

## **Whitehaven: Seeing the History in the View**

### **Background Document**



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## Introduction

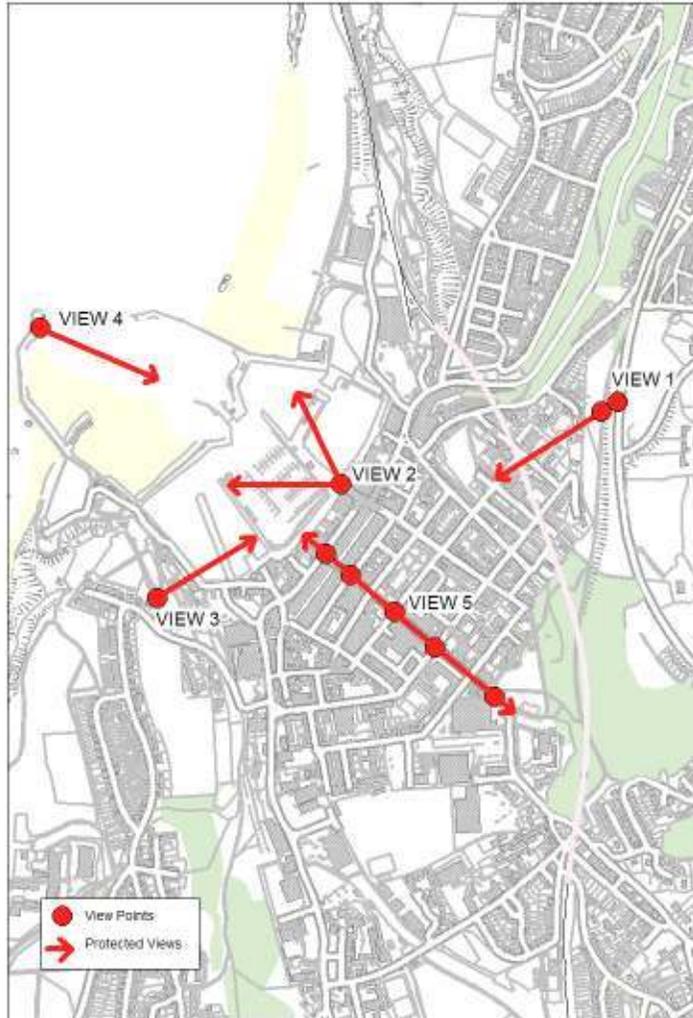
Policies in PPS5 protect the contribution and setting of heritage assets (HE8.1, HE9 and HE10). Views provide an important opportunity for people to experience Heritage Assets and an area's character and sense of place. The assessment of the possible impact of proposed developments on views therefore assists in the application of PPS5 policies.

"Seeing the History in the View" is a method for assessing heritage significance within views. The methodology was developed by English Heritage and published as guidance in May 2011. The guidance explains how the heritage significance of views can be assessed in a systematic and consistent way.

This Background Document has been prepared to support Design Guidance in the Whitehaven Town Centre and Harbourside Areas Draft SPD. It provides further detail on 5 identified Views and the Heritage Assets within them, which are protected by the Draft SPD. The 5 Views are:

- View 1 South West Across the Town Centre from Loop Road
- View 2 West and North West across the Harbour from Duke Street / Millennium Promenade
- View 3 North East Across the Harbour from Mount Pleasant Steps / Hanging Gardens
- View 4 East Towards the Harbour Frontage and Town Centre from West Pier
- View 5 South East and North West along Lowther Street

## Map 1 Protected Views



These Views can all be considered to be “planned views” in the sense that they “invite the public in” and encourage visitors to take the time to observe and enjoy each View. The Viewing Places and View Points from which the Views may be observed include areas of public seating, interpretation and information points and are open to public access through the provision of walkways, footpaths and landscaped areas.

Whitehaven’s topography means that the town centre lies in a bowl, overlooked by the steep slopes of the enclosing hillsides, and enclosed by the harbour walls of the inner and outer harbour. It could be argued therefore that there are many other views of the town centre from a large number of different viewpoints which could equally be included. The Borough Council considers that the 5 identified Views encompass the principal heritage assets of the town from an adequate range of Viewpoints and perspectives, and that additional proposed Views could risk duplication of the assessments rather than adding anything new to the analysis. The Views have been chosen because of their historic and townscape significance. They are significant because they help to develop a greater understanding of the historic character of the area and demonstrate the sensitive relationships between buildings, urban grain and spaces. Most buildings in the town centre make a contribution to the area’s architectural, historic or townscape value although designated heritage assets are of particular importance. Where appropriate developers should consider the impacts of their development proposals on other additional views of the town centre and harbourside area, and in these circumstances the Borough Council would expect a comprehensive and detailed approach.

The Background Document has been considered and approved for publication by the Borough Council’s Local Development Framework Working Party. A consultation workshop on the Draft document took place in April 2012 with a working group of representative volunteers from the Whitehaven Locality Forum. The consultation workshop focussed on Section 3.4 Heritage Values of the Heritage Assets for each of the 5 Views, and provided an indication of the relative local value placed upon each of the identified Heritage Assets.

## **View 1 – View South West across Town Centre from Loop Road**



### **Step 1 Establishing the Importance of the View**

#### **1.1 Reason for selecting The View and Viewing Place**

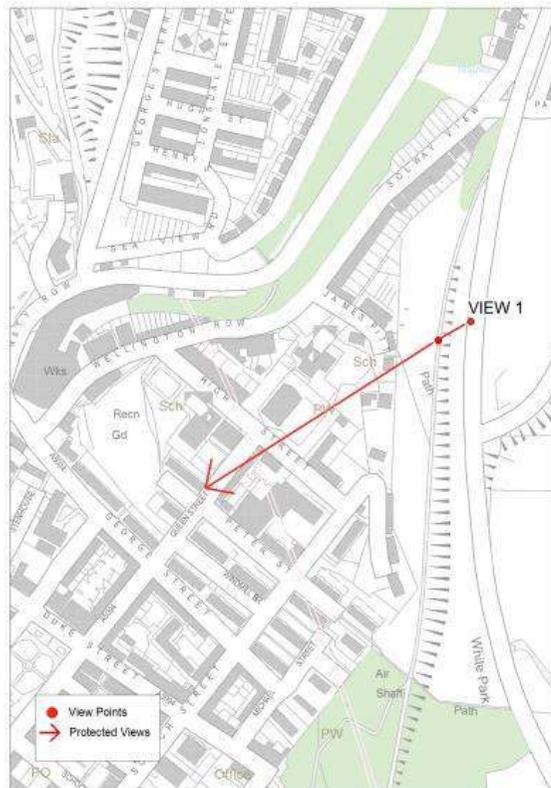
This is considered to be a highly significant view of Whitehaven town centre and harbour from an important gateway route, and provides a dramatic first glimpse of the town's major historic features for visitors travelling from the north along the A595. It illustrates the symbiotic relationship between the surrounding landform, landscape and the historic built environment. It is also an important view for local residents taking the popular walking route through White Park to the town centre. Perspective gives depth to the urban form.

The Public Realm Appraisal identifies a similar view (Viewpoint 3 p 23) from the headland amenity area which offers a view across the town from the West. English Heritage have advised this is view is important.

## 1.2 Description of Viewing Place and Assessment Point

The Viewing Place is in an elevated position overlooking the town centre and harbour. There are viewing places along a section of the Loop Road and planned viewing places from the footpath below in White Park (known locally as “Rabbit Walk” or “Fairy Walk”), where raised viewing platforms and seats have been provided.

*Plan 1 – View 1 Location of View Points and Direction of View*



### 1.3 History of the View from the Viewing Place

The View extends West and South West across the town centre towards the harbour and Irish Sea and towards the flanks of the wooded hillside which bounds the town centre to the West.

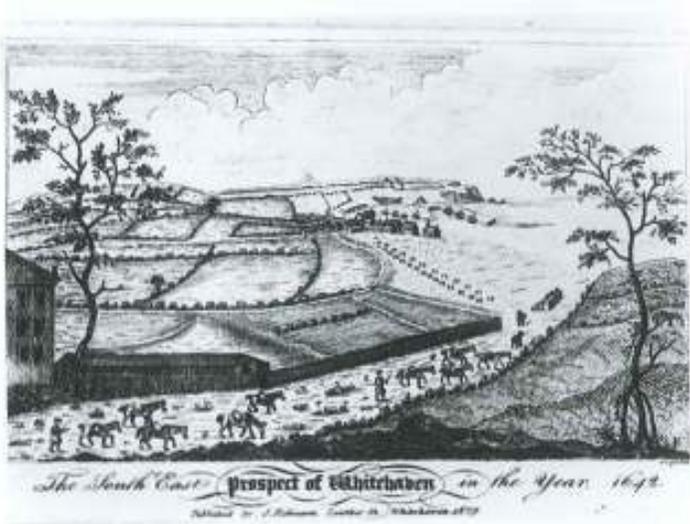
The View comprises a broad sweep of the Whitehaven Town Centre and High Street Conservation Area, including the Georgian grid iron layout and Harbour Area and is significant as it encompasses much of what is widely considered to be the essential heritage of the town. It includes key landmark buildings which punctuate the general Georgian roofline and provide architectural focus and scale.

This View could be considered to be the “iconic view” of Whitehaven; it is illustrated and recorded in various historic documents, and has been used in a number of plans and strategies for the town in more recent years.



*Matthias Reade “A Birds Eye View of Whitehaven”* Reproduced by kind permission of the Beacon Museum

A large number of Listed Buildings and several Scheduled Ancient Monuments are clearly visible, and the grid layout of the 17<sup>th</sup> century street pattern and hierarchy are clearly identifiable through views of street frontages and the shape and general modulation of the roofscape. Scheduled Ancient Monument Duke Pit Exhauster House and the clearly identifiable Candlestick Chimney, Wellington Lodge and Howgill Inclined Plane provide legibility to the town's industrial past and coal mining activities, much of which could become lost to public view and memory over time. The complex roof scape of the town centre buildings is punctuated by the church towers of St James and St Nicholas. The View clearly demonstrates the close historical relationship between the town centre and the harbour, and offers a visual explanation of the geographical barriers to the town's extension in the 18<sup>th</sup> century from the surrounding steep hillsides and how full advantage was taken of the south headland to provide shelter.



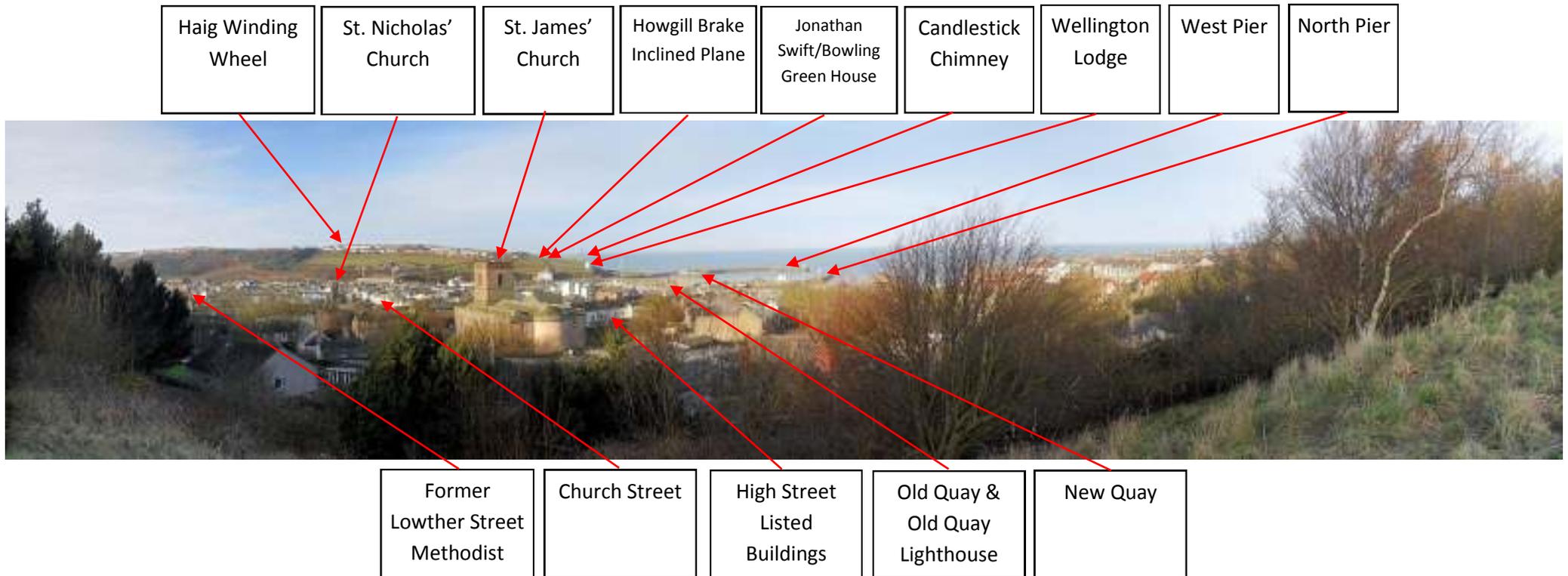


Historical photographs of Whitehaven Harbour

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## Step 2 Selection of Heritage Assets in the View

List of Heritage Assets scoped for inclusion in, or exclusion from the more detailed analysis



The Heritage Assets in the View which have been included in the Assessment are:

- Whitehaven Town Centre and High Street Conservation Area
- St James' Church (Listed Grade II)
- Back of High Street Listed Buildings (Listed Grade II)
- St Nicholas Church Tower (Listed Grade II)

- Church Street (Listed Grade II)
- Former Methodist Church (Listed Grade II)
- Old Quay (Scheduled Ancient Monument and Grade II Listed), Old Quay Lighthouse , Old New Quay (Grade II Listed), West Pier (Graded II Listed), North Pier (Grade II Listed)
- Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)
- Barracks Mill
- Market Hall
- Haig Colliery Winding Wheel
- Bowling Green House
- Jonathon Swift House

These Heritage Assets are all considered to be worthy of inclusion in the Assessment. The Assets which combine to substantially describe the historic character of the town centre are all visible from the naked eye and all make an individual and group contribution towards the overall View from the Viewing Place.

## Overall View

### Whitehaven Town Centre and High Street Conservation Area



Photograph reproduced by kind permission of The Beacon Museum, c1900



### Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974 and the Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011. A number of Character Areas were identified and described in the Whitehaven Town Centre and High Street Conservation Areas Character Appraisal and View 1 includes significant parts of the Georgian Grid Iron, South Harbour, North Harbour and High Street.

The Georgian Grid Iron Character area provides a physical record of the town's historical evolution and development. Many of the buildings accord with some or all of Sir John Lowther's design regulations and for the most part form continuous rows of three storey properties which are built to back of pavement. The majority of buildings are constructed of locally quarried sandstone and are typically rendered and painted in subtle pastel shades. The South Harbour and North Harbour Character Areas contain a variety of distinctive historic buildings and features which serve as reminders of the town's maritime, industrial and commercial past, the majority of which are constructed from locally quarried red sandstone. The High Street Character Area climbs steeply to the North of the town centre and includes St James' Church, several Georgian terraces and areas of open space and woodland. This latter area was developed to follow contours rather than copy the grid iron layout of Lowther's town centre.

#### The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The View encompasses extensive parts of the 4 Character Areas above and demonstrates the close historic and built links between the town and commercial port. The Georgian Grid Iron layout is clearly defined and the complex rooflines and dark slates of the historic buildings within the Grid Iron are occasionally punctuated by the taller church towers. The predominant 3 storey height and soft pastel colours of the town centre's buildings in both the Grid Iron and High Street Character Areas, provide a uniformity and consistency which is clearly visible. Towards the West the historic harbour walls and structures in red sandstone provide strong visible evidence of the town's maritime past. There are also distant glimpses of parts of the Old Town Character Area.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 1 allows the viewer a full and complete appreciation of the historic layout and form of the town and ancient port. This is one of the best places in Whitehaven from which to view and enjoy the Conservation Area and understand and appreciate the town's design and economic and commercial origins.

#### Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Conservation Area is enhanced as a result of being seen in conjunction with other Heritage Assets such as those associated with the town's industrial heritage on the opposite hillside, and the Scheduled Ancient Monuments around the harbour area, which demonstrate the importance and substantial survival of the town's maritime heritage.

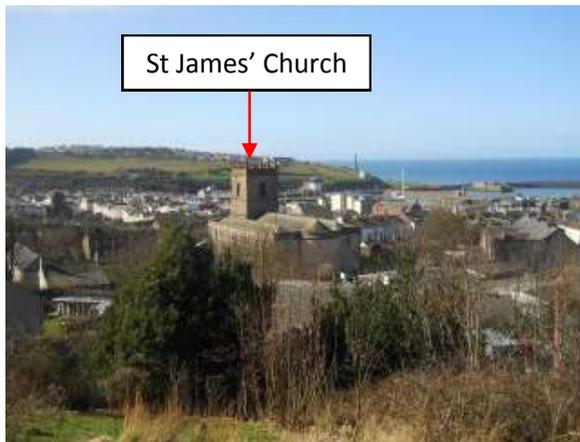
The Conservation Area makes up the majority of the built town within the View and makes a highly significant contribution towards View 1.

**Near Distance View – High Street Character Area**

**St James' Church**



Photograph reproduced by kind permission of The Beacon Museum c 1960



### Designation and Importance

Listed Grade II\*

St James' Church is one of the most visually prominent buildings within the entire town centre. It was built in 1752/3 following the development of the Brackenthwaite area and High Street to the north of George Street. It was strategically placed at the elevated northern end of Queen Street and its church tower stands high above the surrounding roof scape of the Conservation Area.

### The Degree to which St James Church's Heritage Significance can be Appreciated from the Viewing Place

View 1 looks over the church roof and tower from the rear and demonstrates the church's prominent position set on the rising valley slope above the town centre. The church is a visually powerful element in the view, providing a strong visual and architectural focus. Therefore the Church's significance as a historic landmark feature is enhanced by the View.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is by no means the only or best place to view the historic significance of the Heritage Asset; indeed the Church was strategically placed to terminate a planned view along Queen Street from the town centre. However View 1 provides an interesting opportunity to understand the Church's prominent position above the town centre as it allows the viewer to observe the town from the perspective of the elevated Church, and to experience the view from the opposite direction.

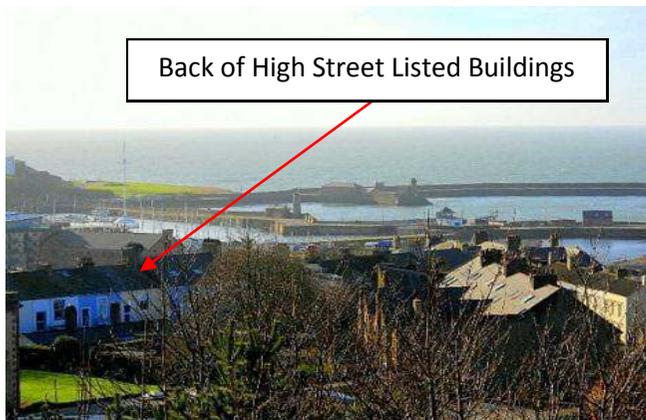
### Is St James' Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

St James' Church's significance is enhanced by being seen in combination with the Conservation Area and the planned, grid layout of the town.

## Back of High Street Listed Buildings



Image reproduced by kind permission of The Beacon Museum c 1880



Back of High Street Listed Buildings

## Designation and Importance

1-11 High Street mid 18<sup>th</sup> century

Listed Grade II

By 1794 the town had expanded northwards through the Brackenthwaite area to meet St James' Church and High Street had been substantially developed. The buildings occupy a prominent position and elevated overlooking the town centre and include a number of substantial properties.

The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

The rears of several of the Listed properties are clearly visible, but these are not considered to be as significant in terms of the overall View as other Heritage Assets such as St James' Church.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the historic significance of the Listed Buildings and the positive contribution that they make to the architectural and aesthetic quality of the historic townscape but it does offer the opportunity to see the buildings' rears including the arched stair windows.

Are the Listed Buildings' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Listed Buildings significance is enhanced as a result of being seen within the context of the Conservation Area and St James' Church.

**Middle Distance View – Georgian Grid Iron Character Area**

**St Nicholas' Church Tower**



Photograph reproduced by kind permission of The Beacon Museum c 1920



St. Nicholas' Church Tower

Designation and Importance

Listed Grade II

Sir John Lowther commenced the construction of Lowther Street in 1687 in order to create a broad street through the centre of his estate, linking Whitehaven Castle to the harbour. The settlement's existing small chapel blocked the projected line of the street and was demolished.

The orientation of the planned new church of St Nicholas was subject to significant debate at the time. Lowther Street runs North West to South East and a church facing East would have been at an angle to Sir John's Street pattern. Sir John is believed to have consulted an architect from London who advised him that European churches often had little regard to an Eastern orientation and as a consequence the new church was sited in conformity with the street line.

The west doorway and 2 gallery columns remain from 1693. A new church was built in 1883, but today only the Tower remains and the site of the church is a public garden. George Washington's Grandmother (Mildred Warner Washington) was married to a prominent Whitehaven Merchant, George Gale and is buried in St Nicholas' Churchyard.

#### The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

The View illustrates the prominence of the remaining church tower set within a planned Georgian square and demonstrates the considerable significance of the Heritage Asset within the town centre although the loss of the nave removes a substantial building at the heart of the Conservation Area.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 1 allows a good opportunity to understand and enjoy the architectural and townscape significance of the church within the context of the planned Georgian town and its orientation to the Lowther Street axis. The Church tower is one of the few buildings in the town centre to rise higher than the predominant 3 storeys of the majority of the town centre buildings and the landmark nature of the Church Tower can be seen clearly from View 1. It was a planned landmark building at the heart of the Georgian town, reinforcing the pre-eminent importance of Lowther Street in the 18<sup>th</sup> century town plan and providing a visual stepping stone between the Castle and the harbour.

#### Is Nicholas' Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Church's significance is enhanced by being seen in combination with the Conservation Area and the planned layout of the town.

## Church Street



Church Street

Image reproduced by kind permission of The Beacon Museum, from graving by Mathias Read, date unknown.



Church Street

### Designation and Importance

1-16 Listed Grade II Terrace of varied houses mainly 1730/50

30 Grade II date unknown

49 Grade II Circa 1780

50 Grade II Circa 1780

51-53 Grade II Circa 1780

54-57 Grade II Circa 1780

In 1742 Sir James Lowther allowed the Northern side of the square around St Nicholas Church to be developed. The terrace on Church Street today fronts St Nicholas' Gardens, and includes a group of attractive Listed Buildings.

### The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

The Listed Buildings' significance as a group, overlooking one side of the square facing the church, can be appreciated from the Viewing Place.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

The View provides an opportunity to see the frontages of the Georgian terrace, which contain the North Western side of the square and as such provide a structured setting to the church. However the buildings are seen from a distance and the details cannot be as well observed as they would be from, say from Church Street.

### Are the Listed Buildings' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Listed Buildings' significance is enhanced by being seen in combination with the Conservation Area and grid layout, but they are dominated by the presence and height of the Church tower.

**Former Methodist Church, Lowther Street**



Image reproduced by kind permission of The Beacon Museum, c1910



Former Methodist  
Church

Designation and Importance

Listed Grade II

1877 with 18<sup>th</sup> century features

Located on the Lowther Street crossroads, the Former Methodist Church is one of the most visually prominent buildings within the town. Constructed from red sandstone rocks in Gothic style, the Church was built in 1877 by T L Banks Architect. The Church imposes a substantial presence and introduces flamboyant architectural variety into the street scene. The Church is currently vacant and considered to be at risk.

The Degree to which the Methodist Church's Heritage Significance can be Appreciated from the Viewing Place

The Former Methodist Church is considered to be one of the most visually significant buildings within the town centre due to its height, and its prominence can be clearly appreciated from View 1.

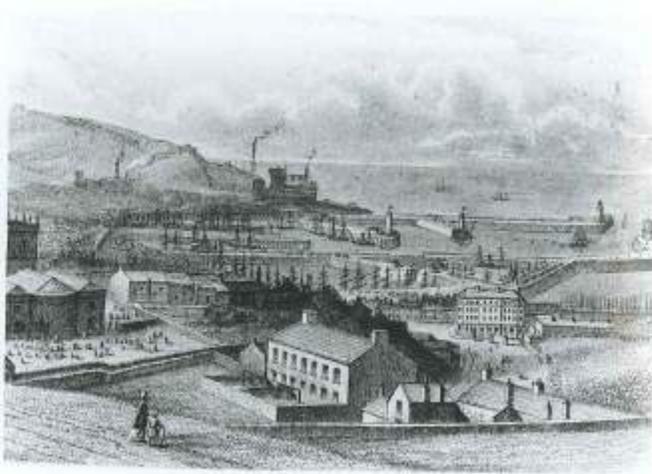
Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved and the tree cover, but the prominent position of the church in relation to the Town Centre and High Street Conservation Area can be appreciated from View 1.

Is the Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Church's significance is enhanced by being seen in combination with the Conservation Area and the planned, grid layout of the town.

