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General Planning Statement

Change of use at first floor from B1 to 2 C3 flats and retaining A1 usage at ground floor

Capstan House is a mixed use (A1 GF, B1 FF) building owned by our client for many years. Its location has made it difficult to find long term tenants. The listed building status was added when the western wall was exposed as having some heritage importance and the frontage is original although the bulk of the building is from the 1980's. No external alterations are proposed. The proposal is to create 2 apartments (2x1bed). This scheme would have benefited from PD/Prior Approval if it weren't for the listing.

A new secure cycle storage is proposed to serve all four units & an area for communal bins. On collection day these can be brought to the street as us the current arrangement with the commercial users. Flat A and B share 46.6m^2 of open space. As is with the commercial users, the nearest car parking is in the square, 75m from the site.

To comply with building control change of use, the floor, ceilings and walls will be thermal/fire/ acoustically upgrades internally.

The site is situated upon a hill so the surrounding floor risk doesn't threaten the building.

We acknowledge this will generate 2 S.P.A payments of £172

Viewed from above



Eastern corner of site



Northern side elevation

