

**Former Nat West Bank
St Georges Road Millom**

Design Statement - Proposed demolition of the detached outbuilding

Planning was received in 2024 to extend and convert the former bank to an Arts and enterprise centre.

The works included conversion of an outbuilding to a garden studio space.

The building is of brick construction under a slate roof.

However the building has no damp proofing and suffers greatly with penetrating damp, as limited headroom (1.7m) doorways, the roof is a shallow pitch and below the recommended pitch for slate roof and generally in poor condition.

The building faces north and the proposal for a garden studio would have no commercial appeal and hence not commercially viable.



The Old Bank



Outbuilding

The proposal is to remove the building retaining the boundary wall and to landscape the area using a mix of providing a back drop for building occupants using social/seating space or artist working outdoors.



Boundary wall to remain

Conclusion

The building is redundant and in of limited use. Previous proposals for a garden studio would have no commercial appeal and hence not commercially viable due to the limitations of the existing structure.

The building materials will be re-used for refurbishing the main building. The area landscaped with a mix of shrubs provides a more attractive and useful space for the building occupants to enjoy.