**Far Distance View – South Harbour and North Harbour Character Areas**



Images reproduced by kind permission of The Beacon Museum, c1880 and 1960

- Old Quay
- Old Quay Lighthouse
- Old New Quay
- West Pier
- West Pier Lighthouse
- North Pier Lighthouse
- North Pier





**Old Quay, Old Quay Lighthouse, The Watch House, West Pier and North Wall**

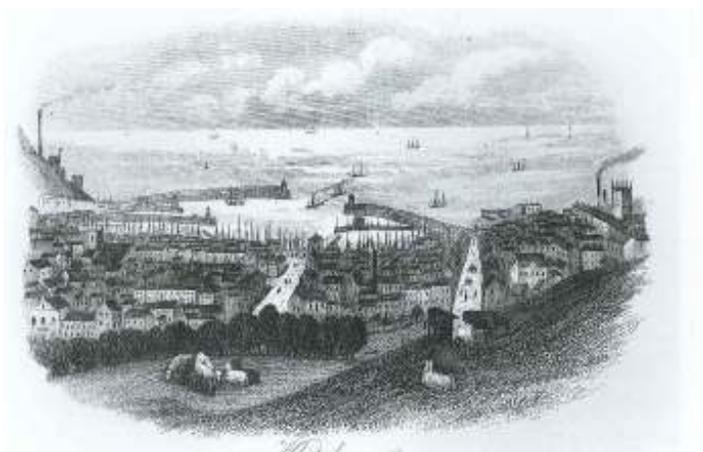


Image reproduced by kind permission of The Beacon Museum, date unknown

These Heritage Assets are being treated as a Group for the purposes of the assessment as they have a close physical relationship and are observed together as a Group, from a distance in View 1.

Designation and Importance

Old New Quay 1741

Listed Grade II

Old Quay 1687

Listed Grade II and 3 Scheduled Ancient Monuments (Quay)

County monument number 492

Old Quay Lighthouse 1730

Listed Grade II

County monument number 492

West Pier 1824-1839

Listed Grade II

West Pier Lighthouse circa 1839

Listed Grade II

North Wall and Old North Wall (Enclosing North Harbour)

Listed Grade II



North Wall Lighthouse Image reproduced by kind permission of The Beacon Museum

In 1642 Sir Christopher Lowther began to export sea salt and coal mined from beneath his estate by ship to Dublin. By 1700 80% of all Ireland's coal was imported from Whitehaven. In 1634 Sir Christopher constructed a pier to provide shelter and to enable the harbour to accommodate his growing fleet of ships. This early pier is incorporated into Old Quay.

During the 1670s a thriving tobacco trade developed and by the 1740s Whitehaven had become the second largest tobacco importer in England. However trade was brought to an abrupt end in the 1770s as the American war of Independence ceased importation.

In the early 1700s the harbour continued to develop as the town became a centre for ship building. In 1733-4, the town's Harbour Trustees built a new pier known as Merchants Quay (now Sugar Tongue) off West Strand. Further improvements followed – the harbour was deepened, New Pier (now Old New Quay) was constructed in 1740-3 and Old Quay was extended in 1753. In 1823 a decision was taken by the town's Harbour Trustees to extend the western limits of the harbour and as a consequence West Pier was constructed between 1830 and 1838.

Old Quay Lighthouse and West Pier Lighthouse are intrinsically linked with the town's maritime and industrial heritage and are important landmarks which aid navigation and contribute to the memorability of the town.

Between 1709 and 1711 the town's Harbour Trustees constructed a breakwater out from the western end of Duke Street, initially known as "Mr Lowther's Bulwark" after Sir Christopher Lowther and later simply as "the Bulwark". During the 1780s the North Wall was constructed to enclose the eastern side of the Harbour. In 1804 North Wall was extended and the Bulwark was relocated to the west of its original position. In 1876, the relocated Bulwark was incorporated into a new wet dock, which was named Queen's Dock in honour of Queen Victoria. The significance of the historic harbour is enhanced by the architectural and formidable engineering qualities of their design and construction.

#### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The View clearly shows the layout of the harbour, including the various bulwarks, tongues and wharfs, harbour walls and various structures and buildings including the lighthouses. The elevated position of the Viewing Place allows an opportunity to observe the extent and emerging historic shape of the harbour in its entirety together with the various individual historic elements that comprise the harbour system.



Whitehaven Harbour c 19<sup>th</sup> century

Photograph reproduced by kind permission of The Beacon Museum

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This View Point is considered to be one of the best places in Whitehaven to observe the expanse of the Harbour in its entirety and to understand the close relationship between the port and the town.

Are the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Heritage Assets is enhanced as a result of its being seen in combination with the Georgian Grid Iron Character Area of the Conservation Area, glimpses of the links between the harbour and the old industrial areas along the Pow Beck corridor, and the Harbour's relationship with the industrial heritage on the hillside beyond.

## Barracks Mill / Catherine Mill



1869

Image reproduced by kind permission of The Beacon Museum



Barracks Mill

### Designation and Importance

Listed Grade II\* 1809

This mill is considered to be of national importance. It is probably the earliest mill to contain a central engine house which was more economical in driving lone line shafts. It is also one of the half dozen or so earliest surviving fire proof mills. It was once a barracks but is said to have been built as a linen mill from 1811-1829 and was used to make sail cloth for ships.

The Degree to which the Listed Building's Heritage Significance can be Appreciated from the Viewing Place

The roof of Barracks Mill is just visible from the Viewing Place, and there is limited opportunity to appreciate its heritage significance from this distance.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

The detailed heritage significance of the asset is better appreciated from a view point closer to the building. However the roofline is visible from View 1, where it makes an important contribution to the intricate mosaic of other rooflines in the town centre.

Is the Listed Building's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The listed building's significance is enhanced as a result of its being seen with the Georgian buildings in the town centre and the clear relationship of the building with the harbour and port.

**Market Hall, Market Place**



## Designation and Importance

### Listed Grade II

The Market Hall was built in 1880 to a design by Thomas Lewis Banks and replaced an earlier market hall on the same site. It is located in a prominent position in the Market Place and at the end of King Street, the primary shopping area. The building provides a visual record of the location and importance of the area's historic commercial function.

### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

View 1 provides an opportunity to view the roof and upper floor of the Market Hall. The Clock Tower with domed roof can clearly be seen from the viewing point. The relationship between the Old Town Character Area, Georgian Grid-Iron Character Area and historic harbour can be appreciated from View 1.

### Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

Due to the distance, this is neither the best nor only place to view the Heritage Asset, although View 1 does provide an opportunity to view the roof of the Market Hall from an elevated position. The Clock Tower with domed roof can also be seen. The building forms a significant part of the southern backdrop to the surviving historic town. Its original design prominence has been diminished by the bulk of the late 20<sup>th</sup> century multi storey car park, emphasising the importance of protecting historic settings.

### Is the Market Hall's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Assets are all enhanced both individually and as a group as a result of being seen in combination with the Conservation Area and the historic harbour.

**Distant Views – South to Sloping Flank of Hillside and Silhouette along Skyline**

Duke Pit Fan House	Howgill Brake Inclined Plane	Candlestick Chimney	Wellington Lodge
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**Candlestick, Wellington Lodge, Howgill Inclined Plane, Duke Pit Fan House**



c 1800 Image reproduced by kind permission of The Beacon Museum

These Heritage Assets are being treated as a Group for the purposes of the assessment as they have a close physical relationship and are observed together as a Group, from a distance in View 1.



Image reproduced by kind permission of The Beacon Museum

### Designation and Importance

Duke Pit Colliery and Duke Pit Exhauster House  
Scheduled Ancient Monuments

The surface buildings of Duke Pit and Wellington Pit coal mines historically commanded a highly visible location on the slope of the hillside on the southern side of the town. Today Wellington Lodge (now used by HM Coastguard), the Candlestick Chimney (formerly a ventilation shaft), the Disused Duke Pit Fan House and the line of the former Howgill Inclined Plane, which historically linked the top of the hillside to the harbour's railway network, survive as substantial physical reminders of the hillside's industrial past and the contribution that it made to the prosperity of the area which led to the high quality development of the town. The Candlestick Chimney is unique, with a design said to be based upon a candlestick in Whitehaven Castle and is celebrated as a particularly significant local landmark creating a distinctive and iconic silhouette on the south headland. The former site of New Houses, terraced houses built on the hillside to house workers in the mines and industries is also visible.

The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The Heritage Assets are viewed from a distance so architectural detail cannot be appreciated. However their geographical position in relation to the harbour area can be appreciated and helps to describe the historic land use pattern of the town. The Candlestick Chimney in particular stands out as an interesting historic landmark.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is not the only place to view the Assets due to the distance involved, but the Candlestick Chimney in its commanding position on the skyline above the harbour can be appreciated from elevated position at View 1. The other buildings sit high upon the hillside to the South, overlooking Whitehaven town centre and harbour. The structures stretch the historic urban landscape over the southern headland and valley slopes to give an indication of the 18<sup>th</sup> / 19<sup>th</sup> century landscape which would have been heavily developed, reverberating with industrial activity.

Are the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Assets are all enhanced as a result of being seen in combination with the Conservation Area and the historic Harbour.

**Haig Colliery Winding Wheel**



Haig Colliery  
Winding Wheel

Designation and Importance

Haig Pit, to the south of the town, was the last of Whitehaven's coal mines and it eventually closed in 1986. Two shafts were sunk in 1914, both over 1000ft (340 ft) deep and 83 people died in four separate explosions from 1922 to 1931. The Engine House and Winding Gear have been restored as a museum and these are visible landmarks high on the cliffs to the south of the harbour.

The Degree to which the Heritage Asset's Heritage Significance can be Appreciated from the Viewing Place

The Asset provides a tangible reminder of the town's industrial past and important role in terms of coal mining and exportation. The tip of the wheel is visible on the horizon above the roofs of houses at Kells.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

The winding wheel is only just visible from the Viewing Place and other views provide much better opportunities to observe the Heritage Asset.

Is the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Asset's significance is diminished as a result of being seen with other more prominent assets in the foreground and middle distance.

**Bowling Green House / Jonathan Swift House**



Image reproduced by kind permission of The Beacon Museum



Bowling Green House

### Designation and Importance

Bowling Green House (Jonathan Swift House) 17<sup>th</sup> – 18<sup>th</sup> centuries.

Listed Grade II

Jonathan Swift House is thought to be one of the oldest surviving buildings in Whitehaven and importantly predates the main development of the town in 17<sup>th</sup> – 18<sup>th</sup> centuries. The building is a former Inn with an associated bowling green, the walled enclosure of which still survives.

Local legend suggests that Jonathan Swift, the 18<sup>th</sup> century author of Gulliver's Travels was inspired to create his fictional town of Lilliput after staying at the house.

### The Degree to which the Heritage Asset's Heritage Significance can be Appreciated from the Viewing Place

The Asset is only just visible from the Viewing Place and therefore it is difficult to appreciate its considerable significance from the Viewing Place. However its prominent position overlooking the Harbour can be observed.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

The historic significance of the Asset is enhanced by the local legend which suggests that the house's view over the town and harbour provided the inspiration for Lilliput in Gulliver's Travels. It has cultural as well as historic value.

### Is the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The building's significance is enhanced as a result of its being seen in relation to the harbour and town.

**Step 3 Understanding the Significance of each Heritage Asset in the View**

3.1 Description of Each Heritage Asset



**Whitehaven Town Centre and High Street Conservation Area**



	
<p><b>St James' Church (Listed Grade II)</b></p> <p>List entry Number: 1086747</p> <p><a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086747&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086747&amp;searchtype=mapsearch</a></p> <p><a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75964">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75964</a></p>	

**1-11 High Street Listed Buildings (Listed Grade II)**

List entry number: 1086748

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75966>

[http://list.english-](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086748&searchtype=mapsearch)

[heritage.org.uk/resultsingle.aspx?uid=1086748&searchtype=mapsearch](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086748&searchtype=mapsearch)



**St Nicholas Church Tower (Listed Grade II)**

List entry number: 1038534

[http://list.english-](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&searchtype=mapsearch)

[heritage.org.uk/resultsingle.aspx?uid=1038534&searchtype=mapsearch](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&searchtype=mapsearch)

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75906>



	
<p><b>31-34 Church Street (Listed Grade II)</b> List entry number: 1038324 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038324&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038324&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75909">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75909</a></p>	

<p><b>Former Methodist Church</b>  List entry number: 1263963  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158</a></p>	
<p><b>Old Quay (Scheduled Ancient Monument and Grade II Listed)</b>  List entry number: 1004593  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	
<p><b>North Wall (Grade II Listed)</b>  List entry number: 1038936  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899</a></p>	

<p>West Pier Lighthouse (Grade II Listed)  List entry number: 1086806  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898</a></p>	
<p><b>West Pier (Graded II Listed)</b>  List entry number: 1335967  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897</a>  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch</a></p>	
<p><b>Candlestick Chimney</b></p>	
<p><b>Wellington Lodge</b></p>	

**Howgill Brake Inclined Plane**



**Duke Pit Exhauster House (Scheduled Ancient Monument)**

List entry Number: 1016090

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1016090&searchtype=mapsearch>



<p><b>Barracks Mill</b></p> <p>List entry number: 1038943  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038943&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038943&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75904">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75904</a></p>	
<p><b>Market Hall</b></p> <p>List entry number: 1086724  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086724&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086724&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76010">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76010</a></p>	
<p><b>Haig Colliery Winding Wheel (Scheduled Ancient Monument and Listed Buildings)</b></p> <p>List entry number: 1017644  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1017644&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1017644&amp;searchtype=mapsearch</a></p>	

**Bowling Green House / Jonathon Swift House (Listed Grade II)**

List entry number: 1247784

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=429157>

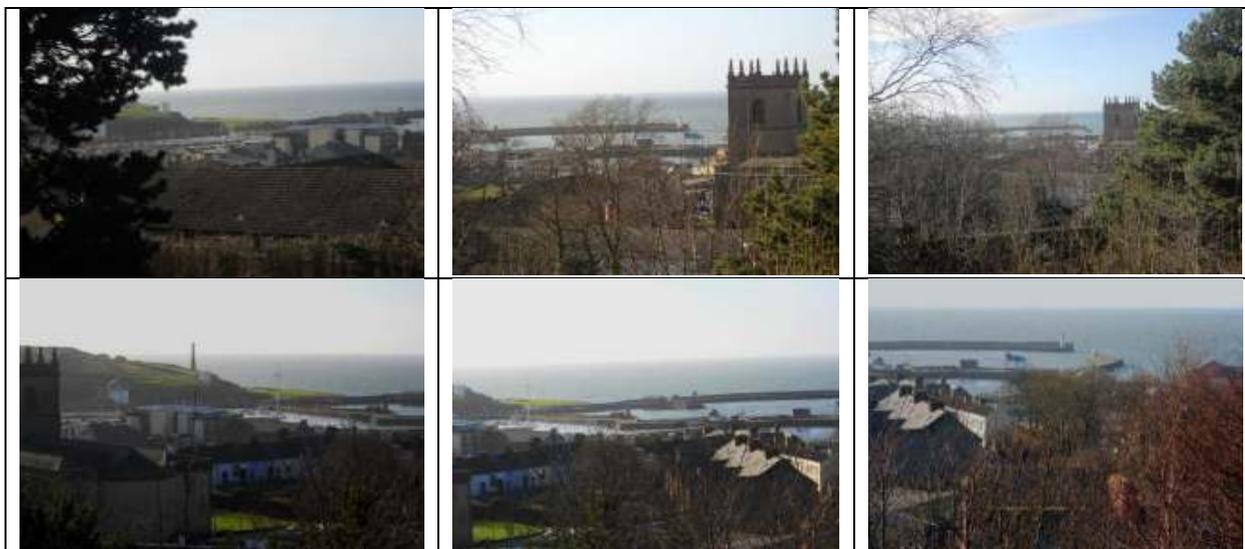
[http://list.english-](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1247785&searchtype=mapsearch)

[heritage.org.uk/resultsingle.aspx?uid=1247785&searchtype=mapsearch](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1247785&searchtype=mapsearch)



3.2 Kinetic Changes

View 1 could be described as a Kinetic View, as the Viewer is likely to experience the changes to the View whilst moving along the foot path, or along the line of the Loop Road. Moving uphill along the footpath, through White Park, the trees and shrubbery which obscure the view at a lower level start to thin out and the View opens up to reveal the rear of St James' Church in the foreground, the town centre and harbour in the middle distance and the north and east facing slope of the hillside beyond.



Moving downhill, along the footpath through White Park, the trees and shrubbery gradually give way to reveal the View across the rooftops of the modern residential development in the foreground, before once again becoming more dense and concealing the View.





### 3.3 Seasonal and Day Time / Night Time Changes

There are a large number of trees and shrubs which frame the View from the White Park footpath, and to a lesser extent the Loop Road viewing places. During the spring and summer when the trees are in leaf, the View is partially obscured, but the foliage itself adds an attractive dimension, framing groups of heritage assets.



The weather and seasonal changes also impact on the view. In particular the sea is in a constant state of transition, demonstrating frequent changes in hue, colour and movement, and ranging from a deep smooth blue on calm, sunny days, through shades of undulating grey when the sky is overcast, to high waves and white horses surging and breaking against the harbour walls when storms lash the coast.

At night the town and harbour are lit up and provide a highly attractive scene. The Wave lighting installation is clearly visible following the line of Lime Tongue, as is the Crow's Nest structure. Strings of fairy lights line the keys and harbour walls during summer evenings and during arts festivals and celebrations, and the Candlestick Chimney is lit as a local landmark.

### 3.4 Heritage Values of the Heritage Assets

#### *Who Values the Place and Why?*

View 1 provides an outstanding opportunity to observe Whitehaven town centre and Harbour together from an elevated hillside position. The town centre and harbour are valued by local residents and visitors alike as a unique example of an early Georgian planned town and harbour on the North West Coast with strong historical links to the United States of America. The Churches are valued as historic landmarks and there is a strong local interest in the town's industrial heritage.

#### *How do those Values relate to its fabric?*

These Values are reflected in a widespread desire to protect and enhance the historic town, as evidenced through public concern in the local media about the impact of new development proposals and in the Council's planning policies and recognition of the potential role of heritage led regeneration in the town's economic future.

However there is recognition that the town's relative geographic isolation has an impact on its potential to attract investment from outside the area, and to draw more visitors in from the nearby Lake District National Park. This has had both positive and negative impacts on the historic shape and fabric of the town; positive in that much of the historic fabric remains today as comprehensive clearance and redevelopment did not take place in the late 19<sup>th</sup> century and in the post WW2 period as in so many other towns and cities, and negative in the sense that many of the town's fine Georgian buildings show signs of disrepair and dilapidation. However benign neglect is reversible whilst demolition will result in permanent loss.

#### *Their relative importance*

The Heritage Assets could be considered to be of varying importance to visitors and residents. There is high value placed on the town centre and harbour as a whole and public consultation on Issues and Options for the SPD has shown general support for the preparation and adoption of an SPD to guide new development in the town centre and harbour areas. However the poor condition of many individual Listed Buildings suggests that these buildings may be valued less than in other towns, but more probably this is a consequence of the relatively low levels of economic activity.

### *Whether associated objects contribute to them*

The identified Heritage Assets in View 1 all make a substantial contribution to the Value placed upon the town. In particular however the Harbour area, including the various structures and buildings associated with it, generates a very high level of public pride. This area has benefitted from recent investment in the public realm and the exploitation of the opportunities afforded by the harbour to reinforce the town's economy through the development of its marina/tourism potential. Accessibility has been improved.

The Georgian town centre is also valued as a whole, although many individual buildings within it, including Listed Buildings show signs of poor maintenance. This is a symptom of the economic cost of the buildings' restoration and repair in the context of the capital values and suggests that maintaining the buildings to a good standard is unaffordable or considered uneconomic.

### *The contribution made by the setting and context of place*

Whitehaven today is a special place. The storm weathered sandstone sea walls of the harbour area and numerous maritime related structures and buildings, provide an extraordinary and tangible reminder of the town's seafaring history. Wide horizons, dramatic skies and westward sea views give the harbour an open character which is in dramatic contrast to the dense urban layout of the celebrated early Georgian town centre. The core's grid iron structure of hierarchical streets, elegant rows of rendered three storey town houses and fine merchants' properties punctuated by landmark buildings combine to form a beautiful and fascinating historic townscape.

### *How the Place compares with others sharing similar values*

Whitehaven is considered unique, in terms of its Georgian planned town and harbour. It is considered to be the first post-Medieval planned town in the country. The Scheduled Ancient Monuments around the harbour and Listed Buildings demonstrate that the town and the Heritage Assets within it are considered to be of national significance. However the town does not attract the inward investment enjoyed by other similar sized towns such as Cockermouth and Keswick and the townscape heritage appears to be in a far poorer condition than other Georgian towns such as Harrogate or Bath, and perhaps this is a reflection of the town's isolated location and the local economic climate of West Cumbria.

### 3.5 Summary of The Relative Heritage Values of Assets and their Significance

Heritage asset	Summary of Heritage Value
Whitehaven Town Centre and High Street Conservation Area	Very Highly valued by local people and visitors Recognised to be of national heritage significance
St James' Church Tower	Highly valued by local people as a historic landmark. Described by Sir Nikolaus Pevsner as ' <i>the finest Georgian church interior in the county</i> '
Back of High Street – Listed Buildings	Medium to high local heritage value as an attractive local terrace of houses.
St Nicholas Church Tower	Highly valued by local people and residents, particularly in relation to links with George Washington and the USA. Provides a community focus and valued open space in the town centre.
Church Street – Listed Buildings	Medium value. Buildings showing signs of deterioration.
Former Methodist Church	Medium value as a local landmark. Introduction of late 19 <sup>th</sup> century architectural diversity into the Georgian town through its Gothic style and “rock” construction. However, currently in poor condition and vacant and this is having a negative impact on its value to local people.
Old Quay, West Pier, North Wall and Lighthouses	Very highly valued by local people and visitors. Some concerns about poor accessibility raised in public consultation for SPD Issues and Options.
Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	Very highly valued by local people and visitors as key landmark historic features linked to the town's industrial past.
Barracks Mill	High value. Of national importance in heritage terms and important to people locally. There is a feeling that the building should be given a higher profile.
Market Hall	Highly valued by local people as a landmark building and focal point on Market Place and important as a “book end” for the Townscape Heritage Initiative bid.
Haig Colliery Winding Wheel	Highly valued by local people and visitors. Forms part of a mining museum with a proposed visitor centre to promote interpretation and education in relation to town's mining and industrial heritage. High historical significance in terms of Whitehaven's local mining community.
Bowling Green House / Jonathon Swift's House	Medium value to local people and visitors with potential to increase the value if the local area is improved. Unsubstantiated links to Jonathon Swift as the View across the harbour from the house is said to have provided the inspiration for Lilliput.

### 3.6 Statement of Significance and Significance of Asset in the View

The following Table sets out the significance of each asset as a whole, even though it may not be completely visible, together with the Significance of the Asset in relation to the View.

<b>Heritage Asset</b>	<b>Significance of Heritage Asset</b>	<b>Significance of Asset in the View</b>
Whitehaven Town Centre and High Street Conservation Area	Very High Significance as a whole Conservation Area 249 Listed Buildings 3 Scheduled Ancient Monuments	Very Highly Significant
St James' Church	High Significance Listed Grade II	Very Highly Significant
Back of High Street – Listed Buildings	Medium to High Significance Listed Grade II	Low Significance
St Nicholas Church Tower	High Significance Listed Grade II	Very High Significance
Church Street – Listed Buildings	Medium Significance Listed Grade II	Medium Significance
Former Methodist Church	Medium Significance Listed Grade II	Medium Significance – partly obscured by trees.
Old Quay, West Pier, North Wall and Lighthouses	Very High Significance Listed Grade II 3 Scheduled Ancient Monuments	Very Highly Significant
Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	Very High Significance	Very High Significance
Barracks Mill	High Significance – Grade II*	Low Significance – roofline visible within a collection of rooflines
Market Hall	High Significance Grade II	Medium to Low Significance – roofline and clock visible within a collection of rooflines
Haig Colliery Winding Wheel	High significance	Low significance – only tip of winding wheel visible above roofs of houses
Bowling Green House / Jonathon	Medium significance	Low significance – barely identifiable due to the

Swift's House	Listed Grade II	distance involved.
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#### Step 4 Assessing the Overall Heritage Significance in a View

The following Table sets out the relative contribution of each identified Heritage Asset to the overall value of the view, highlighting those Assets that contribute most to overall historical significance.

