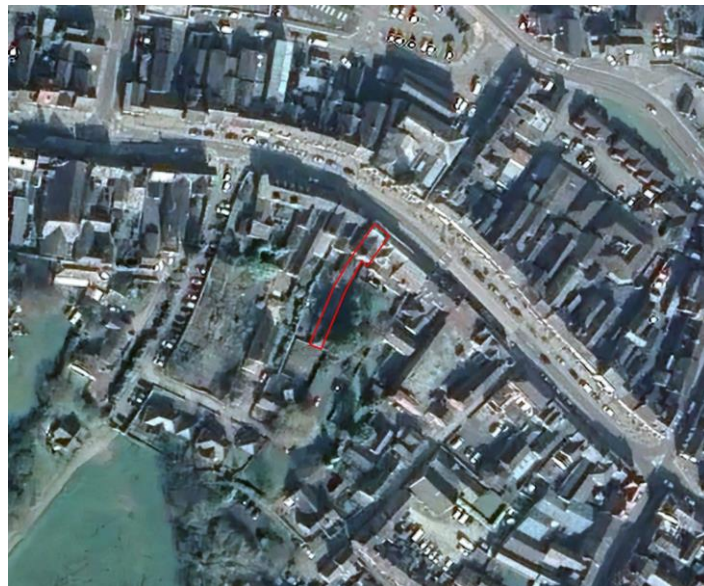
Project Reference: CP0007

Project Name: 42 Broad Street

Project Description: Conversion of upper floors and rear buildings into 8no. apartments

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1. Introduction

This statement has been produced to support a planning and listed building consent application for the conversion of the upper floors and rear buildings into 8no. apartments (the proposal) at 42 Broad Street, Welshpool, SY21 7RR (the site).

The ground floor of the property will remain as a banking E(c)(i) – Financial Services planning use.

2. Planning History

There has been the following application previously submitted at the property:

- Listed building consent for display of business sign Ref. No: M/2001/0692 - Approved

3. The Existing Site

The existing building is located on Broad Street, Welshpool which is situated four miles from the Wales–England border and low-lying on the River Severn. It is within the Powys local planning authority.

The main property is a Grade II Listed building and a former Lloyds Bank. It has a main pedestrian access at the front facing Broad Street and a secondary pedestrian access on the side down a passageway where there is also access into the cellar.

The property has been extended historically with a long single storey extension to the rear which contains offices that are currently vacant. These are accessed separately via a footpath that leads from the passageway to a parking area to the south. These offices are not listed but adjoined to the main property.

