



Heritage Statement

2 Charles Street ST10 1ED

Prepared for Mustak Mustafa

**IONIC
DESIGN**

1.0 Introduction:

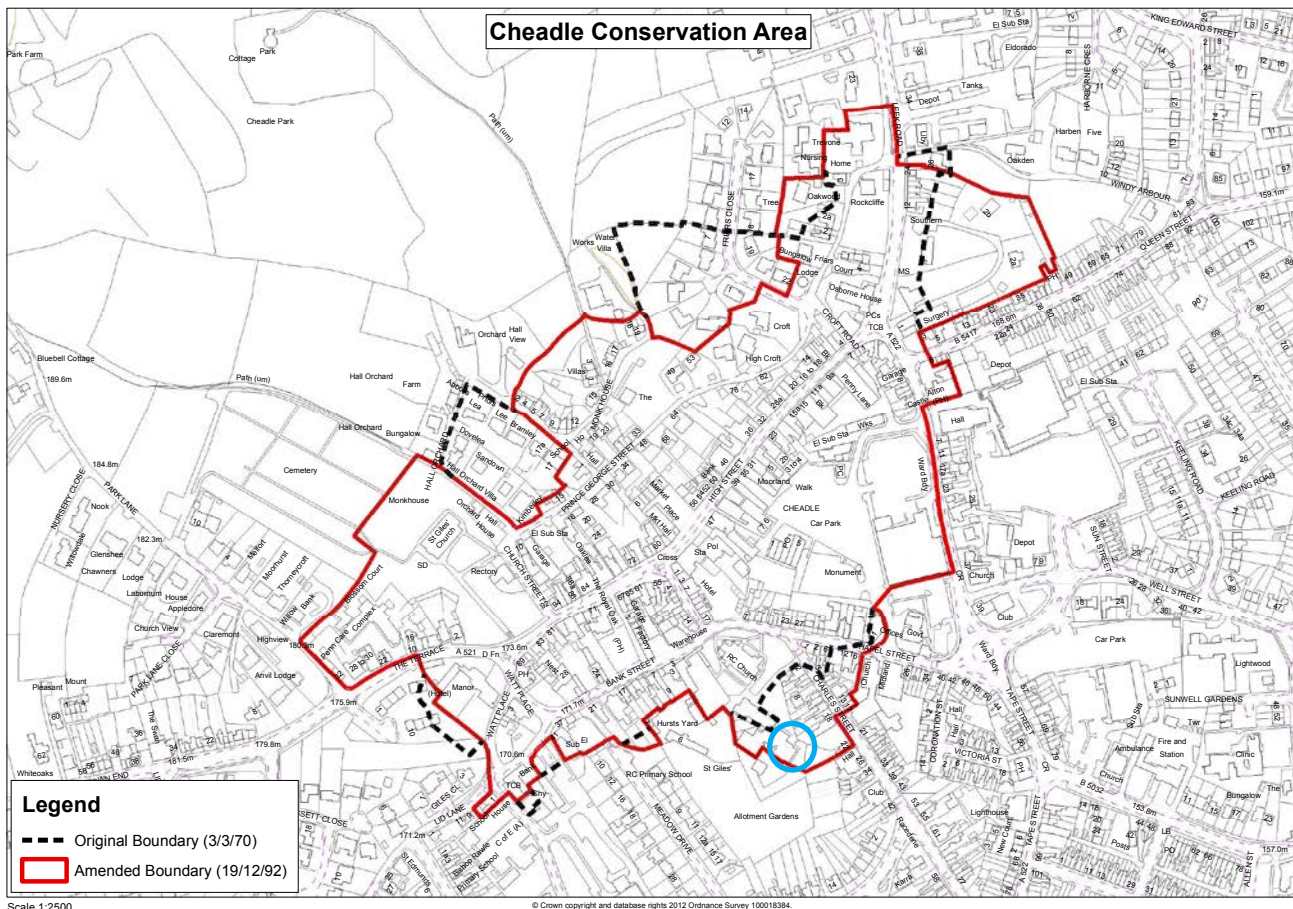
This report supports the full planning application for the Development of 2 Charles Street, ST10 1ED: Conversion from Commercial Restaurant (Use Class E) and Upper Floor Residential to Supported Living (Use Class C2) to Establish 5 Supported Living Bedspaces and 1 Overnight Bedspace, Along with the Construction of a Rear Outbuilding and Landscaping Enhancements.