Heritage Asset	Relative Contribution to Overall Value of View
Whitehaven Town Centre and High Street Conservation Area  And  St James' Church	<i>Greatest Overall Significance to the View</i> <i>Major Contribution to Historical Significance</i> The Asset forms the major element of the View. Most of the Conservation Area is laid out clearly below the Viewpoint and the Georgian Grid Iron and South and North Harbour Areas are highly visible. Individual Listed Buildings are of less significance than groups of buildings (such as Georgian terraces) due to the distance of the Assets from the Viewpoint.  The Asset is clearly visible from the Viewpoint. The Viewpoint is from an elevated position to the rear of the church, providing a different perspective of the church from that generally encountered such as from the town centre below. The View illustrates the Church's prominent position overlooking the town and harbour below.
St James' Church	<i>Highly Significant to the View</i> <i>Major Contribution to Historical Significance</i> The Asset is clearly visible from the Viewpoint. The Viewpoint is from an elevated position to the rear of the church, providing a different perspective of the church from that generally encountered such as from the town centre below. The View illustrates the Church's prominent position overlooking the town and harbour below.
Back of High Street – Listed Buildings	<i>Limited Significance to the View</i> <i>Medium Contribution to Historical Significance</i> Only the rears of the buildings are visible, although some interesting detailing such as arched stair windows can be identified, and the View permits consideration of a different elevation from that usually encountered i.e. from the front.
St Nicholas Church Tower	<i>Medium Significance to the View</i> <i>Major Contribution to Historical Significance</i> The Church Tower is considered to be highly significant in terms of the town's social history and links with the USA. The height of the Tower provides a landmark building which is significant within the context of the town centre and the prime importance of Lowther Street in the grid iron design of the town.

Church Street – Listed Buildings	<p><i>Medium Significance to the View</i>  <i>Medium Contribution to Historical Significance</i></p> <p>The significance of these Assets to the View lies in their setting framing the northern side of the square around St Nicholas' Church Tower.</p>
Former Methodist Church	<p><i>Medium Significance to the View</i>  <i>Medium to High Contribution to Historical Significance</i></p>
Old Quay, West Pier, North Wall and Lighthouses	<p><i>Highly Significant to the View</i>  <i>Major Contribution to Historical Significance</i></p> <p>These Assets provide a clear and tangible reminder of the town's maritime past. They include 3 Scheduled Ancient Monuments and are of considerable historical importance. The Assets can be enjoyed in their entirety from the Viewpoint (albeit from some distance) and are considered to be highly significant in the View.</p>
Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	<p><i>Medium Significance to the View</i>  <i>High Contribution to Historical Significance</i></p> <p>These Assets provide a clear and tangible reminder of the town's industrial and mining past and collectively have a high contribution to historical significance. Duke Pit Fan House is a Scheduled Ancient Monument. They are of medium significance to the View as they are some distance from the Viewpoint.</p>
Barracks Mill	<p><i>Low Significance to the View</i>  <i>High contribution to Historical Significance</i></p> <p>The Mill is of national historical significance but is only just visible within View 1. However the glimpse of its roofline invites the Viewer to come down to the town centre and to observe the building from a closer viewpoint.</p>
Market Hall	<p><i>Low Significance to the View</i>  <i>High contribution to Historical Significance</i></p> <p>The building provides a tangible record of its historical commercial function and occupies a prominent position in Market Place close the original site of the market.</p>
Haig Colliery Winding Wheel	<p><i>Low to Medium Significance to the View</i>  <i>High Contribution to Local Historical Significance</i></p> <p>The tip of the winding wheel is visible above the roofline of houses on the opposite hillside. This glimpse invites the Viewer to explore the Haig Mining museum further.</p>
Bowling Green House / Jonathon Swift House	<p><i>Medium Significance to the View</i>  <i>Medium Contribution to Local Historical Significance but important as one of the oldest buildings in Whitehaven.</i></p> <p>The building is clearly visible on the opposite hillside, occupying a commanding position above the harbour.</p>

## **Step 5 How Can the Heritage Significance be Sustained?**

There are a number of ways in which the appreciation of the heritage significance within the View will be sustained.

The SPD provides design guidance for new development in relation to height, scale and massing of new development and advises that Developers should consider the impact of any development proposals on the Defined Views. Buildings should generally be of three storeys or less, except where they are sited close to or adjacent to a steep slope and the building is sited within the existing silhouette of the hillside. The View towards the harbour should be protected where the design takes account of the principles set out in the SPD and the scale and massing of any new development does not overwhelm or dominate the sensitive setting.

Listed Buildings, Scheduled Ancient Monuments and their settings are protected by law, and policies in the Local Plan and emerging Core Strategy and Development Management Document support their protection and enhancement. These Policies are:

Copeland Local Plan 2001-16:

Policy TCN9, Policy TCN10, Policy TCN12, Policy ENV26, Policy ENV29

Copeland Core Strategy:

Policy ER7 A, Policy ER8, Policy ENV1, Policy ENV4

Copeland Development Management Document

Policy DM26.

Developers will be expected to demonstrate that they have assessed the impact of developments on the identified Views.

Developers will be expected to use the methodology set out in English Heritage's guidance document Seeing the History in the View Part B.

## **View 2 – West and North West across the Harbour from Duke Street / Millennium Promenade**



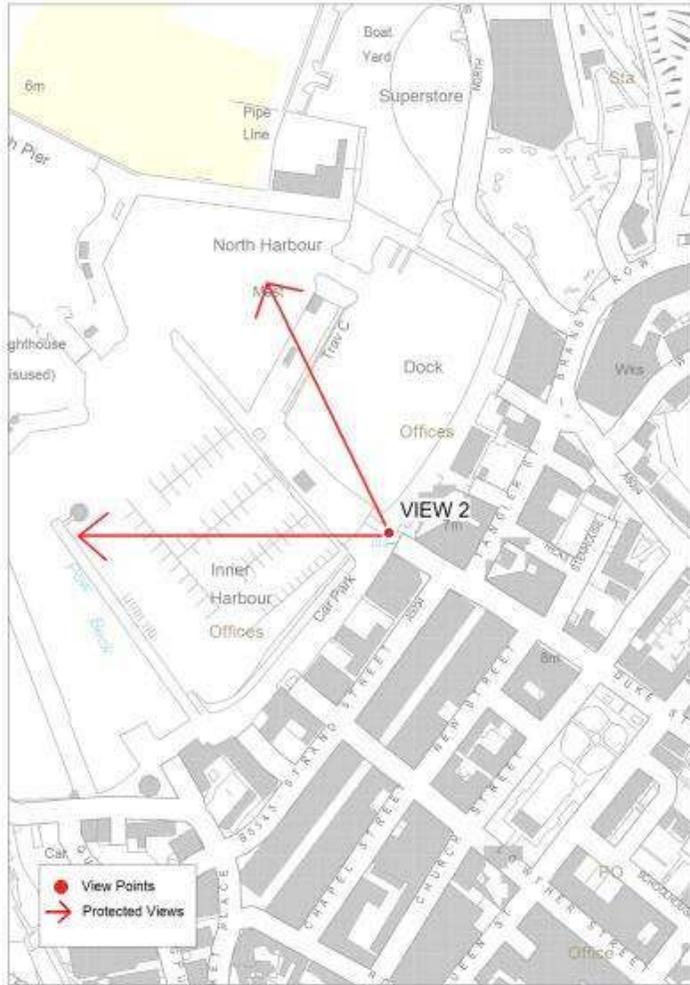
### **Step 1 Establishing the Importance of the View**

#### **1.1 Reason for selecting View and Viewing Place**

View 2 is considered to be a highly significant view as it encompasses the wide sweep of the Harbour Area and the various historic maritime structures and buildings that surround it. The Viewing Place is on an historic entrance point to the Harbour from Duke Street. It is an attractive and important view for local people and visitors walking or cycling along the Millennium Promenade, a popular route linking the station and Tesco store with town centre shops. There is a café on the North East corner with an outside area of seating which takes advantage of the Views out across the Harbour.

English Heritage have advised that this is View is important.

1.2 Description of Viewing Place and Assessment Point



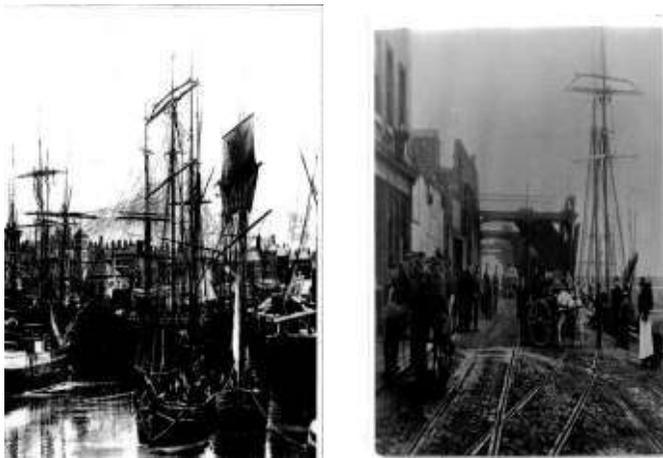
Plan 2 - View 2 Location of View Point and Direction of Views

There are viewing places all along the Millennium Promenade, where the public realm has been designed to maximise opportunities for enjoying the views extending across the Harbour. Artist designed public seating which makes a distinctive contribution to the aesthetic qualities of the harbour frontage is sited at regular intervals along the route, and the low harbour walls also offer opportunities for informal seating places. The Assessment Point is just to the North of the mosaic roundabout set within the paving at the junction of Duke Street and the Millennium Promenade.

### 1.3 History of the View from the Viewing Place

The View extends West towards the high cliffs of the Heritage Coast and St Bees Head and North West across the harbour and Irish Sea beyond.

Historical records show a number of buildings and structures on the Bulwark Quay and Lime and Sugar Tongues, and old plans describe the 19<sup>th</sup> / early 20<sup>th</sup> century densely developed harbour frontage that forms the Millennium Promenade today. A rail line was used to collect coal carried from pits above the Howgill Incline and the lines of the tracks are still visible along West Pier today. The harbour was a major hub of activity for ship building, fishing, and commercial shipping used for importing tobacco and exporting salt and coal at different times throughout Whitehaven's history. More recently the port was used by the Marchon chemical complex to the South at Kells for importing and distributing products used in the manufacture of detergents, and Quaker Oats.



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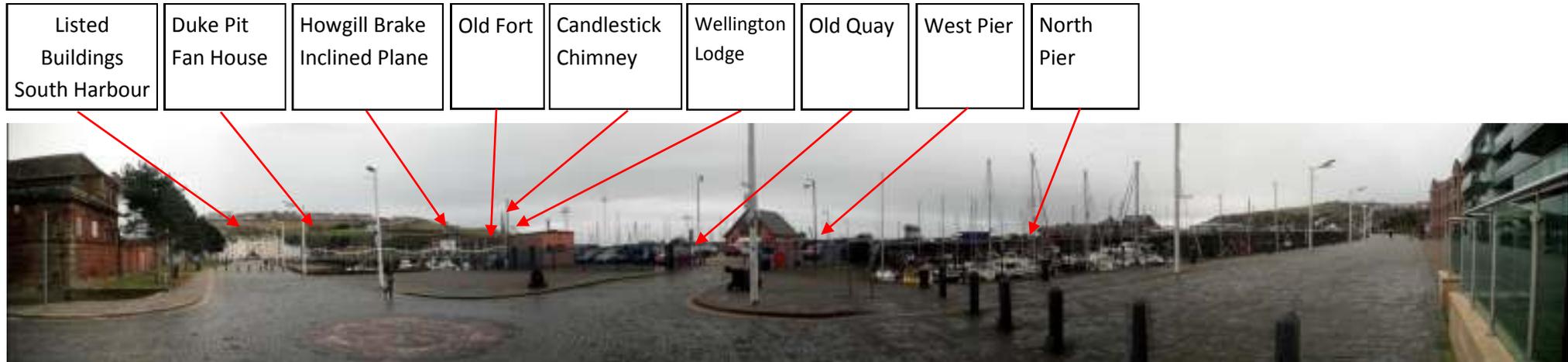
Several Listed Buildings to the south along Millennium Promenade are visible and the View extends to the southern flank of the hillside below Kells which includes a number of historic structures and remains including Duke Pit Fan House (A Scheduled Ancient Monument) and Whitehaven Fort, as well as the landmark Candlestick Chimney. The Harbour walls and Quays include several Scheduled Ancient Monuments which are clearly visible from the Viewpoint.



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## Step 2 Selection of Heritage Assets in the View

### 2.1 Heritage Assets scoped for inclusion in, or exclusion from the more detailed analysis



The Heritage Assets in View 2 which have been included in the Assessment are:

- Whitehaven Town Centre and High Street Conservation Area – South Harbour and North Harbour Character Areas
- 1 Marlborough Street (Grade II), Old Custom House 10 West Strand (Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II), 1 Hamilton Lane (Grade II) Royal Standard Hotel 13 West Strand (Grade II)
- Old Quay (Scheduled Ancient Monument and Grade II), West Pier (Graded II), Old Quay Lighthouse , North Pier (Grade II)
- Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)
- Whitehaven Old Fort (Scheduled Ancient Monument)

## Near Distance Views

### Whitehaven Town Centre and High Street Conservation Area



1962



1969

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### Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974. The Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011. A number of

Character Areas have been identified and described in the Character Appraisal and the Character Areas visible in View 2 are South Harbour and North Harbour.

The South Harbour and North Harbour Character Areas contain a variety of unique historic buildings and significant and features which serve as reminders of the town's maritime, industrial and commercial past, the majority of which are constructed from locally quarried red and white sandstone. It is worth noting that 2 canons have been placed in close proximity to the View Point. Dating from pre-Napoleonic times, one is believed to have formed part of defences at Whitehaven battery, providing protection for the town, harbour and Merchant ships during Whitehaven's prominence as a major trading port with the New World. The other is believed to have been part of an 18<sup>th</sup> century ship's armament.

The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The Viewing Place provides a major opportunity to appreciate the heritage significance of the inner harbour and in particular the North and South Harbour Character Areas. The Georgian Town Centre and other Character Areas substantially lie behind buildings that front the harbour to the east of the Viewing Place and therefore cannot be observed, apart from the corner of the former YWCA building on New Lowther Street and along the west end of Duke Street.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 2 provides a good opportunity to observe the historic significance of much of the maritime related aspects of the Conservation Area at close hand. The Viewing Place is within the inner harbour area, and within touching distance of a section of the weathered sandstone walls.

Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Conservation Area's Significance is enhanced as a result of being seen in combination with the Scheduled Ancient Monuments and Listed Buildings around the harbour.

## Listed Buildings, South Harbour Character Area



Images reproduced by kind permission of The Beacon Museum, dates unknown

### Designation and Importance

1 Marlborough Street, Listed Grade II

Old Custom House, 10 West Strand, Listed Grade II

Dobson and Musgrave Warehouse, 11 and 12 West Strand Listed Grade II

1 Hamilton Lane, Listed Grade II

Royal Standard Hotel, 13 West Strand Listed Grade II



These buildings are notable as they are considered to contribute significantly to the area's special character and they have links to the town's maritime and industrial past.

The Degree to which the Heritage Asset's Heritage Significance can be Appreciated from the Viewing Place

The buildings' heritage significance can be appreciated from the Viewing Place as the harbour curves around towards the South West and West and the buildings form an attractive group fronting onto the water side. They are significant to the View as they are some of the few remaining buildings that once lined the harbour area, and they help to frame the edge of the harbour area and provide a robust and continuous built backdrop.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is not the best or only place to view the Listed Buildings, but it provides the opportunity to see the buildings as a group and to observe their relationship with the Lime and Sugar Tongues.

Is the Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Buildings significance is enhanced by the opportunity to observe them in close proximity to the harbour frontage and to better understand their relationship with the old port.

**Middle Distance Views – South Harbour and North Harbour Character Areas**



1880



1962

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**Old Quay**  
**Old Quay Lighthouse**  
**North Pier**

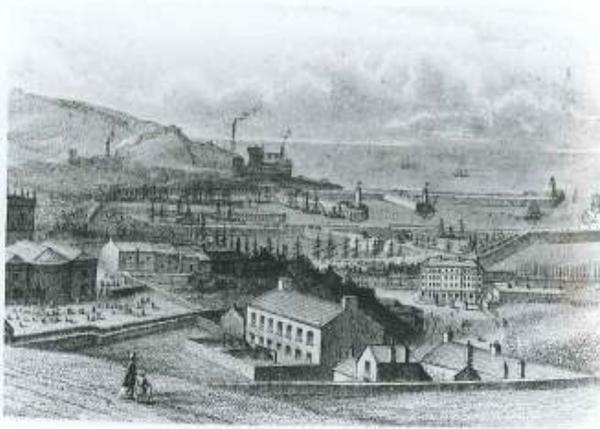
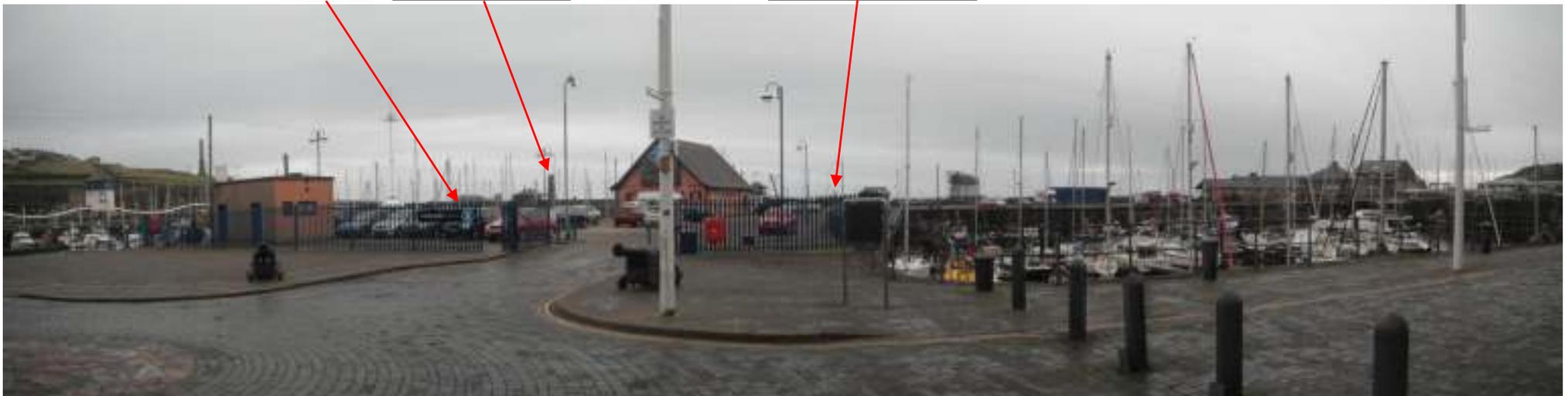


Image reproduced by kind permission of The Beacon Museum

Old  
Quay

Old Quay  
Lighthouse

North Pier & North  
Pier Lighthouse





Photographs and Images reproduced by kind permission of The Beacon Museum

### Designation and Importance

Old New Quay 1741

Listed Grade II

Old Quay 1687

Listed Grade II and 3 Scheduled Ancient Monuments (Quay)

County monument number 492

Old Quay Lighthouse 1730

Listed Grade II

County monument number 492

The Watch House, Old Quay

Listed Grade II

North Pier

Listed Grade II

In 1642 Sir Christopher Lowther began to export sea salt and coal mined from beneath his estate by ship to Dublin. By 1700 80% of all Ireland's coal was imported from Whitehaven. In 1634 Sir Christopher constructed a pier to provide shelter and to enable the harbour to accommodate his growing fleet of ships. This early pier is incorporated into Old Quay.

During the 1670s a thriving tobacco trade developed and by the 1740s Whitehaven had become the second largest tobacco importer in England. However trade was brought to an abrupt end in the 1770s as the American war of Independence stopped trade.

In the early 1700s the harbour continued to develop as the town became a centre for ship building. In 1733-4, the town's Harbour Trustees built a new pier known as Merchants Quay (now Sugar Tongue) off West Strand. Further improvements followed – the harbour was deepened, New Pier (now Old New Quay) was constructed in 1740-3 and Old Quay was extended in 1753.

Between 1709 and 1711 the town's Harbour Trustees constructed a breakwater out from the western end of Duke Street, initially known as "Mr Lowther's Bulwark" after Sir Christopher Lowther and later simply as "the Bulwark". During the 1780s the North Wall was constructed to enclose the eastern side of the Harbour. In 1804 North Wall was extended and the Bulwark was relocated to the west of its original position. In 1876, the relocated Bulwark was incorporated into a new wet dock, which was named Queen's Dock in honour of Queen Victoria.

The majority of buildings and features, including the harbour walls within this Character Area are constructed from locally quarried Whitehaven sandstone; however local red sandstone also features heavily within the area as it was used to construct West Pier during the 1830s.

The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The View clearly shows the layout of the harbour, including the various bulwarks, tongues and wharfs, harbour walls and various structures and buildings including 3 of the 4 lighthouses. Old Quay Lighthouse is intrinsically linked with the town's maritime and industrial heritage and is an important landmark which aids navigation and contributes to the memorability of the town.

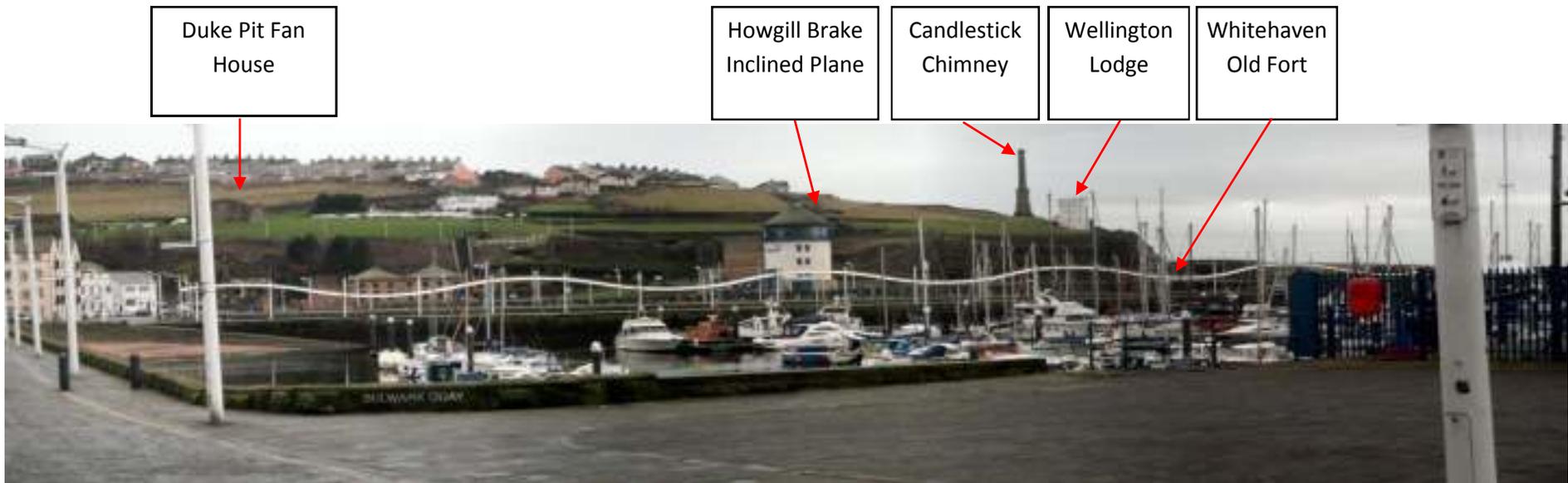
Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This View Point is considered to be one of the best places in Whitehaven to observe the Harbour and particularly the inner harbour area, looking seawards from the harbour frontage.

Are the Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The heritage significance of the Assets is enhanced as a result of them being seen in combination with the Listed Buildings on the harbour frontage and the industrial heritage on the hilltop overlooking the harbour.

**Middle to Far Distance Views**



**Candlestick Chimney**  
**Wellington Lodge**  
**Whitehaven Old Fort**  
**Duke Pit Exhauster House**  
**Howgill Brake Inclined Plane**



1968



Date unknown

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Designation and Importance

Candlestick Chimney

Wellington Lodge

Whitehaven Old Fort  
Scheduled Ancient Monument  
Listed Grade II

Duke Pit Exhauster House  
Scheduled Ancient Monument

Howgill Brake Inclined Plane



Until the mid 19<sup>th</sup> Century the Northern slope of the hillside was fairly undeveloped. It was occupied by the town's 18<sup>th</sup> century fortifications, Bowling Green House (a former 17<sup>th</sup>-18<sup>th</sup> Century inn with a bowling green), Rosemary Lane and the historic route to St Bees.

The semi ruinous remains of Whitehaven's fort, located between Old Quay and New Old Quay at the base of the hillside add significant interest to the character of the area. The fort is uniquely linked with the formative years of the USA. When it was raided by John Paul Jones (reputedly the founder of the US Navy) in 1778, it became the only part of the UK mainland to be attacked during the American war of Independence.

In 1823 a decision was taken by the town's Harbour Trustees to extend the western limits of the harbour and as a consequence West Pier was constructed between 1830 and 1838.

The hillside changed dramatically following the construction of Wellington Pit and the sinking of 2 mine shafts in 1840 and 1845. Today Wellington Lodge (now used by HM Coastguard), the Candlestick Chimney (formerly a ventilation shaft), the Disused Duke Pit Fan House and the line of the former Howgill Inclined Plane, which historically linked the top of the hillside to the harbour's railway network, survive as physical reminders of the hillside's industrial past. The Candlestick Chimney is unique, with a design said to be based upon a candlestick in Whitehaven Castle and is celebrated as a particularly significant local landmark.

