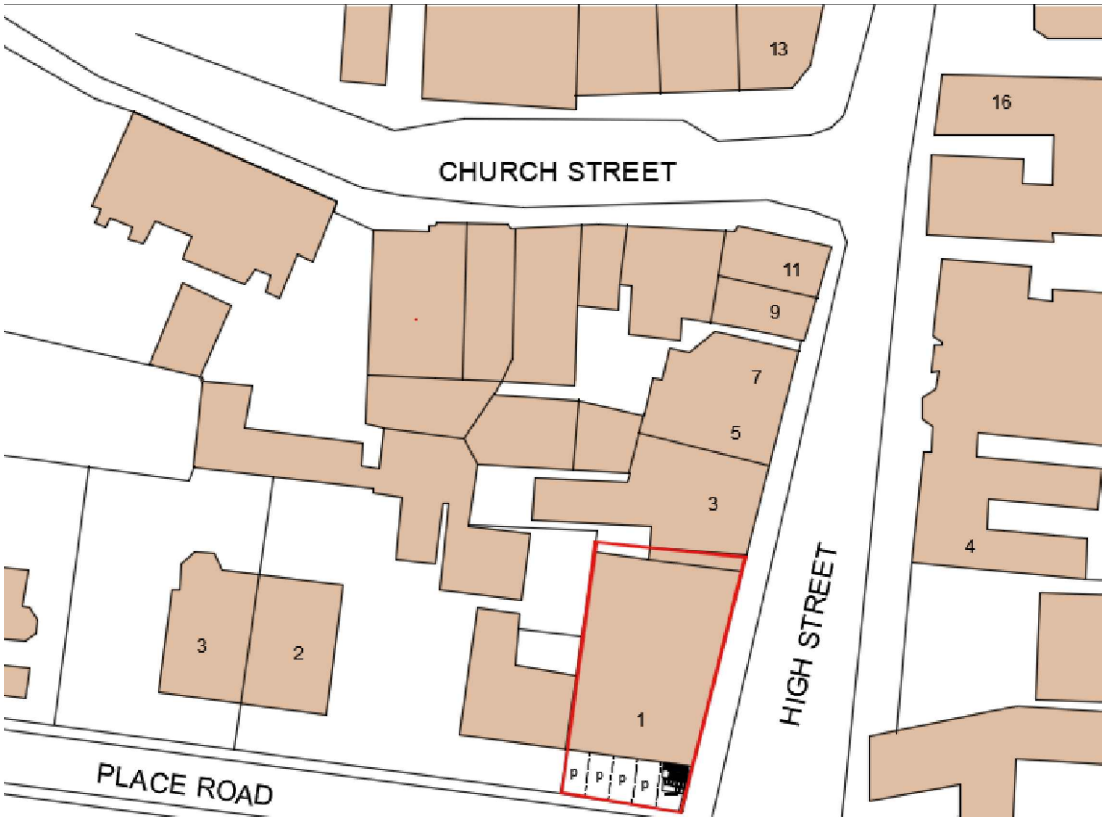
DESIGN AND ACCESS STATEMENT

1 High Street, Melksham - Former Lloyds Bank





INDEX:

- **Supporting Letter** (Page 1.)
- **Proposal** (Page 2.)
- **Access** (Page 2.)
- **Design and Appearance** (Page 3.)
- **Accomodation** (Page 4.)
- **Parking** (Page 4.)
- **Refuse and Cycling** (Page 5.)
- **Services and Drainage** (Page 6.)
- **Scheme Strengths** (Page 6.)

SUPPORTING LETTER

We would like bring to your attention to the above building formally known as Lloyds Bank 1 High Street Melksham.

Plans have been submitted recently to convert the existing building into 7 self contained flats that would tremendously benefit the town of Melksham.

The imposing stone building is roughly 100 years old and has been used throughout it's time as a local Bank which has vacated in March 2022.

After a lengthy period of marketing with Zero enquiries we have reached the conclusion that due to the scale of the building itself and the current retail decline in the area especially on Melksham High Street, the commercial use of the premises is no longer viable.