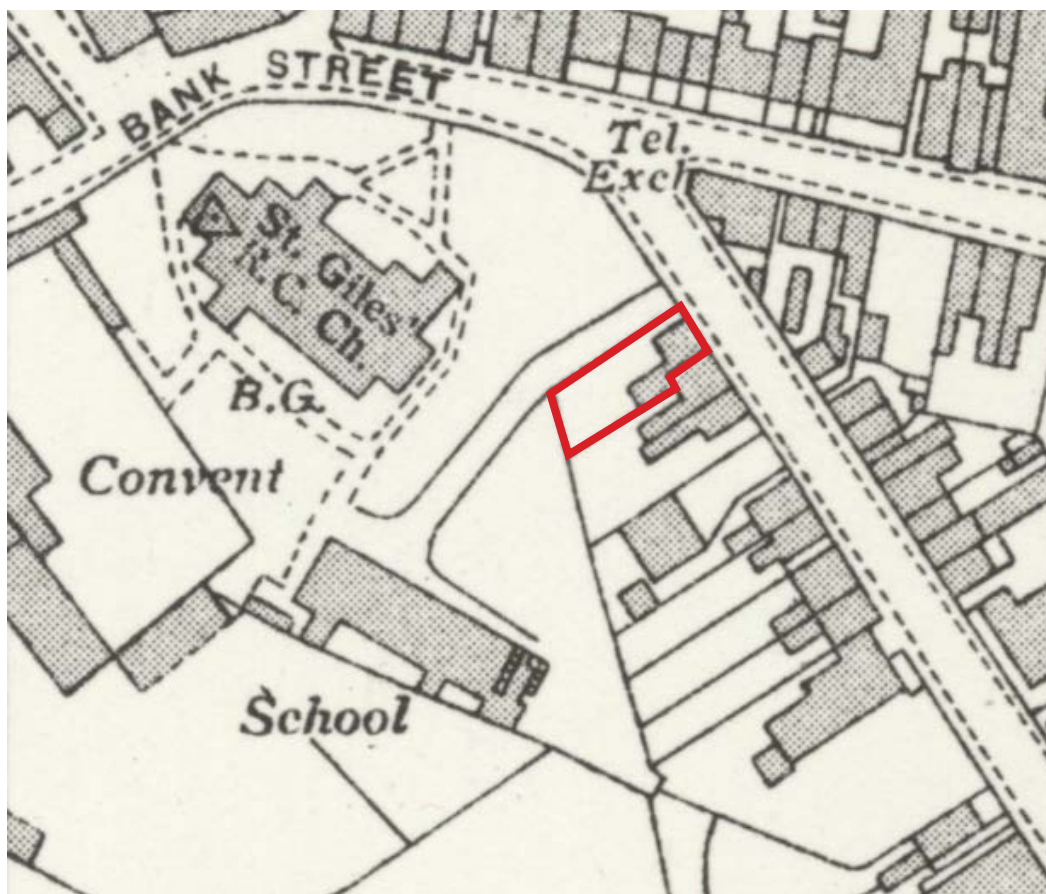
2.0 Introduction:

This heritage statement is prepared for the property located at 2 Charles Street, ST10 1ED, situated within a designated conservation area in Stoke-on-Trent. The property holds historical significance within the context of its surroundings, being adjacent to an old church, thus necessitating a careful consideration of its heritage value in any proposed development or alterations.

3.0 Historical Context:

2 Charles Street, ST10 1ED, is situated in a location steeped in history, reflecting the architectural and cultural heritage of Stoke-on-Trent. The property's proximity to an ancient church underscores its integral role in the narrative of the area. The conservation area designation underscores the significance of preserving the character and integrity of the built environment.



