

F: 32 High Street, division of space

The whole building currently consists of:

No 32: ground floor offices and part of the first floor leased to a firm of estate agents

No 32A: self contained small office (two rooms) at the first floor:

No 32B: small one bedroom self contained flat (subject of this application for LBC)

Plus: single storey store to the rear.

G: Layout of the existing flat:

Up until about 1987 the flat extended to most of the first floor, with three bedrooms: at about that time the first floor was subdivided, to provide extra self contained office space for the estate agents.

This left a small flat with one bedroom: the existing kitchen became a bedroom, and the existing bathroom was converted into a 'galley' kitchen and small bathroom, (with a compact bath about 1.2m long)

The existing accommodation consists of

1 Kitchen 1.9m x 1.2m

2 Bathroom: 2m x 1.4m.

3 Access to kitchen and bathroom by a corridor which is about 4.3m x 0.8m, In addition there is a hall 3.1m x 1.2m: these combined areas are about 7m², which is a considerable waste of space.

4 Bedroom: 4.3m x 2.1m: The width of the bedroom only just allows enough space for a double bed.

5 Living room: 5m (maximum dimension) x 3.2m is of an adequate size.

Apart from the living room, the size and shape of the rooms are not suitable for practical or comfortable living.

H: Proposed alterations to layout of flat

The new internal layout is proposed as follows

1 Kitchen: 3.2m x 2.1m: this is a more practical size and is large enough for standard appliances to be installed, and links well as a continuous space with the living room: one existing window will be retained

2 Bathroom: 1.5m x 2.2m to allow for a full sized bath, wc and wash hand basin: one existing window to be retained

3 Access corridor much reduced in area, which allows the space to be used for living accommodation

4 Bedroom: 2.9m x 3.4m: this has better proportions with suitable space for a double bed and cupboards: the northern window will be blocked up, and an existing window on the eastern elevation widened

5 Living room: no change in size but will link well with the kitchen, and make a more interesting space with a change of level between the two areas

The proposed changes mean that the flat will be enhanced as a living space

J: Proposed removal of chimney and chimney breast

The chimney stack and chimney breast are redundant. A separate application for Listed Building Consent (LBC) has been submitted for the demolition of the chimney stack (Ref: APP/13/00323). It is intended to demolish the chimney breast at first floor level, (and the stack above if LBC is approved) There is a chimney breast at ground floor level, in the offices, but has not been used in living memory. This will be retained. There are no structural implications in respect of the demolition.

K: Conclusions

1 It is submitted that the internal partitions are not of any special architectural or historic interest. The building is Listed for its group value only. The demolition of the chimney breast, and minor alterations