The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

All these structures provide a tangible reminder of the town's industrial past and important role in terms of coal mining and exportation. They provide a glimpse of the once intensively developed 19<sup>th</sup> century / early 20<sup>th</sup> century industrial area and the demolished workers' housing to the south. The buildings sit high upon the hillside to the South, overlooking Whitehaven town centre and harbour, and the Candlestick Chimney and Wellington Lodge provide highly visible landmarks which punctuate the skyline. Although they are in the middle to far distance from the Viewing Place they can be appreciated due to their position on the steep hillside which rises up above the harbour area.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is considered to be one of the best places to view these Assets as a group on the hillside overlooking the harbour.

Are the Assets' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

These Heritage Assets are enhanced by the opportunity to observe them as a group and this provides the opportunity to greater appreciate and understand the close links between the town's industrial and maritime past.

**Step 3 Understanding the Significance of each Heritage Asset in the View**

3.1 Description of each Heritage Asset

**Whitehaven Town Centre and High Street Conservation Area – South Harbour and North Harbour Character Areas**



**1 Marlborough Street (Listed Grade II)**

List entry number: 1247813

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1247813&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=429195>



**Old Custom House 10 West Strand (Listed Grade II)**

List entry number : 1086718

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086718&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76060>



<p><b>Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II)</b>  List entry number: 1336005  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336005&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336005&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76061">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76061</a></p>		
<p><b>Royal Standard Hotel 13 West Strand (Listed Grade II)</b>  List entry number: 1086719  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062</a></p>		
<p><b>1 Hamilton Lane (Listed Grade II)</b>  List entry number: 1086718  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335962&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335962&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75962">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75962</a></p>		

<p><b>Old Quay (Scheduled Ancient Monument and Grade II Listed)</b>  List entry number: 1004593  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	
<p><b>The Watch House</b>  List entry number: 1004593  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	
<p><b>Old Quay Lighthouse</b>  List entry number: 1004593  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	
<p><b>West Pier (Graded II Listed)</b>  List entry number: 1335967  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897</a>  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch</a></p> <p><b>West Pier Lighthouse (Grade II Listed)</b>  List entry number: 1086806  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch</a></p>	

[heritage.org.uk/resultsingle.aspx?uid=1086806&searchtype=mapsearch](http://heritage.org.uk/resultsingle.aspx?uid=1086806&searchtype=mapsearch)  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75898>



**North Wall (Grade II Listed)**

List entry number: 1038936

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75899>



**Candlestick Chimney**



**Wellington Lodge**



**Howgill Brake Inclined Plane**



**Duke Pit Exhauster House (Scheduled Ancient Monument)**

List entry Number: 1016090

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1016090&searchtype=mapsearch>



**Whitehaven Old Fort (Scheduled Ancient Monument)**

List entry number: 1020460

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1020460&searchtype=mapsearch>



### 3.2 Kinetic Changes

View 2 is a Static View rather than a Kinetic View, but the Viewer is likely to move along the Millennium Promenade away from and towards the Viewing Place.



### 3.3 Seasonal and Night Time Changes

View 2 changes according the seasons and times of day. There is little landscaping and shrubbery in the View, but the sea is in a state of constant change in terms of colour and texture and ranges from a calm, blue mill pond on sunny, summer days, through shades of grey when the sky is overcast. During winter storms the waves break against the harbour walls, providing a dramatic backdrop to the relative calm of the enclosed inner harbour area and marina.



At night the harbour is lit by lighting columns along the Millennium Promenade and various installations are flood lit such as the Wave, Crow's Nest and Candlestick Chimney. Sun sets can be dramatic and colourful along the Western horizon, silhouetting the harbour walls, structures and boats.



### 3.4 Heritage Values of the Heritage Assets

#### *Who Values the Place and Why?*

View 2 provides an outstanding opportunity to observe Whitehaven Harbour from a midpoint on the Harbourside. The harbour, its history, its activities and its close links with the Georgian town are valued by local residents and visitors alike and is considered to be unique on the North West Coast in terms of its historical development and strong historical links to the United States of America.

#### *How do those Values relate to its fabric?*

These Values are reflected in a widespread desire to protect and enhance the historic town, as evidenced by public concern in the local media about the impact of new development proposals and in the Council's planning policies, the adoption of the Conservation Area Management Plan and its associated suite of guidance documents and recognition of the potential role of heritage led regeneration in the town's economic future.

The Harbour has benefitted from major environmental improvements in 2 recent phases; Phase 1 in 1994 included £47m of investment in the Beacon, Inland Revenue Offices, Lock Gates and Marina and Phase 2 in 2001/01 which provided £13.5m for improvements including the Hub, Promenades, Lime Tongue. This has resulted in a very high quality public realm, with areas of public seating and attractive pedestrian and cycle routes.

The Harbour provides a highly successful backdrop for activities related to the annual Whitehaven Festival which attracts hundreds of thousands of people to the town over a single weekend each summer, as well as other arts and heritage related events such as the 2011 Lakes Alive initiative.

#### *Their relative importance*

The Heritage Assets are considered to be of great importance to visitors and residents. There is high value placed on the harbour and public consultation on Issues and Options for the SPD has shown general support for the preparation and adoption of an SPD to guide new development in the town centre and harbour areas.

#### *Whether associated objects contribute to them*

The identified Heritage Assets in View 2 all make a substantial contribution to the Value placed upon the town. The Harbour area, including the various historic structures and buildings associated with it, generates a very high level of public pride. This area has benefitted from recent investment in the public

realm, new development and improved accessibility. Recent development proposals have been the subject of an international architectural competition attracting over 100 submissions.

*The contribution made by the setting and context of place*

Whitehaven today is a special place. The impressive storm weathered sandstone sea walls of the harbour area illustrates the port’s great age. The numerous maritime related structures and buildings, provide an extraordinary and tangible reminder of the town’s post medieval seafaring history. Wide horizons, dramatic skies and westward sea views give the harbour an open character which is contained by the densely developed town centre to the south and east and steep, wooded hillsides to the north east and south west.

*How the Place compares with others sharing similar values*

Whitehaven is considered unique, in terms of its Georgian planned town and associated harbour. The Scheduled Ancient Monuments and Listed Buildings around the harbour demonstrate that the town and the Heritage Assets within it are considered to be of national significance. However the town does not attract the inward investment and high visitor numbers enjoyed by other similar sized towns such as Cockermouth and Keswick and visitor facilities in Whitehaven are more limited.

3.5 Summary of The Relative Heritage Values of Assets and their Significance

<b>Heritage Assets</b>	<b>Summary of Heritage Value</b>
Whitehaven Town Centre and High Street Conservation Area - South Harbour and North Harbour Character Areas	Very highly valued by local people and visitors Recognised to be of national heritage significance in terms of the Georgian planned town, its harbour and its industrial history.
1 Marlborough Street (Listed Grade II) Old Custom House 10 West Strand (Listed Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Listed Grade II), 1 Hamilton Lane (Listed Grade II), Royal Standard Hotel 13 West Strand (Listed Grade II)	Very high local heritage value Listed Buildings. Important historic backdrop to the harbour and key buildings in the maritime development of the town. They are of individual and group value, which together with other historic buildings (non-designated) provide an extended historic setting along the southern edge of the harbour.
Old Quay (Scheduled Ancient Monument and Listed Grade II), Old Quay Lighthouse, North Pier (Listed Grade II)	Very highly valued by local people and visitors. Some concerns about poor accessibility raised in public consultation for SPD Issues and Options. Provides an elevated walkway.

Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)	Very highly valued by local people and visitors as key landmark historic features linked to the town's industrial past. Listed Building Scheduled Ancient Monument of national historic significance.
Whitehaven Old Fort (Scheduled Ancient Monument),	Highly valued by local people and visitors partly due to historical associations with the USA and the raid by John Paul Jones during the American War of Independence. Key building in the historic development of the town. 2 Scheduled Ancient Monuments of national historical significance.

### 3.6 Statement of Significance and Significance of Asset in the View

The following Table sets out the significance of each asset as a whole, even though it may not be completely visible, together with the Significance of the Asset in relation to the View.

<b>Heritage Asset</b>	<b>Significance of Heritage Asset</b>	<b>Significance of Asset in the View</b>
Whitehaven Town Centre and High Street Conservation Area North Harbour and South Harbour Character Areas	Very High Significance as a whole Conservation Area 249 Listed Buildings 3 Scheduled Ancient Monuments	Very Highly Significant
1 Marlborough Street (Grade II), Old Custom House 10 West Strand (Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II), 1 Hamilton Lane (Grade II) Royal Standard Hotel 13 West Strand (Grade II)	Medium to High Significance – Listed Buildings	Very High Significance as a surviving group of historic harbourside buildings reflecting important historic uses related to maritime / trading activities.
Old Quay (Scheduled Ancient	Very High Significance	Very Highly Significant

Monument and Grade II Listed), Old Quay Lighthouse, North Pier (Grade II Listed)	Listed Grade II 3 Scheduled Ancient Monuments	
Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument) West Pier (Graded II Listed)	Very High Significance - Duke Pit Fan house Scheduled Ancient Monument  Medium Significance – Wellington Lodge, Candlestick Chimney	Very High Significance
Whitehaven Old Fort (Scheduled Ancient Monument)	Very High Significance 2 Scheduled Ancient Monuments	Medium Significance due to the distance from the Viewing Place.

#### Step 4 Assessing the Overall Heritage Significance in a View

The following Table sets out the relative contribution of each identified Heritage asset to the overall value of the view, highlighting those assets that contribute most to overall historical significance.

Heritage Asset	Relative Contribution to Overall Value of View
Whitehaven Town Centre and High Street Conservation Area – North and South Harbour Character Areas	<i>Greatest Overall Significance to the View</i> <i>Major Contribution to Historical Significance</i> The Asset forms the major element of the View. Much of the Harbour area together with its individual buildings and structures are clearly visible from the Viewpoint. In particular, the historic buildings along the harbour frontage to the southern end provide a continuous band of development which forms a substantial and attractive edge to the harbour. The Harbour has considerable historical significance in relation to Whitehaven's early dominance as a major British port and its close links to USA.
1 Marlborough Street, Old Custom House 10 West Strand	<i>Medium Significance to the View</i> <i>Very High Local Historical Significance</i> The Assets are of historical significance as some of the few remaining harbourside buildings and form an interesting group

Dobson and Musgrave Warehouse 11 and 12 West Strand, 1 Hamilton Lane, Royal Standard Hotel 13 West Strand	with a close relation to the Lime Tongue and West Strand. They are Listed Grade II.
Old Quay Old Quay Lighthouse North Pier	<i>Highly Significant to the View</i> <i>Very High Contribution to Historical Significance</i> These Assets provide a clear and tangible reminder of the town's maritime past. They include 3 Scheduled Ancient Monuments and are of considerable historical importance. The Assets can be enjoyed in their entirety from the Viewpoint (albeit from some distance) and are highly significant in the View.
Candlestick Chimney Wellington Lodge Howgill Brake Inclined Plane Duke Pit Exhauster House West Pier	<i>High Significance to the View</i> <i>High Contribution to Historical Significance</i> These Assets provide a clear and tangible reminder of the town's industrial and mining past and collectively have a high contribution to historical significance. Duke Pit Fan House is a Scheduled Ancient Monument. The Candlestick Chimney and Wellington Lodge stand out on the skyline as important local landmarks.
Whitehaven Old Fort (Scheduled Ancient Monument)	<i>Medium Significance to the View</i> <i>Very High Contribution to Historical Significance</i>

### Step 5 How Can the Heritage Significance be Sustained?

There are a number of ways in which the appreciation of the heritage significance within the View will be sustained.

The SPD provides design guidance for new development in relation to height, scale and massing of new development and advises that Developers should consider the impact of any development proposals on the Defined Views. Buildings should generally be of three storeys or less, except where they are sited close to or adjacent to a steep slope and the building is sited within the existing silhouette of the hillside or where architectural quality is clearly enhanced by greater height, providing that this does not diminish the character of the Conservation Area or neighbouring historic buildings. The View towards the

harbour should be protected where the design takes account of the principles set out in the SPD and the scale and massing of any new development does not overwhelm or dominate the sensitive setting.

Listed Buildings and Scheduled Ancient Monuments are protected by law, and policies in the Local Plan and emerging Core Strategy and Development Management Document support their protection and enhancement. These Policies are:

Copeland Local Plan 2001-16:

Policy TCN9, Policy TCN10, Policy TCN12, Policy ENV26, Policy ENV29

Copeland Core Strategy:

Policy ER7 A, Policy ER8, Policy ENV1, Policy ENV4

Copeland Development Management Document

Policy DM26.

Developers will be expected to demonstrate that they have assessed the impact of developments on the identified Views.

Developers are expected to use the methodology set out in English Heritage's guidance document Seeing the History in the View Part B.

## **View 3 – North East Across the Harbour from Mount Pleasant Steps / Hanging Gardens**



### **Step 1 Establishing the Importance of the View**

#### **1.1 Reason for selecting the View and Viewing Place**

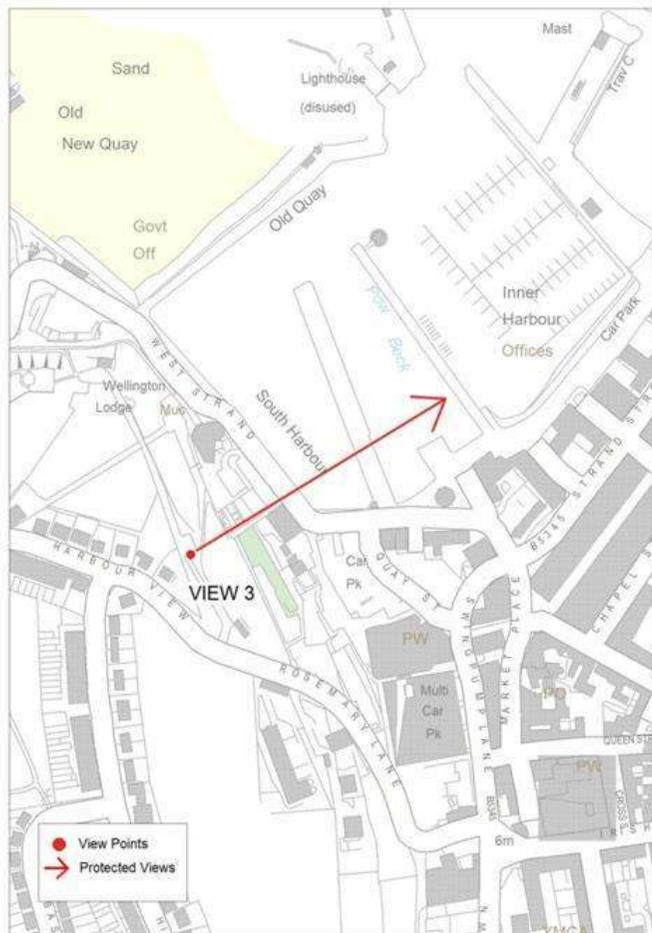
This viewpoint is located in an area known as Mount Pleasant situated in the west of the town centre, above the Southern harbour area and provides an elevated position to view Whitehaven from the West. The view can be accessed via a number of steps from the harbour (Mount Pleasant steps), or by Rosemary Lane, the area is a popular location for recreation and is an ideal point for visitors and locals to enjoy views across the town to the hills and fells beyond from the west. The viewpoint is also on a popular walking route into the town centre for those residing in the Kells area of the town and for those walking the Cumbria Coastal Way..

The viewpoint is an important historic site. The steps which exist now were used to access workers cottages which were built towards the end of the 18<sup>th</sup> century and were known as Mount Pleasant. In contrast to its name the area was actually a slum area with poor sanitation and living conditions, described in a report commissioned in 1849 to review living conditions as “a congregation of most wretched dwellings...” The slums were cleared in the 1930s.

This viewpoint is also identified in the Conservation Area Public Realm Appraisal (Viewpoint 2, p23).

## 1.2 Description of Viewing Place and Assessment Point

The viewing point is located to the West of the town centre in an elevated position above the South Harbour and Old Town character areas of Whitehaven (as defined in the Public Realm Appraisal). The viewpoint is accessed either on foot or by car by Rosemary Lane, on foot from the South Beach area along footpaths or on foot via a number of steps from the harbour area (Mount Pleasant steps). The area has recently undergone environmental improvements to create an attractive recreational area with viewing platforms (in the location of the former housing which occupied this site) and a viewing gallery at the top. The Assessment Point is at the top of Mount Pleasant steps just above the viewing gallery.



Plan 3 View 3 Location of View Point and Direction of Views

### 1.3 History of the View from the Viewing Place

The view extends Northwards taking in the Candlestick (ventilation shaft for Wellington Pit), the Irish Sea, Wellington Lodge and outer harbour, to the East across the harbour and town centre and to the wood clad hillsides which bound the town to the North and to the immediate South to the Duke Pit Fan House.

The view comprises a broad sweep of the Whitehaven Town Centre & High Street Conservation Area, including the Georgian grid iron layout and Harbour area and is significant as it encompasses much of what is widely considered to be the significant and exceptional heritage of the town.

A large number of listed buildings and ancient monuments are clearly visible from this viewpoint and the grid layout of the 17<sup>th</sup> century street pattern and hierarchy are clearly identifiable. The complex roof scape of the town centre historic buildings is punctuated by the church towers of St Nicholas, St James and the Former Lowther Street Methodist Church and in the distance to the south St Beghs and St John's at Hensingham.

The view clearly demonstrates the close historical connection of the town centre with the harbour. Historical records show a number of buildings and structures on Lime and Sugar Tongues and Bulwark Quay and lining the harbour frontage which forms Millennium promenade today. Old maps show the harbour frontage buildings crammed into tightly defined plots, reflecting the intensity of activity that would have dominated the harbour. The town and harbour first flourished from the emerging 17<sup>th</sup> century coal industry, the harbour expanded and trade links with the Americas were established in tobacco, sugar and spirits. Ship building also played an important role in the town and harbour's growing economy. More recently the harbour was used for the importation of phosphate rock for the former Marchon chemical factory. The harbour waters are now dominated by the marina and Lime and Sugar Tongues.

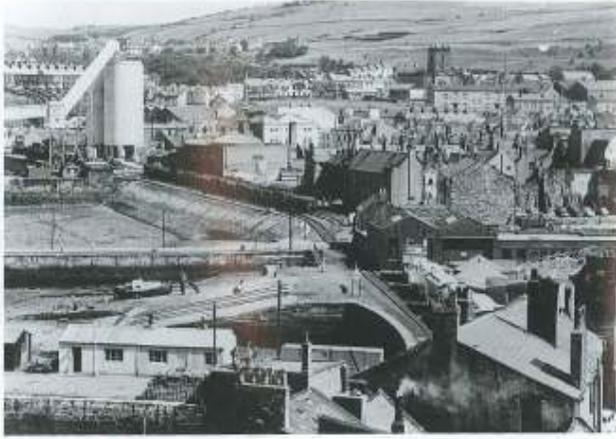
## Step 2 Selection of Heritage Assets in the View

### 2.1 List of Heritage Assets scoped for inclusion in, or exclusion from the more detailed analysis

- Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)
- Old Quay (Scheduled Ancient Monument and Grade II Listed), Old New Quay (Grade II Listed) West Pier (Grade II Listed), Old Quay Lighthouse, North Pier (Grade II Listed)
- Side elevations of Former Dobson and Musgrave Warehouse, 11 and 12 West Strand (Listed Grade II), Royal Standard Hotel (now The Waterfront), 13 West Strand (Listed Grade II) and Old Custom House, 10 West Strand (Listed Grade II)
- Whitehaven Town Centre and High Street Conservation Area
- St Nicholas Church, Lowther Street (Listed Grade II)
- Market Hall (Listed Grade II)
- Somerset House (Listed Grade II\*) (roof of)
- Old Town Hall (Listed Grade II) (roof of)
- Methodist Church, Lowther Street (Listed Grade II)
- High Street Conservation Area
- St James' Church, High Street (Listed Grade II)
- High Street Listed Buildings (Listed Grade II)
- High Meeting, High Street (Listed Grade II)
- Corkickle Conservation Area, including Corkickle Listed Buildings and Foxhouses Road Listed Buildings
- Whitehaven Castle (Listed Grade II)
- Co-operative Building, Duke Street (Listed Grade II)
- Church of St Beghs, Coach Road (Listed Grade II)

**Near Distance Views**

**Whitehaven Town Centre and High Street Conservation Area**



View of the Whitehaven Harbour, 1969.

Image reproduced by kind permission of The Beacon Museum



### Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974. The Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011. A number of Character Areas have been identified and described in the Whitehaven Town Centre and High Street Conservation Areas Character Appraisal and all the Character Areas are visible in View 3, these are Georgian Grid-Iron, South Harbour, North Harbour, Old Town, Flatt, Brackenthwaite, and High Street.

### The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The Viewing Place provides a major opportunity to appreciate all of the Character Areas within the Whitehaven Town Centre and High Street Conservation Area and demonstrates the close historic links between the town and commercial port. The Georgian Grid Iron layout is clearly defined and the complex rooflines and dark slates of the historic buildings within the Grid Iron are occasionally punctuated by the taller church towers. The predominant 3 storey height and soft pastel colours of the town centre buildings in both the Grid Iron and High Street Character Areas, provide a uniformity and consistency which is clearly visible. Towards the West the historic harbour walls and structures in red sandstone provide strong visible evidence of the town's maritime past.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

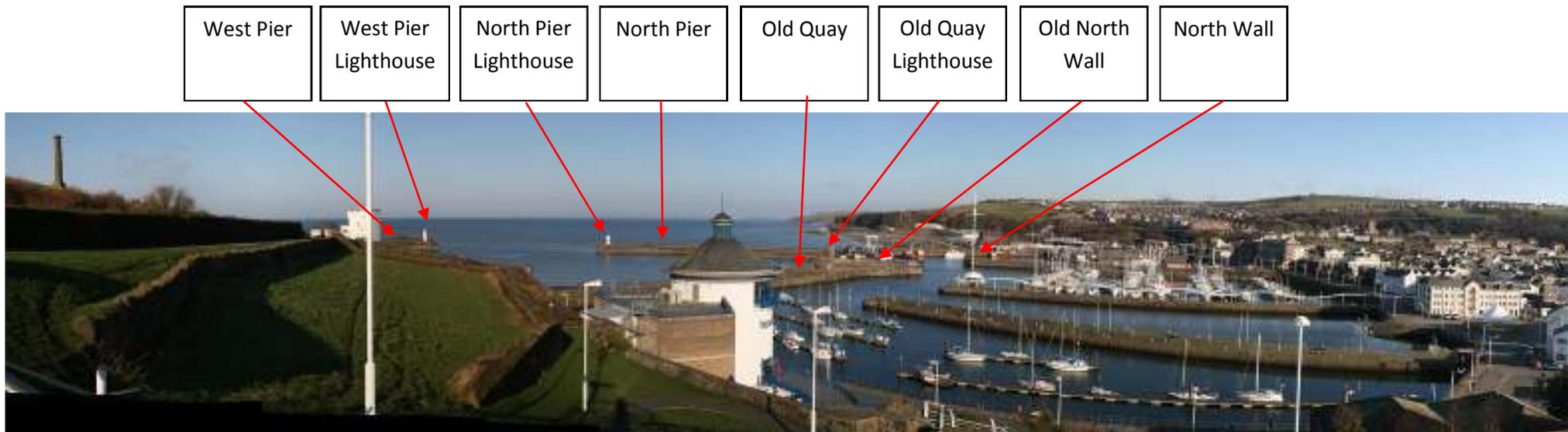
View 3 allows the viewer a full and complete appreciation of the historic layout, shape and form of the town and ancient port. This is one of the best places in Whitehaven from which to view and enjoy the Conservation Area. It reinforces the importance of historic setting and the need to protect rooflines and silhouettes.

### Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Conservation Area's Significance is enhanced as a result of being seen as a whole and particularly in combination with the Scheduled Ancient Monuments and Listed Buildings around the harbour.

### Near Distance View – South Harbour and North Harbour Character Areas

The South Harbour and North Harbour Character Areas contain a variety of unique historic buildings and features which serve as reminders of the town's maritime, industrial and commercial past, the majority of which are constructed from locally quarried red sandstone.



These Heritage Assets are being treated as a Group for the purposes of the assessment as they have a close physical relationship and are observed together as a Group, from a distance in View 3.