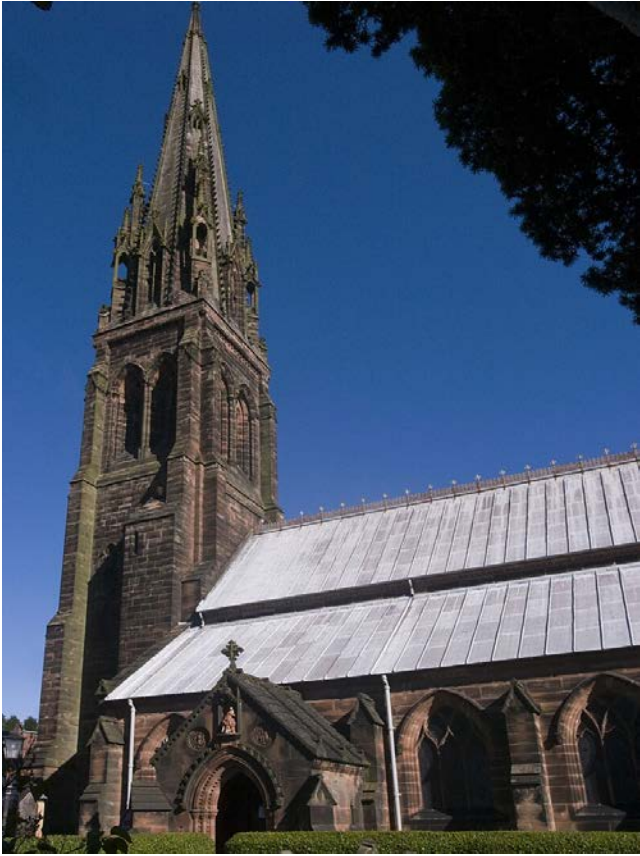


Staffordshire XIX.11
1937



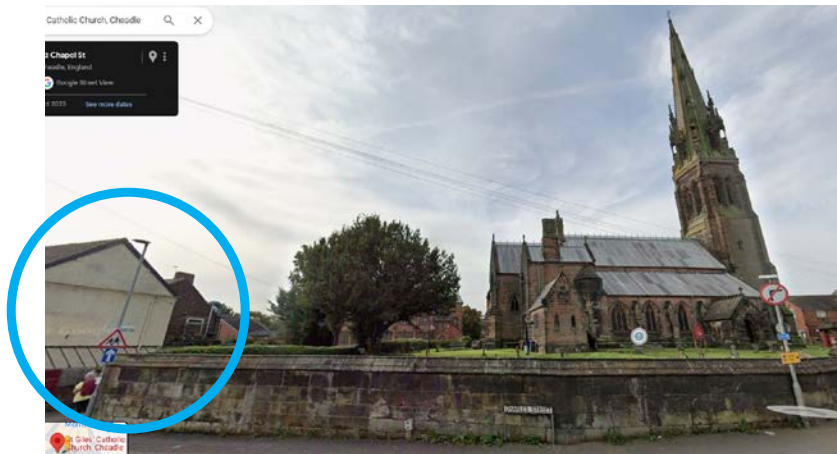
Staffordshire Sheet
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4.0 History St Giles' Catholic Church, Cheadle



St Giles' Church is a Roman Catholic church in the town of Cheadle, Staffordshire, England. The Grade I listed Gothic Revival church was designed by Augustus Welby Northmore Pugin and built between 1841 and 1846 for the Earl of Shrewsbury. It is in Decorated style, and is highly decorated on the outside and the inside, and has a tall steeple.

(Source wikipedia.org/wiki/St_Giles'_Catholic_Church,_Cheadle)



blue circle indicating close proximity to church

Conservation Area Considerations:

The conservation area status imposes certain obligations and restrictions aimed at preserving the character and appearance of the built environment. Any proposed development, renovation, or alteration at 2 Charles Street must adhere to the guidelines outlined within the conservation area designation. This includes considerations regarding building materials, architectural styles, and overall aesthetic harmony with the surrounding area.

Existing photographs of the property



Existing front of building to be made good.
All commercial signage to be removed.



Existing side boundary.



Existing stair to remain.



Existing condition inside of the house to be
made good and habitable.