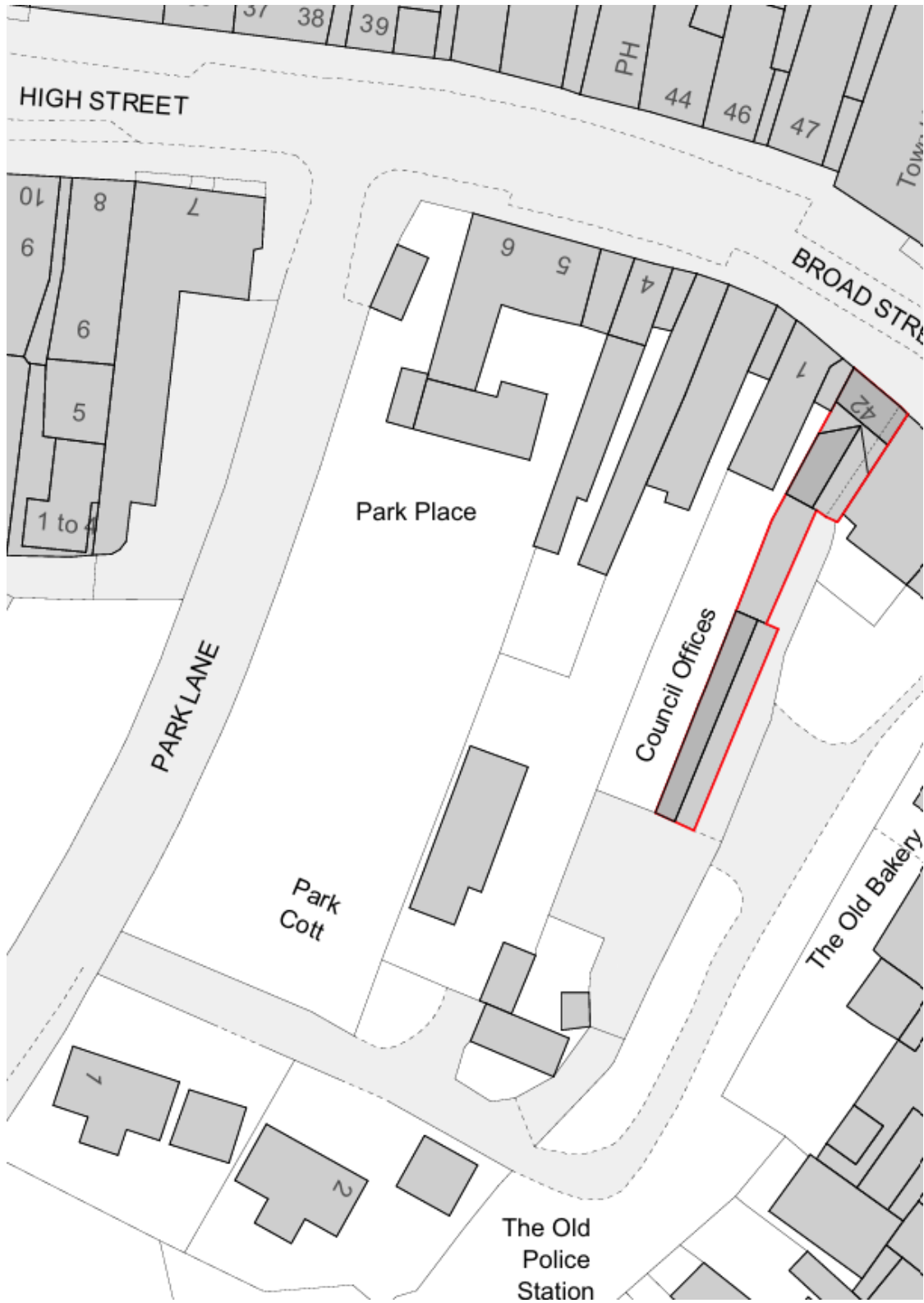


Figure 1: Block Plan (not to scale)



Figure 2: Existing Floor Plans (not to scale)

4. Design Proposal

The ground floor of the listed building will remain as a E(c)(i) – Financial services use class and the front access will be retained. The side access will be used and lobbied off to allow access to the upper floors using the existing staircase.

The first and second floors will contain 2no. 1-bedroom apartments each (4no. in total) utilising the existing external openings and proposing only minor internal changes. These are limited to new partitions and the relocation of some of the internal openings. All existing features including fireplaces



have been retained. The cellar will be utilised as a communal store and laundry room for the occupants of the apartments.

The single-storey flat roof extension will contain a 1-bedroom apartment and the more recent extension with a pitched roof will be divided up to create 3no. 1-bedroom apartments. A new door opening is proposed in place of an existing window and 2no. additional rooflights are proposed on the western facing slope which match the existing.

Each apartment complies with the minimum internal space standards and contains a single bedroom with bathroom / shower facilities and a kitchen / dining / living area.