It has been presented to various retail cooperation's with no interest whatsoever so the residential conversion route is now the only option to avoid yet another empty eyesore.

The building as beautiful as it stands has been subject to vandalism on more than occasion Windows, Roof Tiles, Lead and features have been damaged and removed. It will be soon subject to squatting if left standing empty, something we have to avoid!

The residential scheme proposed (mixture of 2 Bed and 1 bed apartments) will improve the appearance of the local area and provide lovely accommodation especially for the elderly that will very close to the local amenities. The conversion will be provided with a lift and all the benefits for a wellbeing and comfortable stay, keeping in mind all the current building regulations and fire escapes as shown on plans (building control Pre-app submitted and issues addressed!)

The scheme is also highly supported by Melksham Without Parish Council (Clerk Mrs Theresa Strange) that are also aiming for an alternative use and to give future to a building that lies empty.

Having presented the project to local residents, we have received only positive feedback and enthusiasm. We strongly believe that the scheme will only have a positive impact for the prosperity of the town of Melksham.

We feel that all the above comments will help in reaching a satisfactory decision for benefit of the entire community.

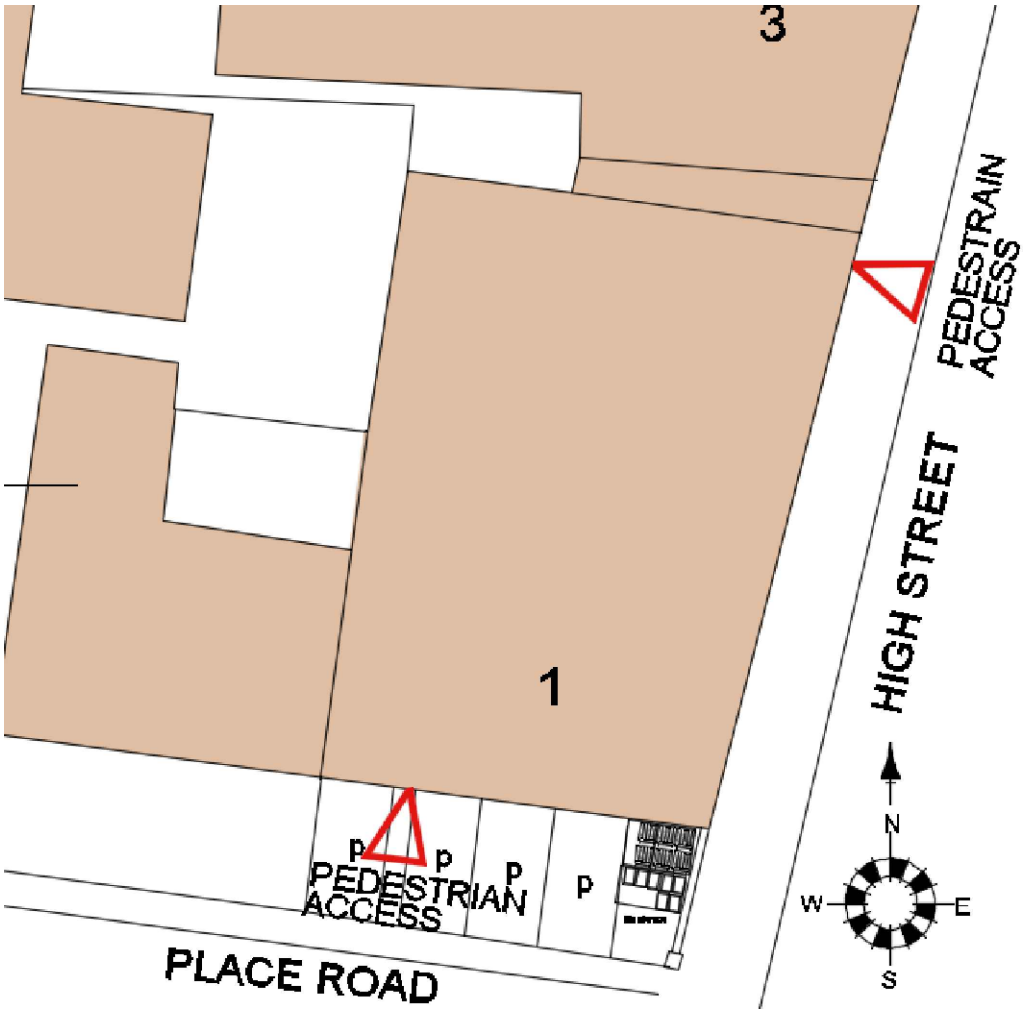
PROPOSAL