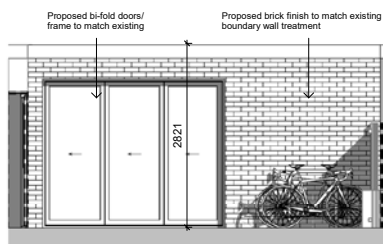
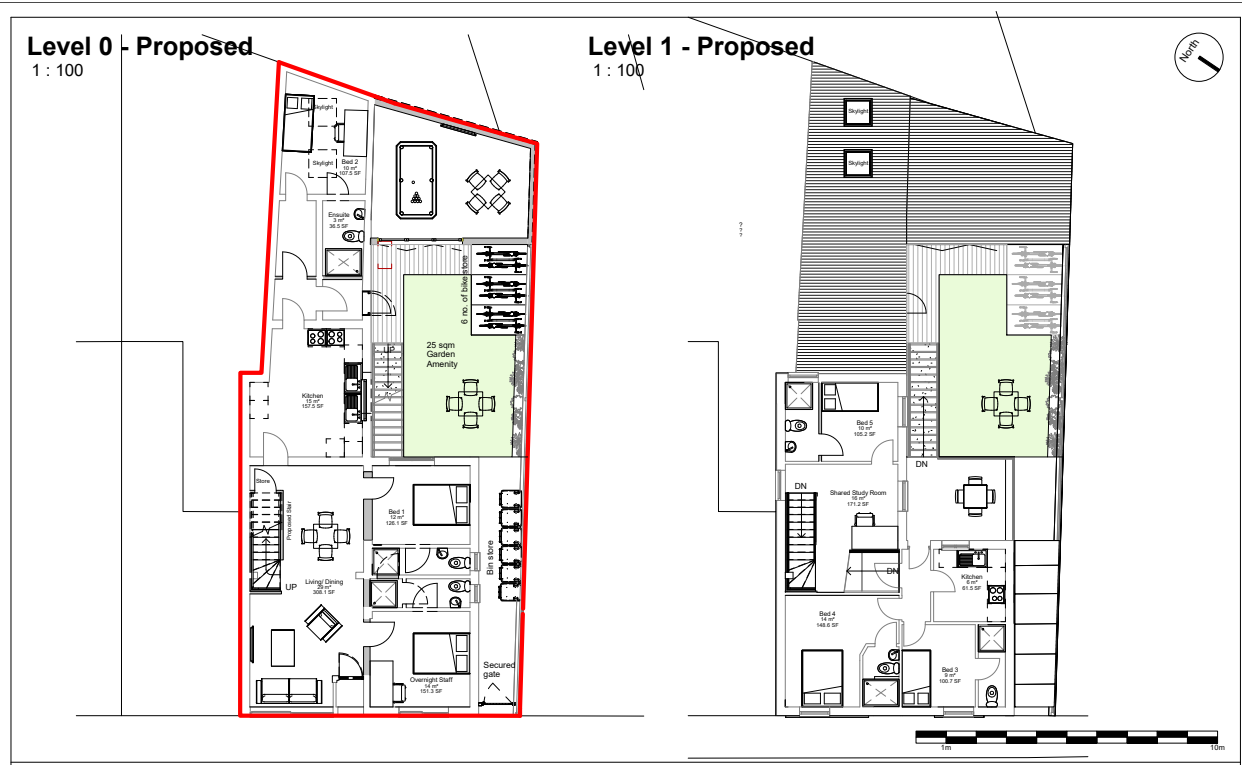
Existing brick boundary.



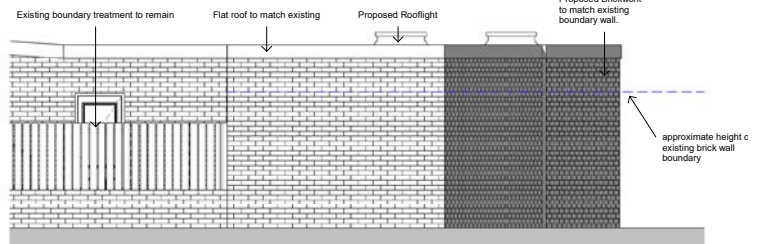
Existing condition inside of property to be
made good and habitable.

Proposed internal and external:

The building has been left vacant for years and its possible without development it will remain. The building will follow whatever has been already stated in the existing, all proposed elements will have little affect to the street scenery, and actually advance the street scenes as once the building needs remial works to make it aesthically pleasing again.



Proposed Front - Out Building
1 : 50



Proposed Side - Out Building
1 : 50

5.0 Proposal

In selecting materials for the proposed outbuilding, careful consideration will be given to factors such as texture, colour, and architectural detailing to ensure compatibility with the adjacent side boundary treatment. Preference will be given to locally-sourced materials that are consistent with those historically used in the area, thereby reinforcing the heritage authenticity of the development. This may include reclaimed bricks, natural stone, or timber that closely resemble the materials present in the surrounding structures.

6.0 Conclusion:

In conclusion, 2 Charles Street, ST10 1ED, holds intrinsic heritage value within the context of its location in a designated conservation area and its adjacency to an old church. As such, any proposed development or alterations should be approached with sensitivity and a commitment to preserving the property's historical character and its relationship with its surroundings. This heritage statement serves as a guide to ensure that future interventions respect and enhance the heritage significance of the property and its environs.