Designation and Importance

Old Quay 1687

Listed Grade II and 3 Scheduled Ancient Monuments (Quay)

County monument number 492

Old Quay Lighthouse 1730

Listed Grade II

County monument number 492

West Pier 1824-1839

Listed Grade II

West Pier Lighthouse circa 1839

Listed Grade II

North Wall and Old North Wall (Enclosing North Harbour)

Listed Grade II





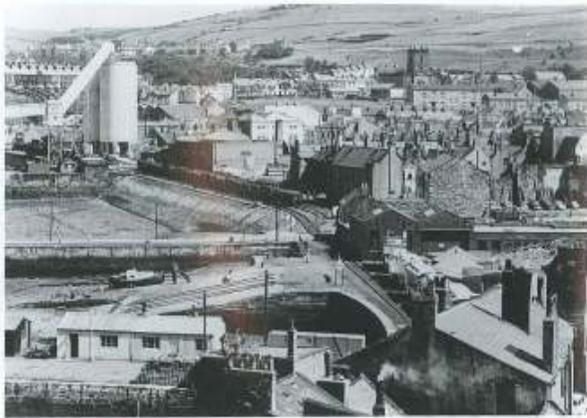
1967



Images reproduced by kind permission of The Beacon Museum

In 1642 Sir Christopher Lowther began to export sea salt and coal mined from beneath his estate by ship to Dublin. By 1700, 80% of all Ireland's coal was imported from Whitehaven. In 1634 Sir Christopher constructed a pier to provide shelter and to enable the harbour to accommodate his growing fleet of ships. This early pier is incorporated into Old Quay.

During the 1670s a thriving tobacco trade developed and by the 1740s Whitehaven had become the second largest tobacco importer in England. However, this was brought to an abrupt end in the 1770s as the American war of Independence stopped trade.



1969. Image reproduced by kind permission of The Beacon Museum

In the early 1700s the harbour continued to develop as the town became a centre for ship building. In 1733-4, the town's Harbour Trustees built a new pier known as Merchants Quay (now Sugar Tongue) off West Strand. Further improvements followed – the harbour was deepened, New Pier (now Old New Quay) was constructed in 1740-3 and Old Quay was extended in 1753. In 1823 a decision was taken by the town's Harbour Trustees to extend the Western limits of the harbour and as a consequence West Pier was constructed between 1830 and 1838.

Old Quay Lighthouse and West Pier Lighthouse are intrinsically linked with the town's maritime and industrial heritage and are important landmarks which aid navigation and contribute to the memorability of the town.

Between 1709 and 1711 the town's Harbour Trustees constructed a breakwater out from the western end of Duke Street, initially known as "Mr Lowther's Bulwark" after Sir Christopher Lowther and later simply as "the Bulwark". During the 1780s the North Wall was constructed to enclose the Eastern side of the Harbour. In 1804 North Wall was extended and the Bulwark was relocated to the west of its original position. In 1876, the relocated Bulwark was incorporated into a new wet dock, which was named Queen's Dock in honour of Queen Victoria.

#### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The View clearly shows the layout of the harbour, including the various bulwarks, tongues and wharfs, harbour walls and various structures and buildings including the lighthouses. The elevated position of the Viewing Place allows an opportunity to observe the extent of the harbour in its entirety together with the various individual historic elements that comprise the harbour system and the way in which the harbour connected with the town.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

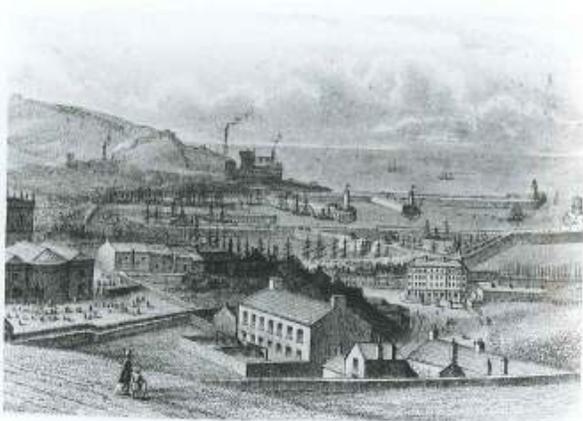
This View Point is considered to be one of the best places in Whitehaven to observe the shape and expanse of the Harbour in its entirety and to understand the close physical and operational relationship between the port and the town.

#### Are the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Heritage Assets is enhanced as a result of its being seen in combination with the Georgian Grid Iron Character Area of the Conservation Area and the Harbour's relationship with the industrial heritage on the hillside.

**Near Distance View – North West and South Industrial Heritage**

**Candlestick Chimney, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane**



Images reproduced by kind permission of The Beacon Museum

These Heritage Assets are being treated as a Group for the purposes of the assessment as they have a close physical relationship although they are viewed in different directions they are part of the immediate view.

#### Designation and Importance

Candlestick Chimney

Wellington Lodge

Duke Pit Colliery and Duke Pit Fan House  
Scheduled Ancient Monuments

Howgill Inclined Plane

The surface buildings of Duke Pit and Wellington Pit coal mines historically commanded a highly visible location on the slope of the hillside on the southern side of the town. Today Wellington Lodge (now used by HM Coastguard), the Candlestick Chimney (formerly a ventilation shaft), the Disused Duke Pit Fan House and the line of the former Howgill Inclined Plane, which historically linked the top of the hillside to the harbour's railway network, survive as physical reminders of the hillside's industrial past and provide a glimpse of a once intensively developed industrial area. The Candlestick Chimney is unique, with a design said to be based upon a candlestick in Whitehaven Castle and is celebrated as a particularly significant local landmark.

#### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The Heritage Assets are in relatively close proximity to View 3 so architectural details can be appreciated. The Candlestick Chimney in particular stands out as an interesting historic landmark.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is a good place to appreciate the design details of the Assets.

#### Are the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Assets are all enhanced as a result of being seen in combination with the Conservation Area and the historic Harbour.

**Old Customs House, Royal Standard (now The Waterfront) and Dobson & Musgrave Warehouse, West Strand**



- Old Customs House
- Dobson & Musgrave Warehouse
- Royal Standard Hotel



Images reproduced by kind permission of The Beacon Museum

These Heritage Assets are being treated as a Group for the purposes of the assessment as they have a close physical relationship and are observed together as a Group, from View 3.

Designation and Importance

Old Customs House Listed Grade II

Royal Standard Listed Grade II

Dobson & Musgrave Warehouse Listed Grade II

The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The Heritage Assets are viewed close to View 3, however only their side elevations can be seen. Their location in relation to the historic harbour can be appreciated from View 3.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is neither the best nor only place to view the Assets but it does provide an opportunity to view the Assets and their traditional pitched roof / gable shape in relation to the historic harbour.

Are the Heritage Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Assets are all enhanced as a result of being seen in combination with the Town Centre and High Street Conservation Area and the historic Harbour.

### Near Distance View - Old Town Character Area



1869 Image reproduced by kind permission of The Beacon Museum

The Old Town character area incorporates the extent of the town prior to the involvement of the Lowther family. Unlike the rest of the Conservation Area, the street pattern within this character area is relatively organic providing a visual reminder that the streets within this part of town predate the involvement of the Lowther family and their planned Georgian expansion and is evidence of the incremental and piecemeal development which occurred when Whitehaven was a small medieval fishing village. The majority of buildings within this character area reach at least three storeys, according with Sir John Lowther's design regulations, however although Sir John regulated storey numbers, he did not stipulate how tall each individual storey should be, as a consequence, there is considerable height and roofline variation between buildings with the same number of storeys in this area.

The buildings within this character area provide a physical record of the town's historical evolution and commercial development.

### **Market Hall, Market Place**

#### Designation and Importance

Listed Grade II

The Market Hall was built in 1880 to a design by Thomas Lewis Banks and replaced an earlier market hall on the same site. It is located in a prominent position in the Market Place and at the end of King Street, the primary shopping area. The building provides a visual record of the area's historic commercial function.

Market Hall,  
Market Place



The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

View 3 provides an opportunity to view the rear of the Market Hall. The Clock Tower with domed roof can clearly be seen from the viewing point. The relationship between the Old Town Character Area, Georgian Grid-Iron Character Area and historic harbour can be appreciated from View 3.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

Due to the distance, this is neither the best nor only place to view the Heritage Asset, although View 3 does provide an opportunity to view the rear of the Market Hall from an elevated position. The Clock Tower with domed roof can also be seen.

Is the Market Hall's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage assets are all enhanced as a result of being seen in combination with the Conservation Area and the historic Harbour.

### Middle Distance View – Georgian Grid Iron Character Area

- Co-operative Store, Duke
- St Nicholas' Church
- Old Town Hall
- Somerset House
- Former Lowther Street Methodist Church



The Georgian Grid Iron Character area provides a physical record of the town's historical evolution and development. Many of the buildings accord with some or all of Sir John Lowther's design regulations and for the most part form continuous rows and occupy the front of their building plots. The majority of buildings are constructed of locally quarried sandstone and are typically rendered and painted in subtle pastel shades.



Image reproduced by kind permission of The Beacon Museum, date unknown

## St Nicholas' Church

### Designation and Importance

Listed Grade II



1920. Images reproduced by kind permission of The Beacon Museum



Sir John Lowther commenced the construction of Lowther Street in 1687 in order to create a broad street through the centre of his estate, linking Whitehaven Castle to the harbour. The settlement's existing small chapel blocked the projected line of the street and was demolished.

The orientation of the planned new church of St Nicholas was subject to significant debate at the time. Lowther Street runs North West to South East and a church facing East would have been at an angle to Sir John's Street pattern. Sir John is believed to have consulted an architect from London who advised him that European churches often had little regard to an Eastern orientation and as a consequence the new church was sited in conformity with the street line.

The West doorway and 2 gallery columns remain from 1693. A new church was built in 1883, but in 1971 a church destroyed the majority of the building with only the Clock Tower remaining today. The site of the church is also a public garden. George Washington's Grandmother (Mildred Warner Washington) was married to a prominent Whitehaven Merchant, George Gale and is buried in St Nicholas' Churchyard. The tower substantially blocks views of the open site of the demolished nave.

#### The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

View 3 provides an opportunity to appreciate the front elevation of the remaining church tower set and its prominence within the roofscape of the town centre and demonstrates the considerable significance of the Heritage Asset within the town centre.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 3 allows a good opportunity to understand the significance of the church within the context of the planned Georgian town. The Church tower is one of the few buildings in the town centre to rise higher than the predominant 3 storeys of the majority of the town centre buildings and the landmark nature of the front elevation of the Church Tower can be seen clearly from View 3. The church marks the position of Lowther Street which linked Whitehaven castle with the harbour.

#### Is St Nicholas' Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Church's significance is enhanced by being seen in combination with the Conservation Area and the planned layout of the town and the other landmark churches which are clearly visible from View 3 and which puncture the Georgian roofline.

**Somerset House, 52 Duke Street and Old Town Hall, 60 Duke Street**



**Somerset House**



**Old Town Hall**

These Heritage Assets are being treated as a Group for the purposes of this assessment as they have a close physical relationship from View 3.

Designation and Importance

Somerset House Listed Grade II\*, 1750 by Samuel Martin, a wealthy tobacco merchant who traded with America.

Old Town Hall Listed II, 1710, designed by William Barnes. Once known as the Cupola and featured on Matthias Read's painting "Birds Eye View of Whitehaven."

The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

Due to the distance involved the detail of these two buildings cannot be appreciated and only their roofs and parts of upper floors can be seen, however their significance in terms of their relationship with the town centre can be viewed albeit from a distant point.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only point to view these heritage assets but View 3 does provide the opportunity to view the whole of the Georgian grid iron layout and the location of these 2 Assets within this.

Are the Heritage Assets Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Heritage Assets are all enhanced as a result of being seen in combination with the Conservation Area and the historic Harbour.

### **Co-operative Store, Duke Street**

#### Designation and Importance

Cooperative Store Listed Grade II

The National Heritage List for England states that this building is inscribed "Established 1856", but the building is probably later.



1920

Image reproduced by kind permission of The Beacon Museum

#### The Degree to which the Heritage Assets can be Appreciated from the Viewing Place

Due to the distance involved the detail of the Asset cannot be appreciated. However, the contribution it makes in defining the shape and layout of the Georgian planned town, particularly towards its interface with the harbour frontage buildings, adds to its significance.

### Former Methodist Church, Lowther Street



1910 Image reproduced by kind permission of The Beacon Museum

#### Designation and Importance

Listed Grade II

1877 with 18<sup>th</sup> century features

Located on the Lowther Street crossroads, the Former Methodist Church is one of the most visually prominent and aesthetically distinctive buildings within the town. Constructed from red sandstone in gothic style, the Church was built in 1877 by T L Banks Architect. The Church is currently vacant and considered to be at risk.

#### The Degree to which the Former Methodist Church's Heritage Significance can be Appreciated from the Viewing Place

The Former Methodist Church is considered to be one of the most visually significant buildings within the town centre and its prominence can be clearly appreciated from View 3.

The relatively modern, bulky and bland Telephone Exchange to the east of the tower was constructed in the 1960s and is considered, due to its scale and bulky massing, to encroach upon the former Methodist Church and diminish the beneficial impact of its presence. The adverse impact of the Telephone Exchange reinforces the importance of protecting the setting of individual historic buildings and the wider historic environment.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved, but the prominent position of the church in relation to the Town Centre and High Street Conservation Area and the contribution that it and other church buildings make to establishing the historic character of the area can be appreciated from View 3.

Is the Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Church's significance is enhanced by being seen in combination with the Conservation Area and the planned, grid layout of the town.

#### **Middle Distance View – The Flatt Character Area**



The Flatt character area is located at the far eastern side of the town centre and incorporates Flatt Walks, Whitehaven Castle, Castle Mews, Acton Court and the predominantly wooded Castle Park, Crowpark Wood and White Park, which together formed the castle's extensive grounds. Whitehaven Castle, one of the most recognisable buildings within the town centre, is understood to have been remodelled in 1769 and contributes significantly to the architectural, historic and visual quality of this character area. Castle Park, Crowpark wood and White Park, due to their elevation and density of trees, help

to give the town a dramatic and attractive green backdrop and are therefore considered fundamental to defining the special character of the town's conservation area.

## **Whitehaven Castle**

### Designation and Importance

Listed Grade II

1769

In 1675 Sir John Lowther purchased The Flatt, Whitehaven's mansion house from Sir George Fletcher of Hutton. In 1769, Sir John's descendent Sir James Lowther of Lowther rebuilt the house in its current form and renamed it Whitehaven Castle.



1880. Image reproduced by kind permission of The Beacon Museum



### The Degree to which Whitehaven Castle's Heritage Significance can be Appreciated from the Viewing Place

Whitehaven Castle is considered to be one of the most significant buildings, both visually and culturally within the town centre and its prominence can be clearly appreciated from View 3.

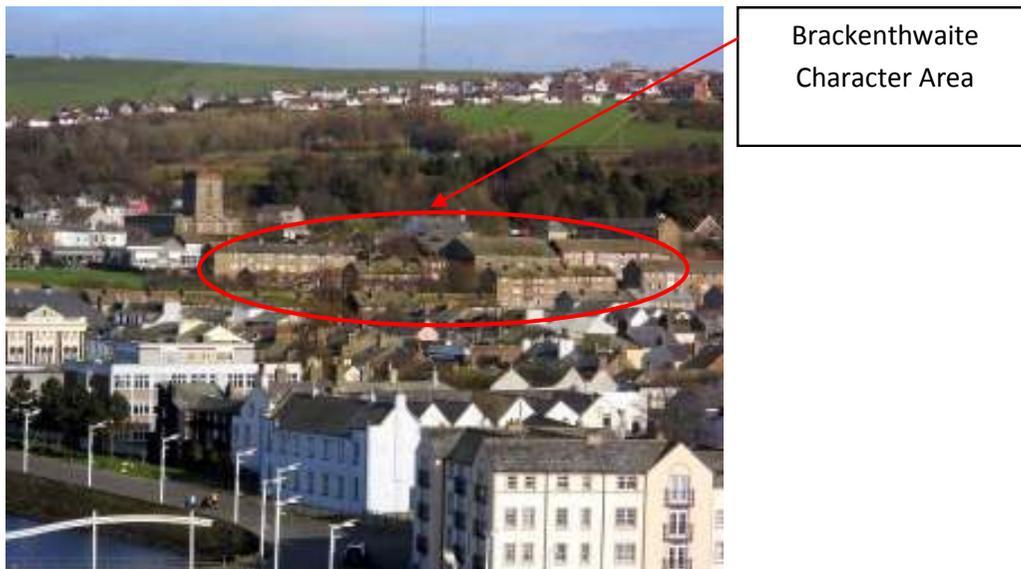
Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved, but the prominent position of the Castle in relation to the Town Centre and High Street Conservation Area can be appreciated from View 3.

Is the Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Castle's significance is enhanced by being seen in combination with the Conservation Area and the planned, grid layout of the town.

### **Middle Distance View – Brackenthwaite Character Area**



The Brackenthwaite Character Area lies to the east of the town centre, its northern edge being elevated above the town. Although today this area accommodates 1960s/1970s residential blocks, this area is intrinsically linked to the rapid and deliberately planned settlement which developed during the 17<sup>th</sup> and 18<sup>th</sup> centuries as it historically formed the western limit of the Lowther family's grid-iron pattern of streets. Although the comprehensive clearance

and development in the 1960s/1970s removed all physical evidence of this area's earlier buildings, the area was unusually redeveloped using the historic street pattern. This has ensured that although individual buildings are of little architectural or historic interest, the area is still very much part of Whitehaven's townscape.



1960. Image reproduced by kind permission of The Beacon Museum

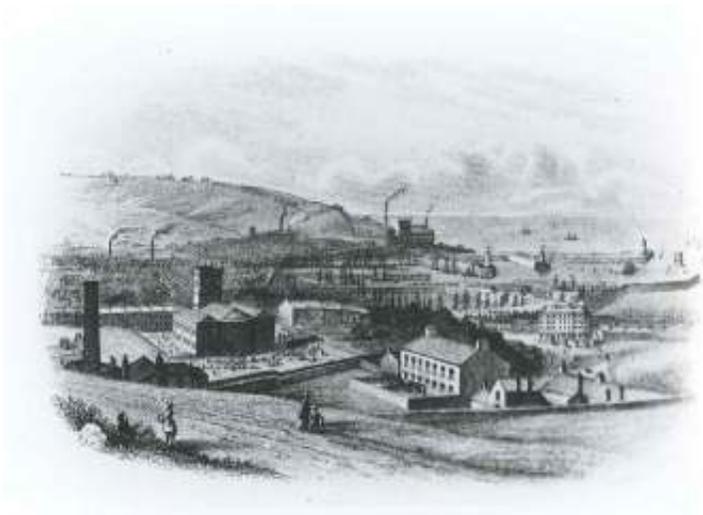
### Far Distant View – High Street Character Area



The High Street Character Area climbs steeply to the West of the town centre and includes St James' Church, High Meeting and several Georgian terraces and areas of open space and woodland.



1956



1880

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## St James' Church

### Designation and Importance

Listed Grade II

St James' Church is one of the most visually prominent buildings within the entire town centre. It was built in 1752/3 following the development of the Brackenthwaite area and High Street to the west of George Street. It was strategically placed at the elevated northern end of Queen Street and its church tower stands high above the surrounding roof scape of the Conservation Area, reinforcing its architectural and religious importance.



1920

Images reproduced by kind permission of The Beacon Museum

The Degree to which St James Church's Heritage Significance can be Appreciated from the Viewing Place

View 3 provides an opportunity to view the front elevation of the church from a far distant point and demonstrates the church's prominent position set on a hillside above the town centre. Therefore the Church's significance as a historic landmark feature is enhanced by the View.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved, but the prominent position of the church above the town centre can be appreciated from View 3.

Is St James' Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

St James' Church's significance is enhanced by being seen in combination with the Conservation Area and the planned, grid layout of the town.

**High Meeting / The Kirk, High Street**





1960, Image reproduced by kind permission of The Beacon Museum

### Designation and Importance

Listed Grade II and located at the southern end of High Street, The Kirk was originally the church of Whitehaven's Scots Presbyterians before becoming a Methodist house in the late 19th century. The building is identified as 'High Meeting' in J. Howards survey of Whitehaven of 1790.

### The Degree to which The Kirk's Heritage Significance can be Appreciated from the Viewing Place

Due to the distance involved and buildings in front, the detail cannot be appreciated of The Kirk as only the roof and flat-topped bellcote can be seen from View 3, therefore it is not considered to be as significant in terms of the overall View as other Heritage Assets such as St James' Church.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved.

### Is The Kirk's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Kirk's significance is enhanced by being seen in combination with the Conservation Area and St James' Church.

High Street Listed Buildings



1880



1920

Images reproduced by kind permission of The Beacon Museum

### Designation and Importance

1-11 High Street mid-18<sup>th</sup> century

Listed Grade II

By 1794 the town had expanded northwards through the Brackenthwaite area to meet St James' Church and High Street had been substantially developed. The buildings occupy a prominent position overlooking the town centre and include a number of substantial properties.

### The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

The front of several of the Listed properties are clearly visible from a distance, however these are not considered to be as significant in terms of the overall View as other Heritage Assets such as St James' Church because of scale, mass and height.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the historic significance of the Listed Buildings, but it does offer the opportunity to appreciate the elevated position of the buildings in relation to the town centre.

### Are the Listed Buildings' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Listed Buildings significance is enhanced as a result of being seen within the context of the Conservation Area and St James' Church.

**Far Distant View – Corkickle Conservation Area**



1869

Image reproduced by kind permission of The Beacon Museum



### Designation and Importance

Corkickle Conservation Area is primarily comprised of groups of mid-Georgian to mid-Victorian houses built alongside roads that rose from Whitehaven Castle towards the 20<sup>th</sup> century Loop Road South. The houses are generally orientated to take advantage of views to the South West and over the valley towards Kells. Their location also meant that they were distanced from the town's historic industrial activity and related air-borne waste.

The buildings are large and predominantly substantial paired early 19<sup>th</sup> century villas and short lengths of generously proportioned terraced houses, most decorated by relatively grand architectural features. The roofs, some tucked behind parapets, rise up the slope to create robust and stepped ridge lines topped by substantial chimney stacks and pots to create a traditional and attractive silhouette. Gardens bounded by metal railings add to the area's residential and period character. The established tree and shrub cover is attractive and significant.

### The Degree to which Corkickle Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

View 3 provides an opportunity to view the Corkickle Conservation Area, many listed buildings on Front Corkickle, Foxhouses and Inkerman Terrace are visible although their detail cannot be appreciated because of the distance, however the scale of the properties, their elevated position and their relationship with the Town Centre and High Street Conservation Area can be appreciated from this viewpoint. They make a substantial contribution to establishing the historic setting to the Georgian planned town.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved, but the location of the Conservation area and its relation to the town centre can be appreciated from View 3.

Is the Corkickle Conservation Area Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Corkickle Conservation Area's significance is enhanced by being seen in combination with the Town Centre and High Street Conservation Area and the historic harbour.

#### **Far Distant View**

#### **Church of St Begh, Coach Road**



#### Designation and Importance

Listed Grade II

1865-1868

A fine and relatively unaltered Roman Catholic church designed by the eminent architect E W Pugin, showing both typical and original features of the architect's style.

The Degree to which the Listed Buildings' Heritage Significance can be Appreciated from the Viewing Place

Due to the distance involved the detail of the Church cannot be appreciated from View 3. However its decorated roof is visible revealing a distinctive element of Pugin's architectural style.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is neither the best nor only place to view the Asset due to the distance involved.

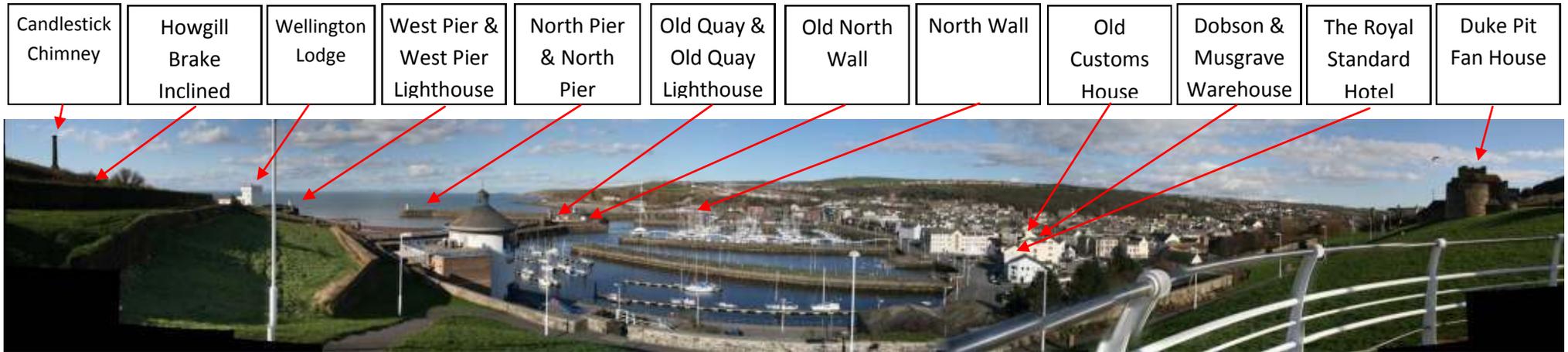
Is the Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Church's roof is enhanced by being seen in combination with other historic roofs in the town centre.