This proposal relates to the change of use of a former bank into residential accomodating of varying sized flats as described in the section 'Accomodation'

ACCESS:

Pedestrian access to the property will be predominantly via place road which will serve 5 flats.
2 No flats will be accessed directly off the High street. Both accesses are via existing doors.

Vehicle Access will be via Place Road just off the high street to the south of the property.



DESIGN & APPEARANCE

The existing properties original construction consists of natural buff coloured stone, stone surround winows (consisting of natural stone mullions,jams,cills and hoods),timber arched head doors, natural slate roofs,black cast rainwater goods/hoppers

The existing overall external appearance of this historic property will remain unchanged, apart from the introduction of grey framed window openers located at lowest part of the windows as indicated on proposed elevations (Drawing Numbers ME:101 and ME:102).
A proposed lift housing has also been included within the design on the top floor (Constructed from brick to match brickwork of walls at roof (roof light) level but will remain out of site from the main elevations.



Example of existing windows



Example of proposed grey openers

Internally, the main extent of all structural walls remain intact with proposed accomodation designed to fit around them as shown on drawing number ME:100.

ACCOMODATION

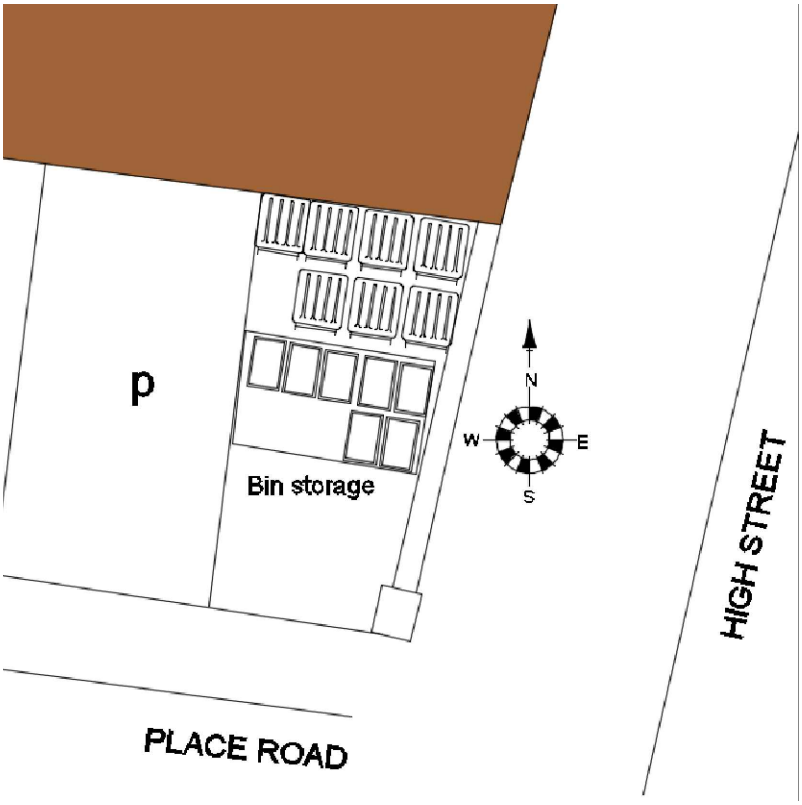
This scheme benefits in the design of varying sized flats which will appeal to potential occupiers.