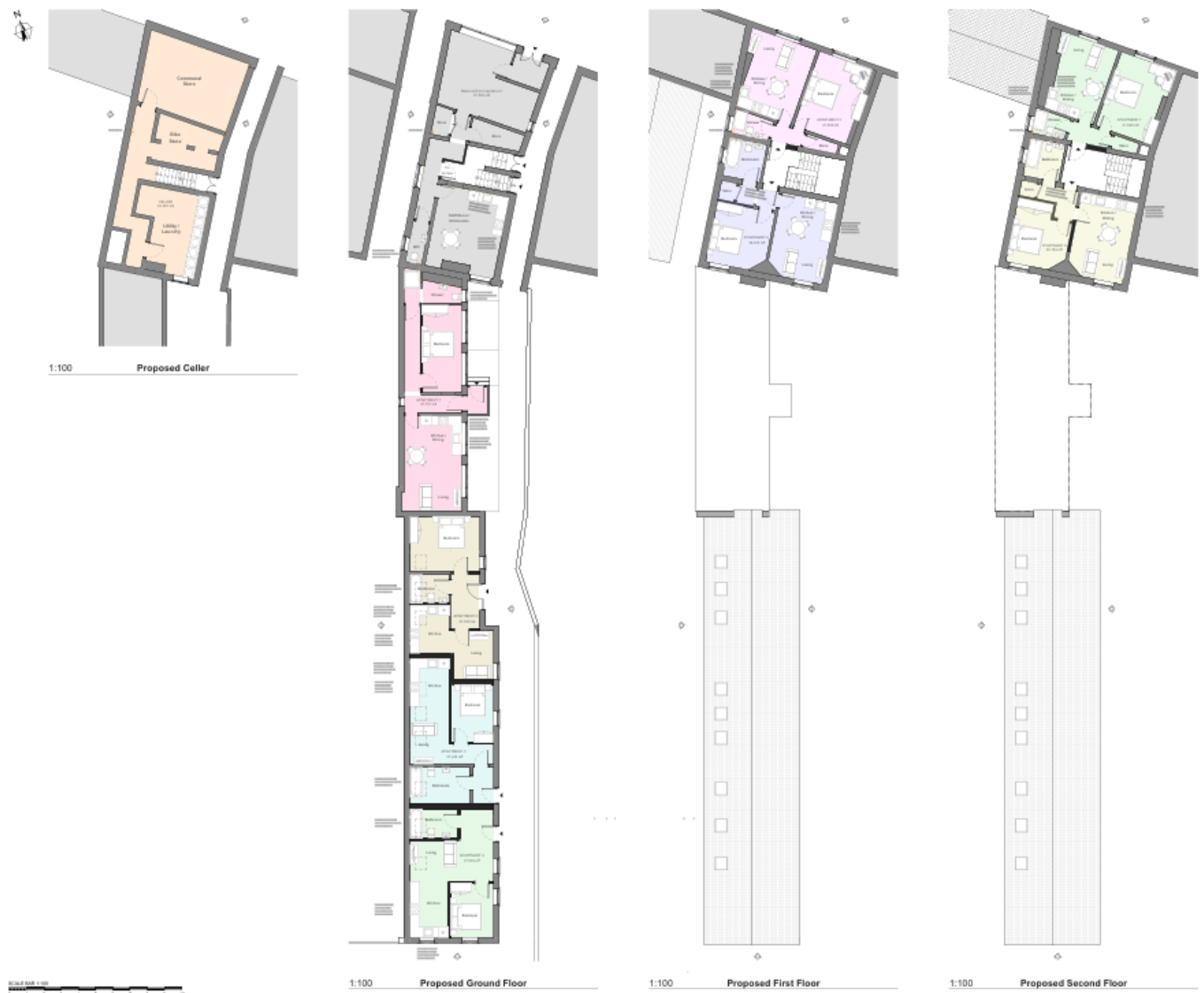


Figure 3: Proposed Floor Plans (not to scale)

With regards the acoustic performance of the building and the potential for the commercial unit at ground floor to negatively impact the residents of the upper floors We have reviewed the existing use class of the commercial unit and it is currently restricted to a use class of E(c)(i) which is financial services as its previous use was a bank.

As the building is listed, this use cannot be changed to another commercial use without planning permission. This means that there is already a very robust restriction in terms of managing the use class and therefore controlling nuisance through noise and odours. The operations associated with financial services are clerical, do not involve any industrial process and are undertaken within normal working hours.

On this basis, a noise assessment is not required as there are no concerns of adverse impact to dwellings above in terms of noise and odour. It is therefore not a currently permitted use which could cause acoustic concerns and that there is a suitable restriction in place to safeguard this use.

Typical acoustic floor details have been provided in drawing PL-006 which would show the extent of the work necessary to acoustically upgrade the floors to comply with building regulations. Other matters relating to Building Control are detailed below:

Fire Escape

Fire escape from the ground floor will be through the existing entrances to the front and side.

Fire escape from all upper floors will be from a protected stairwell.

The existing floors between basement and ground floor are concrete and supported by steel beams Any door off the protected stairwell to be a 60min fire door which will create compartmentation.

Natural Light / Ventilation

The habitable rooms of the proposals are already served by opening windows which provide the necessary levels of ventilation. The bathrooms will be mechanically extracted which is compliant with current building regulations.

General Compliance

As the building has already been substantially modernised and there are no structural changes required. We are not proposing to replace any of the existing external windows / doors or materially change any of the exterior fabric of the building to facilitate building regulations compliance.



5. Site Designation & Policy

The site lies within the development boundary and conservation area of Welshpool. The listed building is also within the 'Town Centre Area' designation (hatched pink) and has a primary shopping frontage (green line). The buildings to the rear are not within the 'Town Centre Area'.