### Step 3 Understanding the Significance of each Heritage Asset in the View

#### 3.1 Description of Each Heritage Asset

##### 3.1.1 South Harbour and North Harbour Character Areas



(A factual summary of the history and nature of each Asset has been provided in Part 2)

#### Candlestick Chimney



<p><b>Wellington Lodge</b></p>		
<p><b>West Pier (Graded II Listed)</b>  List entry number: 1335967  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897</a>  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch</a></p>		
<p><b>West Pier Lighthouse (Grade II Listed)</b>  List entry number: 1086806  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898</a></p>		

<p><b>Old New Quay (Grade II Listed)</b>  List Entry Number: 1374256  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1374256&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1374256&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75896">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75896</a></p>	
<p><b>Old Quay (Scheduled Ancient Monument and Grade II Listed)</b>  List entry number: 1004593  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	 <p data-bbox="1673 930 1928 962"><b>Old Quay Lighthouse</b></p>
<p><b>North Wall (Grade II Listed)</b>  List entry number: 1038936  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899</a></p>	

<p><b>Howgill Brake Inclined Plane</b></p>	
<p><b>Old Custom House 10 West Strand (Listed Grade II)</b>  List entry number : 1086718  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086718&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086718&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76060">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76060</a></p>	
<p><b>Royal Standard Hotel/The Waterfront, West Strand (Grade II Listed)</b>  List entry number: 1086719  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062</a></p>	

**Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II Listed)**

List entry number: 1336005

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336005&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76061>



**Duke Pit Exhauster House (Scheduled Ancient Monument)**

List entry Number: 1016090

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1016090&searchtype=mapsearch>



### 3.1.2 Old Town Character Area

Market Hall, Market Place



Image: Old Town Character Area from Viewing Point 3.

#### Market Hall (Grade II Listed)

List entry number: 1086724

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086724&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76010>



### 3.1.3 The Flatt Character Area



Image: Flatt Walks Character Area from Viewing Point 3 (highlighted in red).

#### **Whitehaven Castle (Listed Grade II)**

List entry number: 1335996

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335996&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75937>



### 3.1.4 Georgian Grid Iron Character Area



Image: Georgian Grid Iron Character Area from Viewing Point 3.

#### St Nicholas Church Tower (Listed Grade II)

List entry number: 1038534

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75906>





**Somerset House, Duke Street (Grade II\* Listed)**

List entry number: 1086776

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086776&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75926>



**Old Town Hall, Duke Street**

List entry number: 1086779

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086779&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75929>



**Co-operative Store 5 Duke Street (Grade II Listed)**

List entry number: 1086772

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086772&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75922>

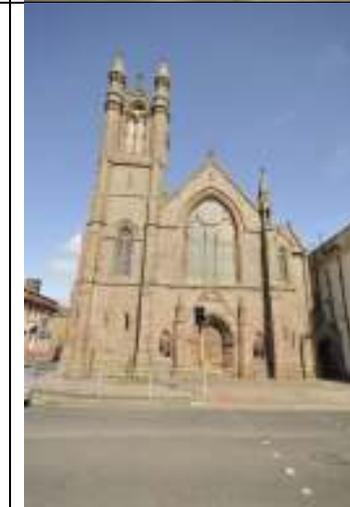


**Methodist Church, Lowther Street (Grade II Listed)**

List entry number: 1263963

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=429158>



### 3.1.5 Brackenthwaite Character Area



Brackenthwaite  
Character Area

The Brackenthwaite Character Area lies to the east of the town centre, its northern edge being elevated above the town. Although today this area accommodates 1960s/1970s residential blocks, this area is intrinsically linked to the rapid and deliberately planned settlement which developed during the 17<sup>th</sup> and 18<sup>th</sup> centuries as it historically formed the western limit of the Lowther family's grid-iron pattern of streets. Although the comprehensive clearance and development in the 1960s/1970s removed all physical evidence of this area's earlier buildings, the area was unusually redeveloped using the historic street pattern. This has ensured that although individual buildings are of little architectural or historic interest, the area is still very much part of Whitehaven's townscape.

### 3.1.6 High Street Character Area



Image above: Looking east towards High Street Character Area from Viewing Point 3 (highlighted in red).

**St James' Church, High Street (Grade II Listed)**

List entry number: 1086747

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086747&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75964>



**High Meeting/The Kirk**

List entry number: 1263964

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263964&searchtype=mapsearch>

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=429161>



**1-11 High Street Listed Buildings (Listed Grade II)**

List entry number: 1086748

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75966>

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086748&searchtype=mapsearch>



### 3.1.7 Corkickle Conservation Area



Image: Looking southwest towards Corkickle Conservation Area (highlighted in red)

Corkickle Conservation Area



Image: Hamilton Terrace (All Listed Grade II)

### 3.1.8 Coach Road

#### Church of St Beghs

List entry number: 1392021

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1392021&searchtype=mapsearch>



### 3.2 Kinetic Changes

View 3 is a Static View rather than a Kinetic View, but the Viewer is likely to move along the viewing platform and up and down Mount Pleasant steps observing slightly different perspectives.

### 3.3 Seasonal and Night Time Changes

View 3 changes according the seasons and times of day. There is little landscaping and shrubbery in the View, but the sea is in a state of constant change in terms of colour and texture and ranges from a calm, blue mill pond on sunny, summer days, through shades of grey when the sky is overcast. During winter storms the waves break against the harbour walls, providing a dramatic backdrop to the relative calm of the enclosed inner harbour area and marina.

At night the harbour is lit by lighting columns along the Millennium Promenade and various installations are flood lit such as the Wave, Crow's Nest and Candlestick Chimney. Sunsets can be dramatic and colourful along the Western horizon, silhouetting the harbour walls, structures and boats.



Image: Whitehaven Harbour from View 3 at night.

### 3.4 Heritage Values of the Heritage Assets

#### *Who Values the Place and Why?*

View 3 provides an opportunity to observe Whitehaven from an elevated position. The town centre and harbour are valued by local residents and visitors alike as a unique and accessible example of an early Georgian planned town and harbour. The Churches are valued as historic landmarks and there is a strong local interest in the town's industrial heritage.

View 3 also provides an opportunity to view Corkickle Conservation Area and appreciate the value of the listed buildings although from a distance.

These Values are reflected in a widespread desire to protect and enhance the historic town, as evidenced in public concern in the local media about the impact of new development proposals and in the Council's planning policies and recognition of the potential role of heritage-led regeneration in the town's economic future.

However there is recognition that the town's relative geographic isolation has an impact on its potential to attract investment from outside the area, and to draw more visitors in from the nearby Lake District National Park. This has had both positive and negative impacts on the historic shape and fabric of the town; positive in that much of the historic fabric remains today as comprehensive clearance and redevelopment did not take place in the late 19<sup>th</sup> century and in the post WW2 period as in so many other towns and cities, and negative in the sense that many of the town's fine Georgian buildings show signs of disrepair and dilapidation.

#### *Their relative importance*

The Heritage Assets could be considered to be of varying importance to visitors and residents. There is high value placed on the town centre and harbour as a whole and public consultation on Issues and Options for the SPD has shown general support for the preparation and adoption of an SPD to guide new development in the town centre and harbour areas. However the poor condition of many individual Listed Buildings suggests that these buildings might be valued less than in other towns, but more probably this is a consequence of the relatively low levels of economic activity.

#### *Whether associated objects contribute to them*

The identified Heritage Assets in View 3 all make a substantial contribution to the Value placed upon the town. In particular however, the Harbour area, including the various structures and buildings associated with it, generates a very high level of public pride. This area has benefitted from recent investment in the public realm and accessibility has been improved.

The Georgian town centre is also valued as a whole, although many individual buildings within it, including Listed Buildings show signs of neglect. This is a symptom of the economic cost of the buildings' restoration and repair in the context of the capital values and suggests that maintaining the buildings to a high standard is unaffordable or considered uneconomic.

*The contribution made by the setting and context of place*

Whitehaven today is a special place. The storm weathered sandstone sea walls of the harbour area and numerous maritime related structures and buildings, provide an extraordinary and tangible reminder of the town's seafaring history. Wide horizons, dramatic skies and westward sea views give the harbour an open character which is in dramatic contrast to the dense urban layout of the celebrated early Georgian town centre. The core's grid iron structure of hierarchical streets, elegant rows of rendered three storey town houses and fine merchants' properties punctuated by landmark buildings combine to form a beautiful and fascinating historic townscape.

*How the Place compares with others sharing similar values*

Whitehaven is considered unique, in terms of its Georgian planned town and harbour. It is regarded as the first post-Medieval planned town in the country. The Scheduled Ancient Monuments around the harbour and Listed Buildings demonstrate that the town and the Heritage Assets within it are considered to be of national significance. However the town does not attract the inward investment enjoyed by other similar sized towns such as Cockermouth and Keswick and the townscape heritage appears to be in a far poorer condition than other Georgian towns such as Harrogate or Bath, and perhaps this is a reflection of the town's isolated location and the local economic climate of West Cumbria.

3.5 Summary of The Relative Heritage Values of Assets and their Significance

Heritage asset	Summary of Heritage Value
Whitehaven Town Centre and High Street Conservation Area	Very Highly valued by local people and visitors Recognised to be of national heritage significance
Old Quay, West Pier and Lighthouses	Very Highly valued by local people and visitors. Some concerns about poor accessibility raised in public consultation for SPD Issues and Options.
Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	Very Highly valued by local people and visitors as key landmark historic features linked to the town's industrial past.

St James' Church Tower	Highly valued by local people as a historic landmark. Described by Sir Nikolaus Pevsner as ' <i>the finest Georgian church interior in the county</i> '
St Nicholas Church Tower	Highly valued by local people and visitors, particularly in relation to links with George Washington and the USA. Provides a community focus.
Methodist Church	Highly valued by local people and visitors.
Whitehaven Castle	Highly valued as a historic landmark by local people and visitors.
Old Customs House, Royal Standard Hotel, Dobson & Musgrave Warehouse, West Strand	Highly valued by local people and visitors as surviving harbourside buildings which illustrate, in part, the historic appearance of the area.
Somerset House	Highly valued as a historic landmark. Needs bringing back into use.
Old Town Hall	Highly valued as a historic landmark. Needs bringing back into use.
Market Hall	Highly valued as a historic landmark.
Front of High Street – Listed Buildings	Medium to high local heritage value as an attractive local terrace of houses.
High Meeting, High Street	Low to medium local heritage value
Cooperative Store, Duke Street ("Chattanooga")	Highly valued as historic landmark.
Corkickle Conservation Area	Highly valued as important gateway into the town centre and high quality buildings and spaces.
St Begh's Church	Highly valued by local people. Designed by a nationally renowned architect.

### 3.6 Statement of Significance and Significance of Asset in the View

The following Table sets out the significance of each asset as a whole, even though it may not be completely visible, together with the Significance of the Asset in relation to the View.

<b>Heritage Asset</b>	<b>Significance of Heritage Asset</b>	<b>Significance of Asset in the View</b>
Whitehaven Town Centre and High Street Conservation Area	Very High Significance as a whole Conservation Area 249 Listed Buildings 3 Scheduled Ancient Monuments	Very Highly Significant
Old Quay, West Pier and Lighthouses	Very High Significance Listed Grade II 3 Scheduled Ancient Monuments	Very Highly Significant

Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	Very High Significance - Duke Pit Fan house Scheduled Ancient Monument  Medium Significance – Wellington Lodge, Candlestick Chimney, Howgill Inclined Plane	Very Highly Significant
St James' Church Tower	High Significance Listed Grade II	Very Highly Significant
St Nicholas Church Tower	High Significance Listed Grade II	High Significance
Methodist Church	High Significance Listed Grade II	High Significance
Whitehaven Castle	High Significance Listed Grade II	High Significance
Old Customs House, Royal Standard Hotel, Dobson & Musgrave Warehouse, West Strand	Medium to High Significance – Listed Buildings	High to Medium Significance – key surviving harbourside buildings albeit limited to side and rear views
Somerset House	High Significance Listed Grade II*	Medium - Low Significance due to limited view of the building
Old Town Hall	High Significance Listed Grade II	Medium - Low Significance due to limited view of the building
Market Hall	High Significance Listed Grade II	Medium Significance
Front of High Street – Listed Buildings	Medium to High Significance Listed Grade II	Medium Significance due to distance
High Meeting, High Street	Medium Significance Listed Grade II	Low Significance due to distance and obscured view
Cooperative Store, Duke Street	Medium – High Significance	High Significance – but only partially seen from view
Corkickle Conservation Area	Medium Significance	Medium Significance
St Begh's Church	High Significance Listed Grade II*	Medium Significance due to distance from the viewing place

#### Step 4 Assessing the Overall Heritage Significance in a View

The following Table sets out the relative contribution of each identified Heritage asset to the overall value of the view, highlighting those assets that contribute most to overall historical significance.

Heritage Asset	Relative Contribution to Overall Value of View
Whitehaven Town Centre and High Street Conservation Area	<p><i>Greatest Overall Significance to the View</i>  <i>Major Contribution to Historical Significance</i></p> <p>The Asset forms the major element of the View. Most of the Conservation Area is laid out clearly below the Viewpoint and the Georgian Grid Iron and South and North Harbour Areas are highly visible. Individual Listed Buildings are of less significance than groups of buildings due to the distance of the Assets from the Viewpoint.</p>
Old Quay, West Pier and Lighthouses	<p><i>High Significance to the View</i>  <i>Major Contribution to Historical Significance</i></p> <p>These Assets provide a clear and tangible reminder of the town's maritime past. They include 3 Scheduled Ancient Monuments and are of considerable historical importance. The Assets can be enjoyed from View 3 (although West Pier is obscured by the Hillside, the lighthouse can be seen) and are considered to be highly significant in the View.</p>
Candlestick, Wellington Lodge, Duke Pit Fan House, Howgill Inclined Plane	<p><i>High Significance to the View</i>  <i>Very High Contribution to Historical Significance</i></p> <p>These Assets provide a clear and tangible reminder of the town's industrial and mining past and collectively have a high contribution to historical significance. Duke Pit Fan House is a Scheduled Ancient Monument.</p>
St James' Church Tower	<p><i>High Significance to the View</i>  <i>Major Contribution to Historical Significance</i></p> <p>The Asset is clearly visible from the Viewpoint. The Viewpoint is from a distance but the prominent position of the church overlooking the town and harbour can be appreciated.</p>
St Nicholas Church Tower	<p><i>High Significance to the View</i>  <i>Major Contribution to Historical Significance</i></p> <p>The Church Tower is considered to be highly significant in terms of the town's social history and links with the USA. The height of the Tower provides a landmark building which is significant within the context of the town centre.</p>

Methodist Church	<p><i>High Significance to the View</i>  <i>Major Contribution to Historical Significance</i>  The Church Tower provides a landmark building which is significant within the context of the town centre.</p>
Whitehaven Castle	<p><i>High Significance to the View</i>  <i>Very High Contribution to Historical Significance</i>  The principal elevation of the Castle and its 18<sup>th</sup> century design symmetry can be seen from the viewpoint. The scale and mass of the building ensures that it makes a significant visual impact.</p>
Old Customs House, Royal Standard Hotel, Dobson & Musgrave Warehouse, West Strand	<p><i>High Significance to the View</i>  <i>Medium to Low Contribution to Historical Significance</i></p>
Somerset House	<p><i>Medium Significance to the View</i>  <i>High Contribution to Historical Significance</i>  Only the top storey and roof of the building are visible.</p>
Market Hall	<p><i>High Significance to the View</i>  <i>Medium Contribution to Historical Significance</i>  The domed clock tower provides a physical landmark for the commercial function of the town.</p>
Old Town Hall	<p><i>Medium Significance to the View</i>  <i>High Contribution to Historical Significance</i>  The roof of the building is visible from View 3</p>
Front of High Street – Listed Buildings	<p><i>Medium Significance to the View</i>  <i>Medium Contribution to Historical Significance</i>  Due to distance detail cannot be appreciated but the View provides the opportunity to appreciate the elevated position of the buildings in relation to the town centre.</p>
High Meeting, High Street	<p><i>Low Significance to the View</i>  <i>Low Contribution to Historical Significance??</i></p>
Cooperative Store, Duke Street	<p><i>High Significance to the View</i>  <i>High Contribution to Historical Significance</i></p>
Corkickle Conservation Area	<p><i>Medium Significance to the View</i>  <i>Medium Contribution to Historical Significance</i></p>
St Begh's Church	<p><i>Medium Significance to the View</i>  <i>High Significance to Historical Significance</i></p>

## **Step 5 How Can the Heritage Significance be Sustained?**

There are a number of ways in which the appreciation of the heritage significance within the View will be sustained.

The SPD provides design guidance for new development in relation to height, scale and massing of new development and advises that Developers should consider the impact of any development proposals on the Defined Views. Buildings should generally be of three storeys or less, except where they are sited close to or adjacent to a steep slope and the building is sited within the existing silhouette of the hillside. The View towards the harbour should be protected where the design takes account of the principles set out in the SPD and the scale and massing of any new development does not overwhelm or dominate the sensitive setting.

Listed Buildings and Scheduled Ancient Monuments are protected by law, and policies in the Local Plan and emerging Core Strategy and Development Management Document support their protection and enhancement. These Policies are:

Copeland Local Plan 2001-16:

Policy TCN9, Policy TCN10, Policy TCN12, Policy ENV26, Policy ENV29

Copeland Core Strategy:

Policy ER7 A, Policy ER8, Policy ENV1, Policy ENV4

Copeland Development Management Document

Policy DM26.

Developers will be expected to demonstrate that they have assessed the impact of developments on the identified Views.

Developers are expected to use the methodology set out in English Heritage's guidance document Seeing the History in the View Part B.

## **View 4 – East Towards the Harbour Frontage and Town Centre from West Pier**



### **Step 1 Establishing the Importance of the View**

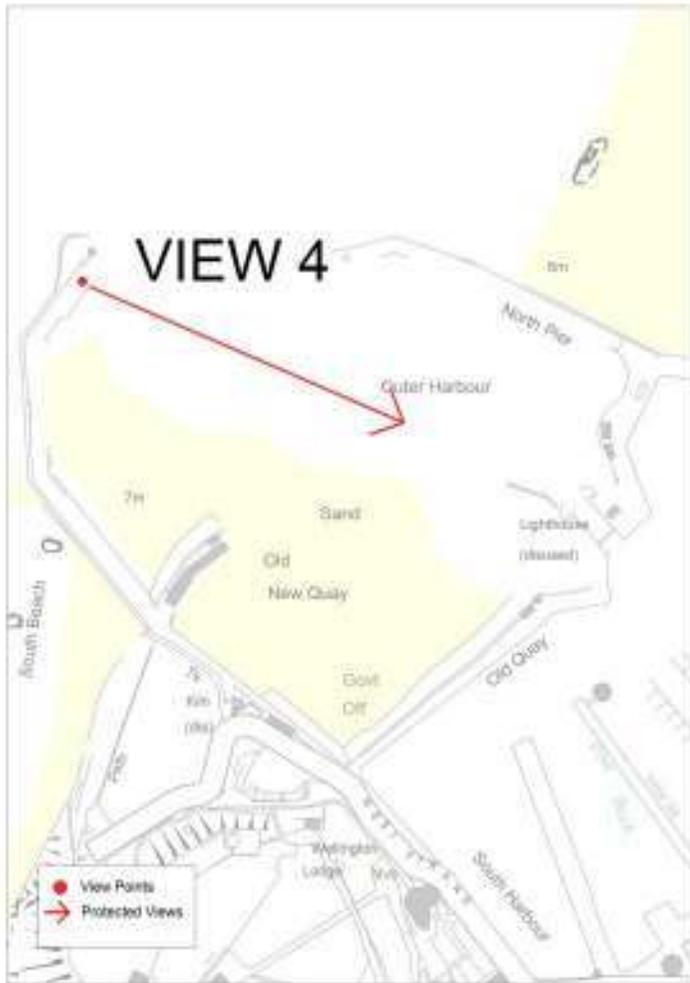
#### **1.1 Reason for selecting View and Viewing Place**

View 4 allows the observer to view Whitehaven from the seaward side. It is the first extensive view of the harbour and town for those approaching from the Irish Sea and would have been a welcome sight for many of the merchant sailors coming into port in the 18-19<sup>th</sup> centuries after days or weeks at sea.

The View takes in the wide sweep of the outer harbour, including various historic maritime buildings and structures. The buildings in the town centre are framed by the steeply rising hillsides to the north and south, and an extensive area of open water in the foreground. The Viewing Place is a popular and attractive destination for those walking around the harbour walls who wish to enjoy the harbour views.

The View is identified as “View 1: The harbour quay, which offers a fine view of the town with the hills behind” in the Conservation Area Public Realm Appraisal.

1.2 Description of Viewing Place and Assessment Point



Plan 4 - View 4 Location of View Point and Direction of View

The Viewing Place and Assessment Point are at the far end of the West Pier, close to the West Pier Lighthouse. There are Views towards the town from a lengthy stretch of the West Pier. The Pier is sheltered on the windward side by a high harbour wall and the well-worn red sandstone surface is an attractive and atmospheric feature, strongly redolent of the town's maritime heyday.

The irregular surface impacts on the accessibility of the West Pier but the Pier is a Scheduled Ancient Monument and is protected from unsympathetic alteration.

### 1.3 History of the View from the Viewing Place



*Whitehaven Harbour c late 19<sup>th</sup> C.*

Image reproduced by kind permission of The Beacon Museum

The View extends eastwards towards the town centre and encompasses the steep green hillsides which frame the town centre to the north and south. The historic maritime structures of the outer harbour including several scheduled ancient monuments are clearly visible, as are several structures associated with the industrial heritage of the town such as Wellington Lodge and the Candlestick Chimney.



*West Pier Lighthouse.*

Image reproduced by kind permission of The Beacon Museum.

In the middle distance several Listed Buildings provide an attractive containment of the harbour frontage, and the complex roof scape of the town centre buildings is punctuated by the church towers of St James, St Nicholas and the Methodist Church. The View clearly demonstrates the historic inter-relationship between the town centre and the harbour, and offers a visual explanation of the geographical barriers to the town's extension in the 18<sup>th</sup> century from the surrounding steep hillsides. The church tower of St John's Church in Hensingham is silhouetted against the skyline, and parts of the Corkickle Conservation Area are visible against the hillside to the north of the town centre.

To the south the cliff landscape of the Heritage Coast rises up to the dramatic sweep of St Bees Head, and to the north the lower cliffs and rocky coastline stretch into the distance.

## Step 2 Selection of Heritage Assets in the View

### 2.1 List of Heritage Assets scoped for inclusion in, or exclusion from the more detailed analysis



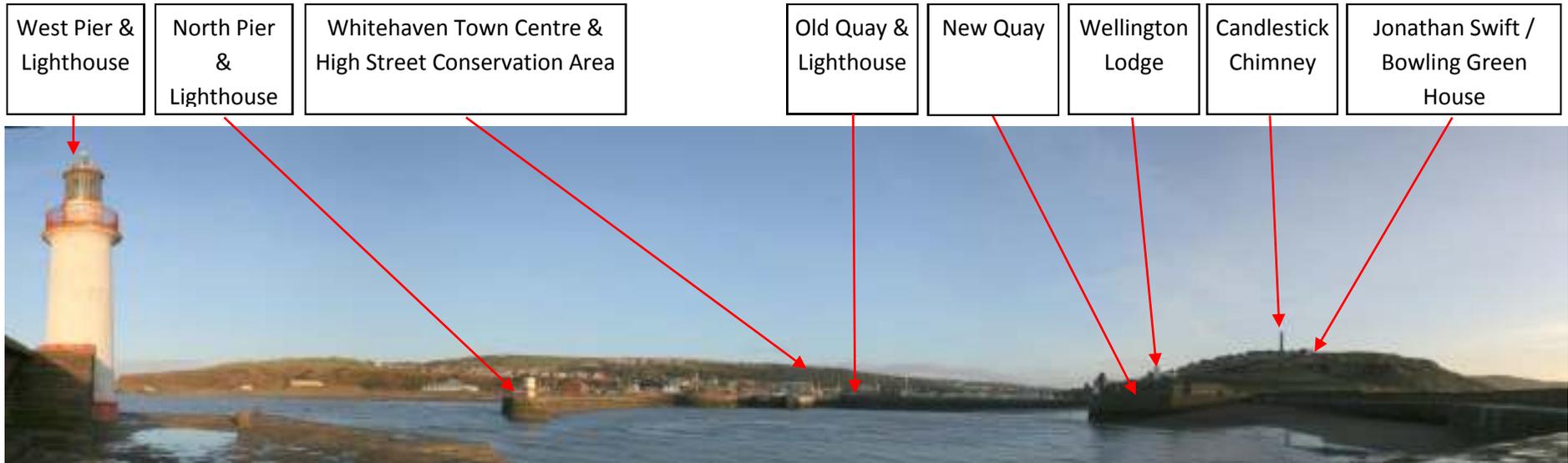
The Heritage Assets in the View which have been included in the Assessment are:

- Whitehaven Town Centre and High Street Conservation Area – South Harbour and North Harbour, Georgian Grid Iron, Old Town and High Street Character Areas
- Churches and Chapels – High Meeting / The Kirk, St James’ Church, St Nicholas’ Church Tower and the former Methodist Church
- Corkickle Conservation Area
- West Pier (Graded II Listed), Old Quay (Scheduled Ancient Monument and Grade II Listed), The Watch House (Grade II Listed), Old Quay Lighthouse , North Pier (Grade II Listed)
- Old Custom House 10 West Strand (Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II), Royal Standard Hotel 13 West Strand (Grade II)
- Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)
- Bowling Green House / Jonathon Swift’s House

These Heritage Assets are all considered to be worthy of inclusion in the Assessment. The Assets are all visible from the naked eye and all make a contribution towards the overall View from the Viewing Place.