The accomodation comprises of 7 no. flats,sizes as scheduled below:

FLAT 1 **1 BED**	**AREA:** 55.4m2
FLAT 2 **1 BED**	**AREA:** 52.28m2
FLAT 3 **2 BED**	**AREA:** 73.3m2
FLAT 4 **1 BED**	**AREA:** 67.4m2
FLAT 5 **2 BED**	**AREA:** 84m2
FLAT 6 **1 BED**	**AREA:** 51.4m2
FLAT 7 **1 BED**	**AREA:** 37.3m2

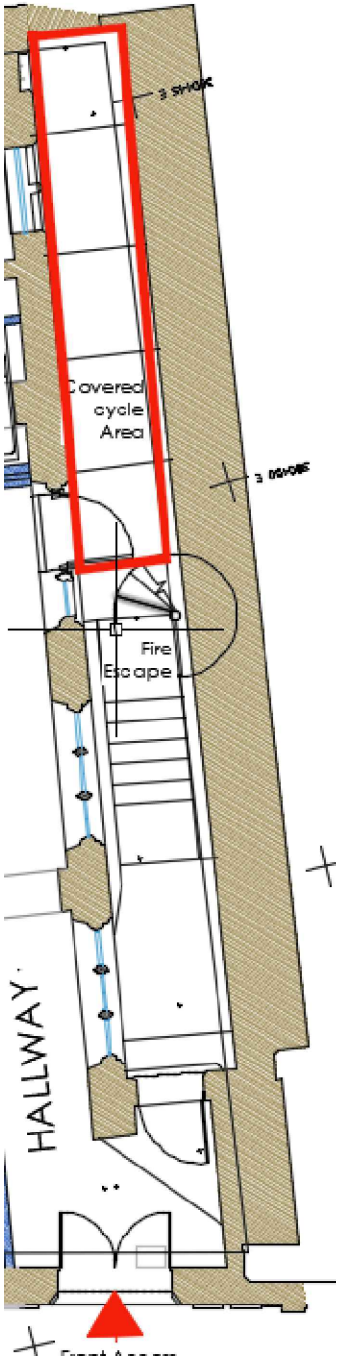
REFUSE & CYCLING

Refuse and recycling storage has been planned as indicated off place road south of the property.

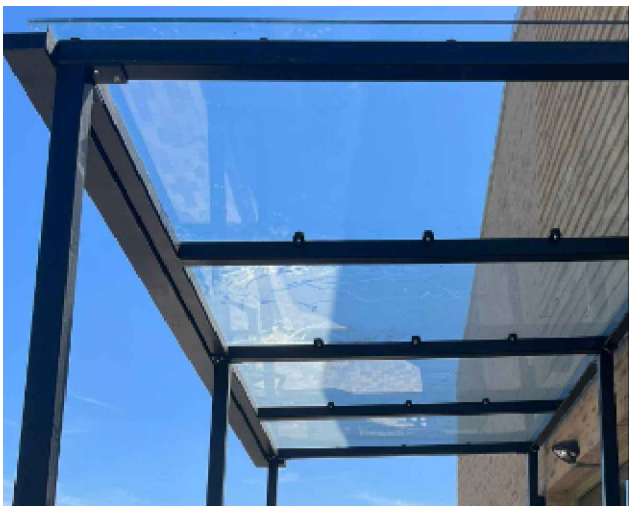


Refuse location
(Plans not to scale
please see main plans)

Cycle storage
(Plans not to scale
please see main plans)



Cycle storage has been planned within outside access area with covered canopy



Example of glazed canopy roof

SERVICES & DRAINAGE

This scheme benefits from having existing services and drainage at the property

Foul and surface water services are located within the High Street.

SCHEME STRENGTHS

• Vacant/available land that could provide much needed housing.
• Sustainably located within an existing residential neighborhood, in walking distance to local amenities.
• Close to bus stops and NCN Route 468.
• Existing vehicular access to north established.
• Served via and existing footpath network.
• Retaining Existing structure and appearance
• Positive feedback from local Community.