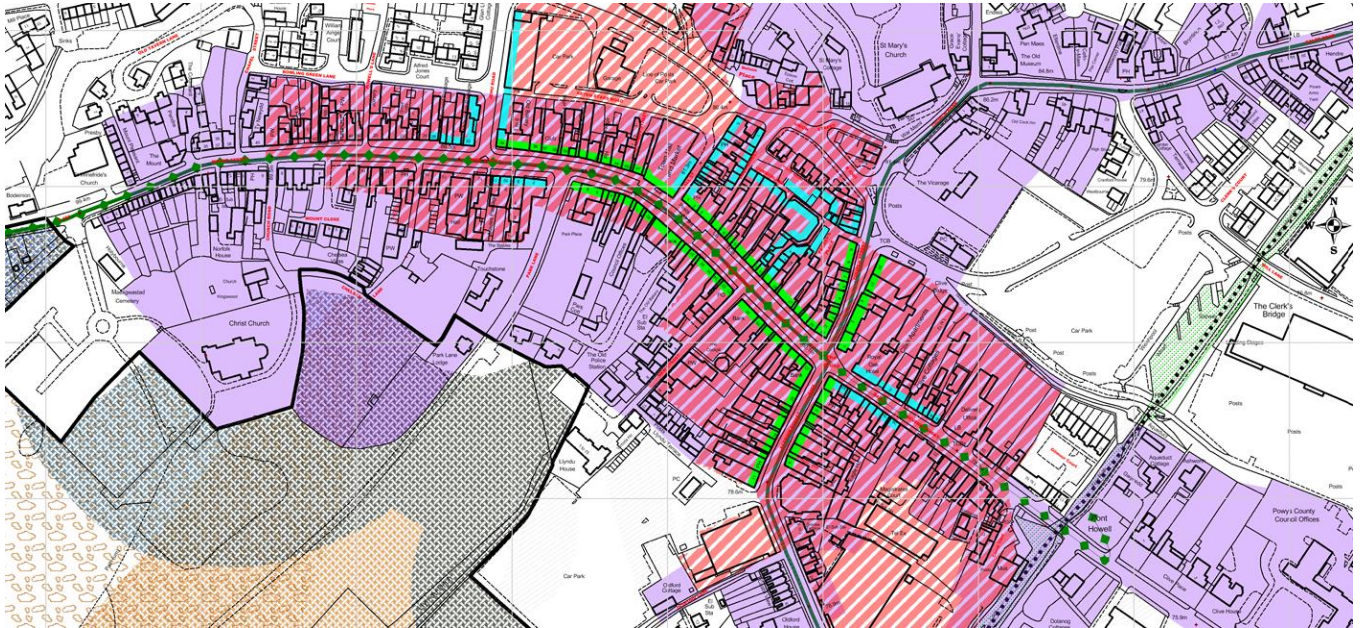


Figure 4: Policy Map (not to scale)

Local Development Plan policy R3 is most relevant in this case and relates to town centre development:

“Within defined Town Centre Areas proposals for new development will be permitted where:

1. *It enhances the vitality and viability of the existing town centre and accords with Policy R1;*
2. *It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and*
3. *It would not result in less than 75% of units within the Primary Frontage, or less than 66% of units within the Secondary Frontage being used for A1 and A3 uses, unless:*
 - i. *The shop has been vacant for a prolonged period and it has been demonstrated to have been actively marketed for a minimum of six months; or*
 - ii. *The proposal is for a community use which is of wider public benefit and in need of a town centre location.”*

As the proposal does not propose any residential (C3) use on the ground floor of the part of the building that is within the 'Town Centre Area' the proposal complies with policy R3.

6. Access & Highways

The retained commercial unit at ground floor will be accessed via the existing front entrance facing Broad Street with the side entrance utilised only in emergencies.

The upper floor apartments will be accessed via the existing side door and the communal staircase with the apartments to the rear accessed via their own separate pedestrian accesses off the existing footpath.

There is no proposed private off-road parking associated with the proposal, as the location benefits from ample public transport links and amenities.

7. Drainage & Flooding

The proposal will utilise the existing foul and surface water drainage runs as shown on the drawings.

The site is not located within a flood zone.

8. Heritage

A heritage impact assessment has been produced by Highlight Heritage to accompany this application. It concludes that the design approach to the layout has resulted in the least disturbance to the historic fabric and the preservation of its external appearance, architectural features and plan. The very few new openings and minor alterations to the floor plan will result in a negligible level of less than substantial harm that is clearly and convincingly outweighed by the public benefit of returning the building to a sustainable use, which continues to contribute to the character and appearance of the conservation area.

The statement concludes that national and local policies have been satisfied in relation to heritage matters.

9. Conclusion

The proposal seeks to gain planning approval for the upper floors and rear buildings to create 8no. residential units and contribute to the town centre's housing stock.

42 Broad Street is Grade II Listed, however the buildings to the rear are not listed. The property does sit within the conservation area of Welshpool.

All of the proposed apartments comply with the national internal space standards.

The proposals have been developed to utilise the existing layout where possible, whilst minimising alterations to the original elements of the building.

The removal of original fabric will be minimal and only where this will enhance the internal quality of the spaces and ensure an optimal living environment for occupants, ensuring the continued use and maintenance of the building.

Supporting Documents

- EX-001 Existing Floor Plans
- EX-002 Existing Elevations 1 of 2
- EX-003 Existing Elevations 2 of 2
- PL-001 Location Plan
- PL-002 Block Plan
- PL-003 Proposed Floor Plans
- PL-004 Proposed Elevations 1 of 2
- PL-005 Proposed Elevations 2 of 2
- PL-006 Proposed Details
- Heritage Impact Assessment