**Overall View**

**Whitehaven Town Centre and High Street Conservation Area – North Harbour, South Harbour, Georgian Grid Iron, Old Town and High Street Character Areas**



Looking across the Harbour from North East to South West





1839



1962

Images reproduced by kind permission of The Beacon Museum

#### Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974 and the Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011. A number of Character Areas were identified and described in the Whitehaven Town Centre and High Street Conservation Areas Character Appraisal and View 4 includes significant parts of the South Harbour and North Harbour Character Areas, together with glimpses of the rooftops in the Georgian Grid Iron and limited aspects of the High Street and Old Town Character Areas. The unlisted St John's Church in Hensingham is visible on the skyline.

#### The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The View encompasses extensive parts of North and South Harbour Character Areas and demonstrates the close historic links between the town and commercial port. The historic harbour walls and structures in weathered red and Whitehaven white sandstone provide strong visible evidence of the town's maritime past. The silhouette of the undulating and complex roofline of the Georgian Grid Iron in the town centre is identifiable, punctuated by the 3 church towers of St Nicholas, St James and the Methodist churches together with a number of visually invasive and inarticulate large, modern structures such as the Multi Storey Car Park. The High Street Character Area is visible up on the hillside overlooking the town and harbour to the North East, and the Church of St James is a strongly identifiable landmark. Elements of the Old Town Character Area are just visible to the south east.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

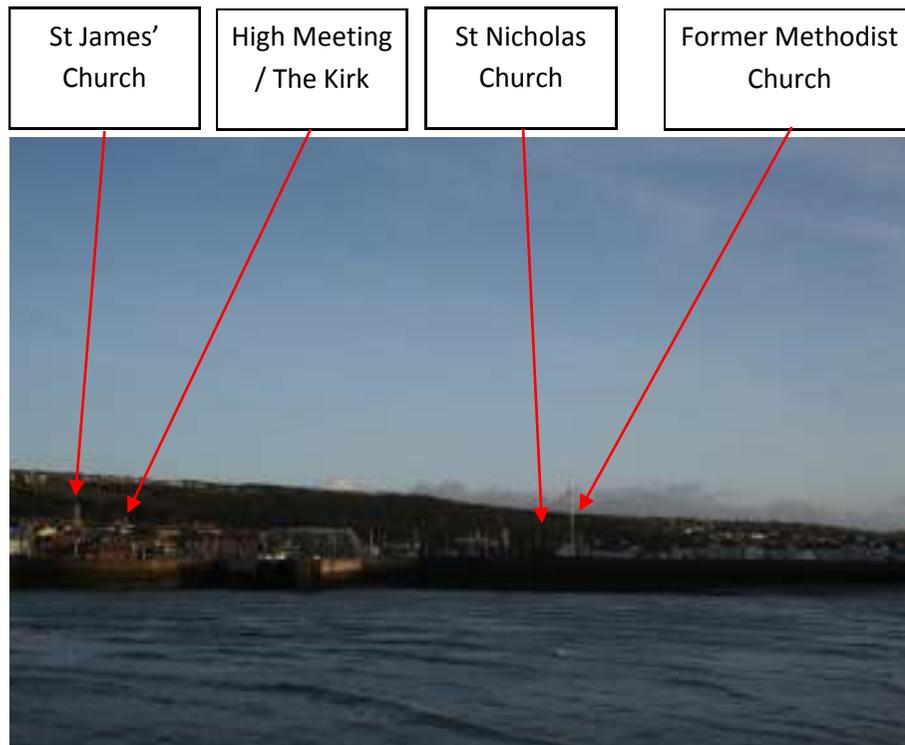
View 4 allows the viewer an opportunity to appreciate the historic layout and form of the ancient port. This is one of the best places in Whitehaven from which to view and enjoy the harbour part of the Conservation Area.

Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Conservation Area is enhanced as a result of being seen in conjunction with other Heritage Assets such as the Scheduled Ancient Monuments around the harbour area and the buildings and structures associated with the town's industrial heritage on the hillside to the south.

The North and South Harbour Character Areas make up the majority of the View and make a highly significant contribution towards View 4.

**Churches and Chapels - High Meeting / The Kirk, St James Church, St Nicholas' Church Tower and the Former Methodist Church**





1960, Image reproduced by kind permission of The Beacon Museum

### Designation and Importance

Listed Grade II and located at the southern end of High Street, The Kirk was originally the church of Whitehaven's Scots Presbyterians before becoming a Methodist house in the late 19th century. The building is identified as 'High Meeting' in J. Howards survey of Whitehaven of 1790.

St James Church is Listed Grade II\*. It is one of the most visually prominent buildings within the entire town centre. It was built in 1752/3 following the development of the Brackenthwaite area and High Street to the north of George Street. It was strategically placed at the elevated northern end of Queen Street and its church tower stands high above the surrounding roof scape of the Conservation Area.

St Nicholas Church Tower is Listed Grade II. Sir John Lowther commenced the construction of Lowther Street in 1687 in order to create a broad street through the centre of his estate, linking Whitehaven Castle to the harbour. The settlement's existing small chapel blocked the projected line of the street and was demolished. The orientation of the planned new church of St Nicholas was subject to significant debate at the time. Lowther Street runs North West to South East and a church facing East would have been at an angle to Sir John's Street pattern. Sir John is believed to have consulted an architect from London who advised him that European churches often had little regard to an Eastern orientation and as a consequence the new church was sited in conformity with the street line. The West doorway and 2 gallery columns remain from 1693. A new church was built in 1883, but today only the Tower remains and the site of the church is a public garden. George Washington's Grandmother (Mildred Warner Washington) was married to a prominent Whitehaven Merchant, George Gale and is buried in St Nicholas' Churchyard.

The Former Methodist Church is Listed Grade II and dates from 1877 with 18<sup>th</sup> century features. Located on the Lowther Street crossroads, the Former Methodist Church is one of the most visually prominent buildings within the town. Constructed from red sandstone rocks in Gothic style, the Church was built in 1877 by T L Banks Architect. The Church imposes a substantial presence and introduces flamboyant architectural variety into the street scene. The Church is currently vacant and considered to be at risk.

The Degree to which The Chapels' and Churches' Heritage Significance can be Appreciated from the Viewing Place

Due to the distance involved and buildings in front, the detail of The Kirk cannot be appreciated as only the roof and flat-topped bellcote can be seen from View 4, therefore it is not considered to be as significant in terms of the overall View as other Heritage Assets such as the West Pier and Harbour buildings.

View 4 demonstrates St James' prominent position set on the rising valley slope above the town centre. The church is a visually powerful element in the view, providing a strong visual and architectural focus. Therefore the Church's significance as a historic landmark feature is enhanced by the View.

St Nicholas' Church tower is one of the few buildings in the town centre to rise higher than the predominant 3 storeys of the majority of the town centre buildings and the landmark nature of the Church Tower can be seen clearly from View 4. It was a planned landmark building at the heart of the Georgian town, reinforcing the pre-eminent importance of Lowther Street in the 18<sup>th</sup> century town plan and providing a visual stepping stone between the Castle and the harbour.

The Former Methodist Church is considered to be one of the most visually significant buildings within the town centre due to its height, and its prominence can be clearly appreciated even from the distance of from View 4.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is neither the best nor only place to view the Assets due to the distance involved. However View 4 provides an opportunity to understand the Churches prominent positions in the town centre and to appreciate the relative heights of the church towers which punctuate the roofline.

Are the Churches' and Chapels' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Churches and Chapels' significance are enhanced by being seen in combination with other buildings in the Conservation Area.

**Corkickle Conservation Area**

**Far Distant View – Corkickle Conservation Area**



1869

Image reproduced by kind permission of The Beacon Museum



### Designation and Importance

Corkickle Conservation Area is primarily comprised of groups of mid-Georgian to mid-Victorian houses built alongside roads that rose from Whitehaven Castle towards the 20<sup>th</sup> century Loop Road South. The houses are generally orientated to take advantage of views to the South West and over the valley towards Kells. Their location also meant that they were distanced from the town's historic industrial activity and related air-borne waste.

The buildings are large and predominantly substantial paired early 19<sup>th</sup> century villas and short lengths of generously proportioned terraced houses, most decorated by relatively grand architectural features. The roofs, some tucked behind parapets, rise up the slope to create robust and stepped ridge lines topped by substantial chimney stacks and pots to create a traditional and attractive silhouette. Gardens bounded by metal railings add to the area's residential and period character. The established tree and shrub cover is attractive and significant.

### The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The Viewing Place is some distance away from the Conservation Area and only a few buildings on Foxhouses Road are partially visible. However the scale of the properties and their elevated position set above the town against the rising and substantially hillside provide an attractive heritage setting to the town centre.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is not the best or only place to view the Conservation Area's heritage significance as the Viewing Place is some distance from the Conservation Area and does not benefit from an elevated platform to lift extensive views of the area beyond the harbour edge. However, the visible and substantially intact layered historic horizons emphasise the need to protect the visual integrity of historic roofscapes.

### Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Conservation Area's significance is enhanced as a result of its being seen in combination with the High Street and Town Centre Conservation Area, and particularly the harbour area in the foreground.

**Near Distance View**

West Pier & Lighthouse



North Pier & Lighthouse



Old Quay & Lighthouse



Old New Quay



- Old Quay
- West Pier
- Old Quay Lighthouse
- North Pier



North Wall Lighthouse



West Strand



West Pier, 1967

Images reproduced by kind permission of The Beacon Museum

Designation and Importance

Old New Quay 1741

Listed Grade II

Old Quay 1687

Listed Grade II and 3 Scheduled Ancient Monuments (Quay)

County monument number 492

Old Quay Lighthouse 1730

Listed Grade II

County monument number 492

The Watch House, Old Quay

Listed Grade II

West Pier 1824-1839

Listed Grade II

West Pier Lighthouse circa 1839

Listed Grade II

North Pier

Listed Grade II

In 1642 Sir Christopher Lowther began to export sea salt and coal mined from beneath his estate by ship to Dublin. By 1700 80% of all Ireland's coal was imported from Whitehaven. In 1634 Sir Christopher constructed a pier to provide shelter and to enable the harbour to accommodate his growing fleet of ships. This early pier is incorporated into Old Quay.

During the 1670s a thriving tobacco trade developed and by the 1740s Whitehaven had become the second largest tobacco importer in England. However trade was brought to an abrupt end in the 1770s as the American War of Independence stopped trading.

In the early 1700s the town became a centre for ship building and the harbour was developed. In 1733-4, the town's Harbour Trustees built a new pier known as Merchants Quay (now Sugar Tongue) off West Strand. Further improvements followed; the harbour was deepened, New Pier (now Old New Quay) was constructed in 1740-3 and Old Quay was extended in 1753. In 1823 a decision was taken by the town's Harbour Trustees to extend the western limits of the harbour and as a consequence West Pier was constructed from 1830-1838.

From 1709-1711 the town's Harbour Trustees constructed a breakwater out from the western end of Duke Street, initially known as "Mr Lowther's Bulwark" after Sir Christopher Lowther and later simply as "the Bulwark". During the 1780's the North Wall was constructed to enclose the eastern side of the Harbour. In 1804 North Wall was extended and the Bulwark was relocated to the west of its original position. In 1876, the relocated Bulwark was incorporated into a new wet dock, which was named Queen's Dock in honour of Queen Victoria.

The majority of buildings and features, including the harbour walls within this Character Area are constructed from locally quarried Whitehaven sandstone; however local red sandstone also features heavily within the area as it was used to construct West Pier during the 1830s. The significance of the harbour structures is enhanced by the architectural and engineering qualities of their design and construction.

#### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

Old Quay Lighthouse and West Pier Lighthouse are intrinsically linked with the town's maritime and industrial heritage and are important landmarks which aid navigation and contribute to the memorability of the town and help to mark the shape of the harbour.

The View clearly shows the layout of the harbour, including the various bulwarks, tongues and wharfs, harbour walls and various structures and buildings including all 4 lighthouses.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This View Point is considered to be one of the best places in Whitehaven to observe the outer harbour area, looking towards the harbour frontage and town centre beyond.

Are the Assets' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Assets is enhanced as a result of them being seen as a group of ancient maritime related structures linked to the town centre and the industrial heritage assets on the adjoining hillside.

**Middle Distance Views**





1967



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**Candlestick Chimney**

**Wellington Lodge**

**Duke Pit Exhauster House**

**Howgill Brake Inclined Plane**

**Bowling Green House / Jonathon Swift's House**

Designation and Importance

Candlestick Chimney

Wellington Lodge

Duke Pit Exhauster House

Scheduled Ancient Monument

Howgill Brake Inclined Plane

## Bowling Green House / Jonathon Swift's House

17<sup>th</sup> - 18<sup>th</sup> century Listed Grade II

Until the mid 19<sup>th</sup> century the northern slope of the hillside was fairly undeveloped. It was occupied by the town's 18<sup>th</sup> century fortifications, Bowling Green House (a former 17<sup>th</sup>-18<sup>th</sup> century inn with a bowling green), Rosemary Lane and the historic route to St Bees.

The semi ruinous remains of Whitehaven's fort, located between Old Quay and New Old Quay at the base of the hillside add significant interest to the character and historic understanding of the area. The fort is uniquely linked with the formative years of the USA. When it was raided by John Paul Jones (reputedly the founder of the US Navy) in 1778, it became the only part of the UK mainland to be attacked during the American War of Independence.

The hillside changed dramatically following the construction of Wellington Pit and the sinking of 2 mine shafts in 1840 and 1845. Today Wellington Lodge (now used by HM Coastguard), the Candlestick Chimney (formerly a ventilation shaft), the Disused Duke Pit Fan House and the line of the former Howgill Inclined Plane, which historically linked the top of the hillside to the harbour's railway network, survive as physical reminders of the hillside's industrial past. The Candlestick Chimney is unique, with a design said to be based upon a candlestick in Whitehaven Castle and is celebrated as a particularly significant local landmark. The collection of surviving structures stretch the historic urban landscape up and over the south headland and give a glimpse of the 19<sup>th</sup> century landscape which would have been heavily developed with industrial activity and workers housing.

Jonathan Swift House / Bowling Green House is thought to be one of the oldest surviving buildings in Whitehaven and predates the main development of the town in the 17<sup>th</sup> – 18<sup>th</sup> centuries. The building is a former Inn with an associated bowling green, the walled enclosure of which still survives. Local folklor suggests that Jonathan Swift, the 18<sup>th</sup> century author of Gulliver's Travels was inspired to create his fictional town of Lilliput after staying at the house.

### The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

All these structures provide a tangible reminder of the town's industrial past and important role in terms of coal mining and exportation. The buildings sit high upon the hillside to the South, overlooking Whitehaven town centre and harbour, and the Candlestick Chimney and Wellington Lodge provide highly visible landmarks which punctuate the skyline. The Viewing Place allows the Assets to be appreciated in terms of their close historic relationship to the harbour.

Is this the best (or only) place to view the Historic Significance of the Heritage Assets?

This is considered to be one of the best places to view these Assets together as a group on the hillside overlooking the harbour.

Are the Assets' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

These Heritage Assets are enhanced by the opportunity to observe them as a group and this provides the opportunity to greater appreciate and understand the close links between the town's industrial and maritime past.

### **Far Distance Views**

#### **Listed Buildings, South Harbour Character Area**



Image reproduced by kind permission of The Beacon Museum

#### Designation and Importance

1 Marlborough Street

Listed Grade II

Old Custom House

10 West Strand Listed Grade II

Dobson and Musgrave Warehouse, 11 and 12 West Strand

Listed Grade II

1 Hamilton Lane, Royal Standard Hotel, 13 West Strand

Listed Grade II



Images reproduced by kind permission of The Beacon Museum

These buildings are notable as they are considered to contribute significantly to the area's special character and they have positive links to the town's maritime and industrial past.

The Degree to which the Heritage Assets' Heritage Significance can be Appreciated from the Viewing Place

The buildings' heritage significance can be partially appreciated from the Viewing Place due to the distance between the Viewing Place and the harbour frontage. The buildings form an attractive group fronting onto the water side and are significant to the View as they are some of the few remaining buildings that once lined the harbour area.

Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is not the best or only place to view the Listed Buildings, but it provides the opportunity to see the buildings as a group fronting onto the inner harbour. The orientation of the viewpoint shows that the setting of the historic buildings and the integrity of the historic townscape is particularly sensitive, reinforcing the need to ensure that they should be protected.

Is the Asset's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Buildings' significance is diminished by the distance from the Viewing Place but the View offers the opportunity to understand the buildings' relationship with the old port and the corridor leading to the historic retail area focussed on the Market Place.

### Step 3 Understanding the Significance of each Heritage Asset in the View

#### 3.1 Description of each Heritage Asset

**Whitehaven Town Centre and High Street Conservation Area – South Harbour and North Harbour, Georgian Grid Iron, Old Town and High Street Character Areas**



	
<p><b>High Meeting / The Kirk</b>  List entry number: 1263964  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263964&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263964&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429161">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429161</a></p>	
<p><b>St James' Church (Listed Grade II)</b>  List entry Number: 1086747  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086747&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086747&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75964">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75964</a></p>	

<p><b>St Nicholas Church Tower (Listed Grade II)</b>  List entry number: 1038534  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75906">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75906</a></p>	
<p><b>Former Methodist Church</b>  List entry number: 1263963  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158</a></p>	
<p><b>Corkickle Conservation Area</b></p>	

	
<p><b>West Pier (Graded II Listed)</b>  List entry number: 1335967  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75897</a>  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335967&amp;searchtype=mapsearch</a></p> <p><b>West Pier Lighthouse (Grade II Listed)</b>  List entry number: 1086806  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086806&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75898</a></p>	 

**Old Quay (Scheduled Ancient Monument and Grade II Listed)**

List entry number: 1004593

[http://list.english-](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&searchtype=mapsearch)

[heritage.org.uk/resultsingle.aspx?uid=1004593&searchtype=mapsearch](http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&searchtype=mapsearch)

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75894>



**Old Quay Lighthouse**



<p><b>The Watch House</b></p>	
<p><b>North Wall (Grade II Listed)</b>  List entry number: 1038936  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038936&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75899</a></p>	
<p><b>1 Marlborough Street (Listed Grade II)</b>  List entry number: 1247813  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1247813&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1247813&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429195">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429195</a></p>	

<p><b>Old Custom House 10 West Strand (Listed Grade II)</b>  List entry number : 1086718  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086718&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086718&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76060">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76060</a></p>	
<p><b>Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II)</b>  List entry number: 1336005  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336005&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336005&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76061">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76061</a></p>	
<p><b>Royal Standard Hotel 13 West Strand (Listed Grade II)</b>  List entry number: 1086719  <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086719&amp;searchtype=mapsearch</a>  <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76062</a></p>	

**1 Hamilton Lane (Listed Grade II)**

List entry number: 1086718

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335962&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75962>



**Candlestick Chimney**



**Wellington Lodge**



<p><b>Howgill Brake Inclined Plane</b></p>		
<p><b>Duke Pit Exhauster House (Scheduled Ancient Monument)</b> List entry Number: 1016090 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1016090&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1016090&amp;searchtype=mapsearch</a></p>		

### 3.2 Kinetic Changes

View 4 is likely to be experienced as both at Static and a Kinetic View as the observer is likely to stand and observe the View from fixed viewpoints and may also move through several viewing places on the West Pier. Movement along West Pier allows for different aspects of the View to be observed in more detail across the sweep of the harbour and the area of open water.

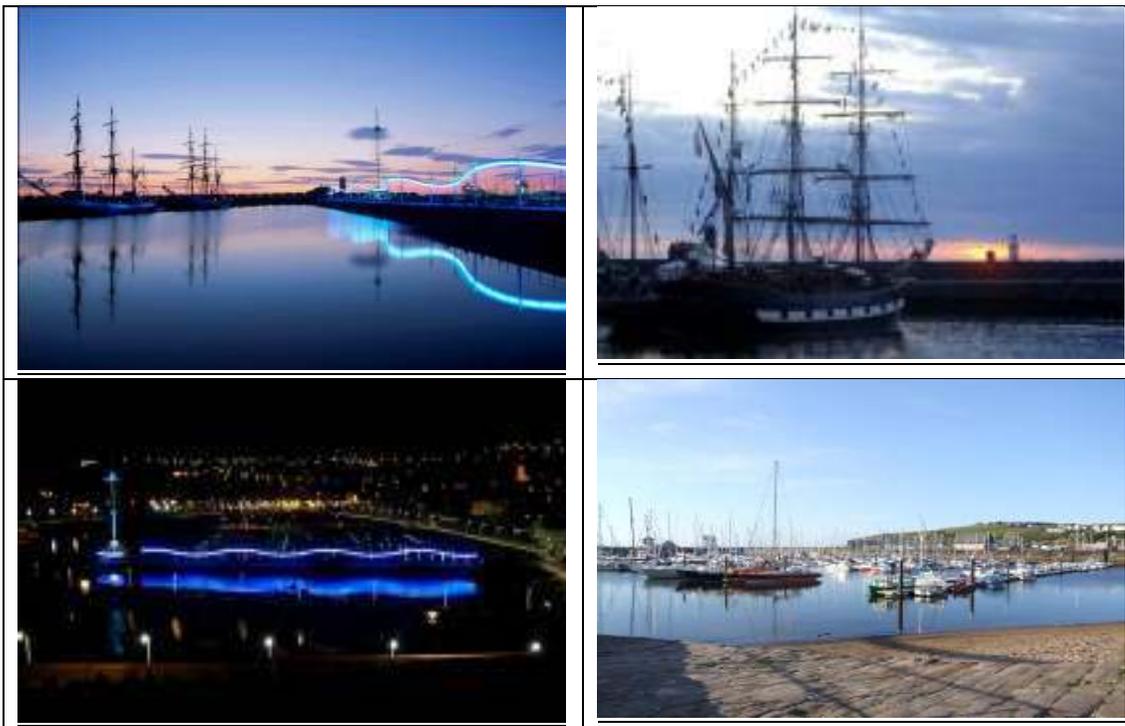
The photographs below illustrate the Views moving from the furthest point of West Pier from North West to South East back towards Old New Quay.



### 3.3 Seasonal and Night Time Changes

There is little vegetation within the foreground and middle distance of View 4, but the flanks of the two hillsides which enclose the town centre in the far distance are undeveloped. The Western facing flank is covered by dense woodland and the foliage of the trees alters the nature of the View at different times of year. The Eastern / Northern facing hillside by contrast is largely covered in rough grass, with some areas mown during the summer months, providing a range of green and brown hues. The sea within the harbour and beyond the walls changes constantly and ranges from a calm, blue millpond in when skies are clear and the wind is light through various shades of grey during overcast and stormy days, when waves are white crested and break over the harbour walls.

In the evenings the harbour area is lit by street lighting and local landmarks such as the Candlestick Chimney, Wave and Crow's Nest features are floodlit, particularly during summer festivals and events. The harbour area also benefits from some very attractive sunsets over the Irish Sea.



### 3.4 Heritage Values of the Heritage Assets

#### *Who Values the Place and Why?*

View 4 provides an outstanding opportunity to observe Whitehaven Harbour from the seaward approach. The harbour is valued by local residents and visitors alike and is considered to be unique on the North West Coast in terms of its historical development and strong links to the United States of America.

#### *How do those Values relate to its fabric?*

These Values are reflected in a widespread desire to protect and enhance the historic town, as evidenced through public concern in the local media about the impact of new development proposals and in the Council's planning policies and recognition of the potential role of heritage led regeneration in the town's economic future.

The Harbour has benefitted from major environmental improvements in 2 recent phases; Phase 1 in 1994 included £47m of investment in the Beacon, Inland Revenue Offices, Lock Gates and Marina and Phase 2 in 2001/01 which provided £13.5m for improvements including the Hub, Promenades, Lime Tongue. This has resulted in a very high quality public realm which incorporates craft and artwork, with areas of public seating and attractive pedestrian and cycle routes. It is the West end of the C2C cross country cycle route.

The Harbour provides a highly successful backdrop for activities related to the annual Whitehaven Festival which attracts hundreds of thousands of people to the town over a single weekend each summer, as well as other arts and heritage related events such as the 2011 Lakes Alive initiative.

#### *Their relative importance*

The Heritage Assets are of great importance to visitors and residents. There is high value placed on the harbour and public consultation on Issues and Options for the Whitehaven Town Centre and Harbourside SPD has shown general support for the preparation and adoption of an SPD to guide new development in the town centre and harbour areas.

