

Statement 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.

Introduction:

This planning statement outlines the proposal to convert the property at 2 Charles Street, ST10 1ED, from its current mixed-use status of commercial restaurant (Use Class E) on the ground floor and upper floor residential to Supported Living (Use Class C2). The project aims to contribute to the community by repurposing the existing building for a socially beneficial purpose while addressing relevant considerations, including refurbishment, noise management, and compliance with building regulations.

Refurbishment:

The entire building will undergo comprehensive refurbishment to ensure compliance with current building regulations standards. This will include structural enhancements, fire safety measures, and accessibility features to meet the needs of Supported Living (Use Class C2). The refurbishment will be carried out with utmost consideration for the heritage and character of the property, preserving its architectural significance.

Noise Management:

Recognizing the need for a quiet and peaceful living environment in a Supported Living setting, the proposal includes measures to address noise concerns. All internal spaces will be designed with acoustic sensitivity, utilizing soundproofing materials and construction techniques to minimize sound transmission between units. Additionally, the installation of double-glazed windows and insulated walls will further contribute to a serene indoor atmosphere.

External Amenity Space:

The property boasts ample garden space, providing a dedicated amenity area for residents. This green space will be meticulously maintained and enhanced to create a pleasant environment for relaxation and recreation. Adequate bike storage facilities will be provided to accommodate the transportation needs of the residents, promoting sustainable living.

Fire Safety:

To ensure the safety of occupants, the existing external staircase will be repurposed as a fire escape route. This measure aligns with fire safety regulations, providing a secure means of egress in case of emergencies. The design will integrate seamlessly into the overall aesthetic of the property, minimizing visual impact while prioritizing safety.

Outbuilding:

A 29sqm outbuilding is proposed to complement the Supported Living facility. This space will be designed to enhance the overall functionality of the property, offering additional amenities to residents while maintaining a harmonious relationship with the surrounding environment.

Conclusion:

This planning statement emphasizes the commitment to transforming 2 Charles Street into a purposeful Supported Living facility, demonstrating sensitivity to heritage, noise management, fire safety, and environmental considerations. The proposal aligns with the local community's needs and contributes positively to the ongoing urban development in accordance with the principles of sustainable and inclusive living.