#### *Whether associated objects contribute to them*

The identified Heritage Assets in View 4 all make a substantial contribution to the value placed upon the town. The Harbour area, including the various structures and buildings associated with it, generates a very high level of public pride. This area has benefitted from recent investment in the public realm

and the exploitation of the many opportunities afforded by the harbour to reinforce the town's economy through the development of its marina/tourism potential. Accessibility has been improved.

*The contribution made by the setting and context of place*

Whitehaven today is a special place. The storm weathered sandstone sea walls of the harbour area and numerous maritime related structures and buildings, provide an extraordinary and tangible reminder of the town's seafaring history. Wide horizons, dramatic skies and westward sea views give the harbour an open character which is contained by the densely developed town centre to the south and east and steep, wooded hillsides to the north east and south west.

*How the Place compares with others sharing similar values*

Whitehaven is considered unique, in terms of its Georgian planned town and harbour. It is regarded as the first post medieval planned town in the country. The Scheduled Ancient Monuments around the harbour and Listed Buildings demonstrate that the town and the Heritage Assets within it are considered to be of national significance. However the town does not attract the inward investment and high visitor numbers enjoyed by other similar sized towns such as Cockermouth and Keswick and visitor facilities in Whitehaven are more limited.

3.5 Summary of The Relative Heritage Values of Assets and their Significance

<b>Heritage Assets</b>	<b>Summary of Heritage Value</b>
Whitehaven Town Centre and High Street Conservation Area  South Harbour, North Harbour, Georgian Grid Iron, High Street and Old Town Character Areas  Corkickle Conservation Area	Very Highly valued by local people and visitors Recognised to be of national heritage significance
Old Quay (Scheduled Ancient Monument and Grade II Listed), Old Quay Lighthouse (Listed Grade II), The Watch House (Listed Grade II) West Pier (Graded II Listed) North Pier (Grade II Listed)	Very Highly valued by local people and visitors. Some concerns about poor accessibility raised in public consultation for SPD Issues and Options.

1 Marlborough Street (Listed Grade II), Old Custom House 10 West Strand (Listed Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Listed Grade II), 1 Hamilton Lane (Listed Grade II) Royal Standard Hotel 13 West Strand (Listed Grade II)	Medium to high local heritage value Statutory Listed Buildings
Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)	Very Highly valued by local people and visitors as key landmark historic features linked to the town's industrial past. Scheduled Ancient Monument of national historic significance.
Bowling Green House / Jonathon Swift's House (Listed Grade II)	Highly valued by local people and residents as one of the oldest known buildings in Whitehaven and for associations with Jonathon Swift as inspiration for Gulliver's Travels. Listed Grade II.
Churches and Chapels High Meeting / The Kirk St James Church St Nicholas Church Tower Former Methodist Church	Low to medium local heritage value, Listed Grade II High local Heritage Value, Listed Grade II High local Heritage Value, Listed Grade II Medium local Heritage Value due to vacant state, Listed Grade II

### 3.6 Statement of Significance and Significance of Asset in the View

The following Table sets out the significance of each asset as a whole, even though it may not be completely visible, together with the Significance of the Asset in relation to the View.

<b>Heritage Asset</b>	<b>Significance of Heritage Asset</b>	<b>Significance of Asset in the View</b>
Whitehaven Town Centre and High Street Conservation Area	Very High Significance as a whole Conservation Area 249 Listed Buildings 3 Scheduled Ancient Monuments	Very Highly Significant
Old Quay (Scheduled Ancient Monument and Grade II Listed), Old Quay Lighthouse (Listed Grade II),	Very High Significance Listed Grade II 3 Scheduled Ancient Monuments	Very Highly Significant

The Watch House (Listed Grade II), West Pier (Graded II Listed), North Pier (Grade II Listed)		
1 Marlborough Street (Grade II), Old Custom House 10 West Strand (Grade II), Dobson and Musgrave Warehouse 11 and 12 West Strand (Grade II), 1 Hamilton Lane (Listed Grade II) Royal Standard Hotel 13 West Strand (Grade II)	Medium to High Significance – Listed Buildings	High Significance – some distance from Viewing Place but important as a surviving group of historic harbourside buildings
Candlestick Chimney, Wellington Lodge, Howgill Brake Inclined Plane, Duke Pit Exhauster House (Scheduled Ancient Monument)	Very High Significance - Duke Pit Fan house Scheduled Ancient Monument  Medium Significance – Wellington Lodge, Candlestick Chimney,	High Significance
Corkickle Conservation Area	Medium Significance	Low Significance due to the distance from the Viewing Place.
Bowling Green House / Jonathon Swift's House	Very High Significance Listed Grade II	Medium Significance due to the distance from the Viewing Place
Churches and Chapels High Meeting / The Kirk  St James Church  St Nicholas Church Tower  Former Methodist Church	High Significance Listed Grade II  High Significance Listed Grade II  High Significance Listed Grade II  High Significance Listed Grade II	All Fairly Low Significance due to the distance from the Viewing Place, although the prominence of the church towers is evident.

#### Step 4 Assessing the Overall Heritage Significance in a View

The following Table sets out the relative contribution of each identified Heritage asset to the overall value of the view, highlighting those assets that contribute most to overall historical significance.

Heritage Asset	Relative Contribution to Overall Value of View
Whitehaven Town Centre and High Street Conservation Area – North and South Harbour Character Areas	<i>Greatest Overall Significance to the View</i> <i>Major Contribution to Local Historical Significance</i> The Asset forms the major element of the View. Much of the Harbour area together with its individual buildings and structures are clearly visible from the Viewpoint. The Harbour has considerable historical significance in relation to Whitehaven’s early dominance as a major British port and its close links to USA.
Old Quay Old Quay Lighthouse The Watch House West Pier North Pier	<i>Highly Significant to the View</i> <i>Major Contribution to Local Historical Significance</i> These Assets provide a clear and tangible reminder of the town’s maritime past. They include 3 Scheduled Ancient Monuments and are of considerable historical importance. The Assets can be enjoyed in their entirety from the Viewpoint and are considered to be highly significant in the View.
1 Marlborough Street, Old Custom House 10 West Strand Dobson and Musgrave Warehouse 11 and 12 West Strand 1 Hamilton Lane Royal Standard Hotel 13 West Strand	<i>High Significance to the View</i> <i>Medium to High Local Historical Significance</i> The Assets are of historical significance as some of the few remaining harbourside buildings and form an interesting group with a close relation to the Lime Tongue and West Strand. They are Listed Grade II.
Candlestick Chimney Wellington Lodge Howgill Brake Inclined Plane Duke Pit Exhauster House	<i>High Significance to the View</i> <i>High Contribution to Local Historical Significance</i> These Assets provide a clear and tangible reminder of the town’s industrial and mining past and collectively have a high contribution to historical significance. Duke Pit Fan House is a Scheduled Ancient Monument. The Candlestick Chimney and Wellington Lodge stand out on the skyline as important local landmarks.
Bowling Green House / Jonathon Swift’s House	<i>Medium Significance to the View</i> <i>Medium Contribution to Local Historical Significance</i>

	This building is of high historical and local significance as it is one of the oldest buildings in Whitehaven and has associations with Jonathon Swift and Gulliver's Travels.
Corkickle Conservation Area	<i>Low significance to the View</i> <i>Medium Contribution to Local Historical Significance</i>
Churches and Chapels High Meeting / The Kirk St James Church St Nicholas Church Tower	<i>Low significance to the View</i> <i>High Contribution to Local Historical Significance</i>

### Step 5 How Can the Heritage Significance be Sustained?

There are a number of ways in which the appreciation of the heritage significance within the View will be sustained.

The SPD provides design guidance for new development in relation to height, scale and massing of new development and advises that Developers should consider the impact of any development proposals on the Defined Views. Buildings should generally be of three storeys or less, except where they are sited close to or adjacent to a steep slope and the building is sited within the existing silhouette of the hillside. The View towards the harbour should be protected where the design takes account of the principles set out in the SPD and the scale and massing of any new development does not overwhelm or dominate the sensitive setting.

Listed Buildings and Scheduled Ancient Monuments are protected by law, and policies in the Local Plan and emerging Core Strategy and Development Management Document support their protection and enhancement. These Policies are:

Copeland Local Plan 2001-16:

Policy TCN9, Policy TCN10, Policy TCN12, Policy ENV26, Policy ENV29

Copeland Core Strategy:

Policy ER7 A, Policy ER8, Policy ENV1, Policy ENV4

Copeland Development Management Document

Policy DM26.

Developers will be expected to demonstrate that they have assessed the impact of developments on the identified Views.

Developers are expected to use the methodology set out in English Heritage's guidance document Seeing the History in the View Part B.

## **View 5 South East and North West along Lowther Street**

View North West towards Old Quay



View South East towards Whitehaven Castle



### **Step 1 Establishing the Importance of the View**

#### **1.1 Reason for selecting View and Viewing Place**

Lowther Street and its West extension, New Lowther Street formed the central axis of Sir John Lowther's town plan and was intended, as it still does today, to visually and physically link the Flatt (now Whitehaven Castle) and the harbour. This view is terminated by the Crow's Nest mast at the end of the Lime Tongue to the North West and Whitehaven Castle to the South East.

Today Lowther Street comprises one of the two main streets which form the retail core of Whitehaven town centre, and it remains the commercial heart of the town with a number of banks, estate agents and the main post office located there.

This View is recognised by English Heritage to be significant to the town.

### 1.2 Description of Viewing Place and Assessment Point



*Plan 5 - View 5 Location of View Points and Direction of Views*

The Viewing Place is the length of Lowther Street stretching between Whitehaven Castle to New Lowther Street and the Harbour frontage.

### 1.3 History of the View from the Viewing Place

In 1675 Sir John Lowther purchased The Flatt (now Whitehaven Castle), Whitehaven's mansion house, from Sir George Fletcher of Hutton. In 1685 he first conceived the idea of creating a broad street through the centre of his estate. This street was to lead between The Flatt and the harbour and be roughly parallel to Roper Street and Duke Street, which then existed as the route to Egremont. Construction of this broad street commenced in 1687 following the demolition of the settlement's existing small chapel, which blocked the projected line of the street, and the erection of a new church and cemetery within a square on the site now partly occupied by the surviving tower of St Nicholas' Church.

The orientation of the new church was subject to significant debate. Lowther Street does not run due North-South but Northwest-Southeast and a church facing East would have been at an angle to Sir John's Street pattern. Sir John is believed to have consulted an architect from London who advised him that European churches often have little regard to an eastern orientation and as a consequence the new church was sited in conformity with the street line. Once Lowther Street and the new church were in place he developed the framework of streets around the square, including Queen Street, College Street and New Street.

Today a large number of buildings along the Lowther Street / New Lowther Street axis are statutorily listed and there are significant and substantially intact historic views to the harbour, Old Quay and West Pier Lighthouse beyond.



Lowther Street 1895-1900

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## Step 2 Selection of Heritage Assets in the View

### 2.1 List of Heritage Assets scoped for inclusion in, or exclusion from the more detailed analysis

View South East towards Whitehaven Castle



View North West towards Old Quay



The Heritage Assets in the View which have been included in the Assessment are:

- Whitehaven Town Centre and High Street Conservation Area
- Whitehaven Castle 1769
- Lowther Street Listed Buildings
- Church of St Nicholas, Church Tower West doorway and two gallery columns from 1693. New church built 1883.

- Methodist Church and Sunday school 1877 with some 18<sup>th</sup> century features
- Old Quay Lighthouse 1730 and Watch House

The Crow's Nest modern public art installation is also clearly visible.

### Overall View

### Whitehaven Town Centre and High Street Conservation Area – Georgian Grid Iron Character Area



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### Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974 and the Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011. A number of Character Areas were identified and described in the Whitehaven Town Centre and High Street Conservation Areas Character Appraisal and View 5 includes a major axis within the Georgian Grid Iron Character Area.

The Georgian Grid Iron Character area provides a physical record of the town's historical evolution and development. Many of the historic buildings accord with most or all of Sir John Lowther's design regulations and for the most part form continuous rows and are built to the back of the pavement line. The majority of buildings are constructed of locally quarried sandstone and are typically rendered and painted in subtle pastel shades.

### The Degree to which the Conservation Area's Heritage Significance can be Appreciated from the Viewing Place

The Viewing Place encompasses a linear stretch of a major planned axis through the Georgian Grid Iron Character Area. The Georgian Grid Iron layout is clearly defined and the predominant 3 storey height of the historic buildings provides a uniformity and rhythm which is central to the town's historic character.

Towards the West there is a distant view of Old Quay Lighthouse and Watch House and these provide strong visible evidence of the town's maritime past.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 5 allows the viewer an appreciation of the historic layout and form of the town. Lowther Street offers an excellent opportunity to observe the principal axis of the planned new town and the Conservation Area and the buildings along it at close hand.

### Is the Conservation Area's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Conservation Area is enhanced as a result of being seen in conjunction with the many Listed Buildings which line Lowther Street and the street junctions which mark the 18<sup>th</sup> century grid iron pattern.

**Near Distance Views**

**Whitehaven Castle**



1880



1899

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### Designation and Importance

Whitehaven Castle is a major landmark building located at one end of the axis of Lowther Street, an important gateway route into the town centre. It is Listed Grade II and has local significance as the Whitehaven home of the Lowther family, who were so instrumental in promoting and guiding the town's early development.

In 1675 Sir John Lowther purchased The Flatt (now Whitehaven Castle), Whitehaven's mansion house, from Sir George Fletcher of Hutton. The Lowther family continued to occupy The Flatt through the 19<sup>th</sup> century and the building was remodelled and enlarged by the renowned neoclassical architect Robert Adam and renamed Whitehaven Castle. The Castle grounds comprising the Castle, Castle Meadow and White Park were also remodelled, leading to the diversion of the Egremont Road from Duke Street /Love Lane to Lowther Street.

In 1685 Sir John Lowther first conceived the idea of creating a broad street through the centre of his estate - Lowther Street - designed to lead from The Flatt to the harbour.

### The Degree to which Whitehaven Castle's Heritage Significance can be Appreciated from the Viewing Place

Whitehaven Castle is set back from Lowther Street behind a lawn and car parking area to the front and side. The View South East along Lowther Street is terminated by the park gates and main entrance to the Castle. The Viewing Place demonstrates the clear intention for Lowther Street to have a visual link to the Castle and for the Castle to link via a broad street lined by a fine and controlled architecture to the harbour. The street changed to terraces of residential properties at its West end as it approached the harbourside. The terraced properties have a substantially uniform roofline which neatly terminates the street at its junction with the harbour frontage.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

View 5 offers a fine opportunity to enjoy a planned view of the Castle from one of the principle commercial streets of the town, and to understand the close historical relationship between the Castle, the town and the port.

### Is Whitehaven Castle's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

Whitehaven Castle's significance is greatly enhanced as a result of being seen in combination with the axis of Lowther Street, an important route through the heart of the Georgian Grid Iron, and the many Listed Buildings which line the street.

## Lowther Street Listed Buildings – Shops, Commercial Buildings and Houses



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### Designation and Importance

The following buildings are all Listed Grade II:

1 Lowther Street 18<sup>th</sup> century

7 Lowther Street 19<sup>th</sup> century

8 Lowther Street 19<sup>th</sup> century  
9 - 16 Lowther Street 19<sup>th</sup> century  
21 Lowther Street mid 19<sup>th</sup> century  
22 Lowther Street 19<sup>th</sup> century  
23 Lowther Street 19<sup>th</sup> century  
24 Lowther Street 19<sup>th</sup> century  
25 Lowther Street Early 18<sup>th</sup> century with 19<sup>th</sup> century shopfront  
26 Lowther Street 18<sup>th</sup> century with 19<sup>th</sup> century shopfront  
26 B Lowther Street  
Pack Horse Hotel Lowther Street 19<sup>th</sup> century  
The Strand Lowther Street  
37 Lowther Street  
38 Lowther Street 18<sup>th</sup> century  
39 Lowther Street 18<sup>th</sup> century  
40 Lowther Street 18<sup>th</sup> century  
41 Lowther Street 18<sup>th</sup> century  
42 Lowther Street 18<sup>th</sup> century  
Marina View 44 Lowther Street 18<sup>th</sup> century  
45 Lowther Street 18<sup>th</sup> century  
46 Lowther Street 18<sup>th</sup> century  
47 Lowther Street 18<sup>th</sup> century  
48 Lowther Street 18<sup>th</sup> century  
4 Strand House 48 Strand Street (circa 1730)  
7 Lowther Street 18<sup>th</sup> century  
59 Lowther Street early 19<sup>th</sup> century  
66 Lowther Street early 19<sup>th</sup> century  
75 Lowther Street  
76 Lowther Street  
77 Lowther Street

78 Lowther Street mid 18<sup>th</sup> century

79 Lowther Street mid 18<sup>th</sup> century

80 Lowther Street mid 18<sup>th</sup> century

81 Lowther Street early 19<sup>th</sup> century

82 Lowther Street early 19<sup>th</sup> century

The Listed Buildings along Lowther Street / New Lowther Street survive as striking evidence of the historic design code stipulated by Sir John Lowther. Sir John did not build himself but encouraged others to develop buildings either for their own use or for sale to others. The buildings are therefore not built in “terraces” in the strictest sense, but either individually, or often incrementally in small groups and pairs, and vary greatly in scale according to the need and budget of the occupier. Sir John also did not seek to directly control architectural styles, although he did introduce a series of detailed building regulations which sought to obtain high architectural standards and design quality in new buildings. The first of these was introduced in 1699 and stipulated that new buildings had to be constructed at the front of building plots immediately adjacent to the street. Further regulations required buildings to be 3 storeys high and to be built in continuous rows with shared party walls.

Some post 18<sup>th</sup> century buildings along Lowther Street, particularly commercial properties, are built to a grander scale reflecting the emergence of nationally significant wealthy business institutions which invested in grand and opulent neoclassical architecture. The width of Lowther Street enabled the larger buildings to sit comfortably into the emerging streetscape, reinforcing the importance that Lowther gave to this principal route in his planned town.

#### The Degree to which the Listed Buildings’ Heritage Significance can be Appreciated from the Viewing Place

The Viewing Place allows the Listed Buildings to be appreciated from close hand. The streetscape as a whole may be observed as well as the architectural details of individual buildings and groups of buildings.

#### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

This is the best place to view the buildings along Lowther Street at close hand.

#### Are the Listed Buildings’ Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Listed Buildings is enhanced as a result of them being seen in combination with other Heritage Assets such as St Nicholas’ Church Tower and Whitehaven Castle and Old Quay Lighthouse and Watch House at the View’s termination at either end of the axis.

Church of St Nicholas



1800



1920



## Designation and Importance

Listed Grade II

Church Tower West doorway and two gallery columns dated from 1693.

New church built 1883.

The construction of Lowther Street commenced in 1687 following the demolition of the settlement's existing small chapel, which blocked the projected line of the street, and the erection of a new church in 1693 within a planned square on the site now occupied by the tower of St Nicholas' Church. This planned square was one of a number which Lowther wished to introduce in the planned town, but which were not provided as land values increased and the demand for development expanded. A further replacement church was constructed of local red sandstone during the 1880s. The nave and sanctuary of the 19<sup>th</sup> century church were entirely destroyed by a fire in August 1971. After the fire, consideration was given to rebuilding the nave but in 1973 it was decided that the surviving tower should become a chapel and the rest of the site, including the churchyard, should be redeveloped to form a public garden.

George Washington's Grandmother (Mildred Warner Washington) was married to a prominent Whitehaven Merchant, George Gale and is buried in St Nicholas' Churchyard.

## The Degree to which the St Nicholas Church's Heritage Significance can be Appreciated from the Viewing Place

The Heritage significance of St Nicholas' Church can be appreciated at close hand from Lowther Street. The church's remaining tower is set back from Lowther Street in a square / public gardens and is clearly visible from Lowther Street.

## Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

Lowther Street is one of the best places from which to view the Church tower and its setting within a square.

## Is the Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

St Nicholas' Church Tower's significance is enhanced by the opportunity to view it in combination with the Georgian streetscape and many Listed Buildings along Lowther Street.

## Methodist Church and Sunday school



1910



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### Designation and Importance

Listed Grade II

1877 with some 18<sup>th</sup> century features

The Methodist church is considered to be one of the most visually significant and substantial buildings within the town centre. It is constructed of red sandstone rocks in Gothic style and is currently vacant and considered to be at risk.

### The Degree to which the Methodist Church's Heritage Significance can be Appreciated from the Viewing Place

Lowther Street affords an excellent opportunity to appreciate the Church's heritage, architectural and townscape significance, particularly from the public space to the front of the Civic Hall.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

Lowther Street is considered to be one of the best places to view the heritage significance of the church.

Is the Church's Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The Church's significance is enhanced by the opportunity to see it in combination with neighbouring Georgian Listed Buildings.

### Distant Views

#### Old Quay Lighthouse 1730

#### The Watch House



1910



1911

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### Designation and Importance

#### Old Quay

3 Scheduled Ancient Monuments, Listed Grade II, 1687

#### Old Quay Lighthouse

Listed in Sites and Monuments Record

Listed Grade II, 1730

#### The Watch House

Listed Grade II

In 1634 Sir Christopher Lowther constructed a pier to provide shelter and to enable the harbour to accommodate his growing fleet of ships used to export sea salt and coal to Dublin. This early pier was later incorporated into Old Quay and Old Quay was extended in 1753.

### The Degree to which the Old Quay Lighthouse and Watch House's Heritage Significance can be Appreciated from the Viewing Place

The Lighthouse and Watch House are visible in the distance from Lowther Street and, together with the modern "Crows Nest" feature, terminate the View towards the Harbour. Their heritage significance can be appreciated from Lowther Street, although the buildings are some distance away.

### Is this the best (or only) place to view the Historic Significance of the Heritage Asset?

Lowther Street is not considered to be one of the best places to view the Old Quay buildings, but the streetscape frames the View of the heritage assets and allows them to be appreciated in terms of the town's close historical relationship with the port.

### Are the Old Quay Buildings' Significance enhanced or diminished as a result of being seen in combination with other Heritage Assets in the View?

The significance of the Lighthouse and Watch House is enhanced as a result of being able to see the buildings at the end of the Lowther Street axis, framed by the attractive Listed Buildings which line the route.

### Step 3 Understanding the Significance of each Heritage Asset in the View

#### 3.1 Description of each Heritage Asset

<b>Whitehaven Town Centre and High Street Conservation Area</b>	
<b>Whitehaven Castle 1769</b>  List entry number: 1335996 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335996&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335996&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75937">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75937</a>	
<b>Lowther Street Listed Buildings</b>  21 – omitted from EH website <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75987">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75987</a>  25 List entry number: 1207843 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1207843&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1207843&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75989">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75989</a>  26 List entry number: 1086761 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086761&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086761&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75990">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75990</a>	

26 B omitted from English Heritage website

<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75991>

66 List entry number: 1086764

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086764&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75999>

38 List entry number: 1207853

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1207853&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75994>

39-42 List Entry number: 1335987

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335987&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75995>

44-47 List entry number: 1086763

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086763&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75996>

Strand House List entry number: 1279534

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1279534&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75993>

59 List entry number: 1335988



<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335988&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75998>

Pack Horse PH List entry number: 1279531

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1279531&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=75992>

22-24 List entry number: 1086760

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086760&searchtype=mapsearch>

Westminster Bank List entry number: 1086735

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086735&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76026>

Union Hall and 7-17 List entry number: 1336003

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1336003&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76056>

75-77 List entry number: 1207864

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1207864&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76000>

78,79 List entry number: 1086765

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086765&searchtype=mapsearch>  
<http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&id=76001>



<p>80 List entry number: 1279543 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1279543&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1279543&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76002">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76002</a></p> <p>81-83 List entry number: 1335989 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335989&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1335989&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76003">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=76003</a></p> <p>1 List entry number: 1086759 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086759&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1086759&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75985">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75985</a></p>	
<p><b>St Nicholas Church Tower (Listed Grade II)</b> List entry number: 1038534 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1038534&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75906">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75906</a></p>	

<p><b>Methodist Church and Sunday school 1877 with some 18<sup>th</sup> century features</b> List entry number: 1263963 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1263963&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=429158</a></p>	
<p><b>Old Quay (Scheduled Ancient Monument and Grade II Listed)</b> List entry number: 1004593 <a href="http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch">http://list.english-heritage.org.uk/resultsingle.aspx?uid=1004593&amp;searchtype=mapsearch</a> <a href="http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894">http://www.imagesofengland.org.uk/Details/default.aspx?pid=2&amp;id=75894</a></p>	

<p><b>Old Quay Lighthouse 1730</b></p>	
<p><b>The Watch House</b></p>	

### 3.2 Kinetic Changes

View 5 is a Kinetic View, comprised of a series of Views along Lowther Street. The Street is terminated by the harbour and Old Quay / the Crow's Nest to the North East and Whitehaven Castle to the South East. As a designed Kinetic View, the View changes as the Viewer moves along the axis, allowing the observer to enjoy heritage assets in greater detail when close at hand, and as groups of assets from a distance.

Movement along Viewing Places - Views Travelling North West towards The Harbour



Views Travelling South East towards Lowther Castle



3.3 Seasonal and Night Time Changes

There are some trees along Lowther Street, around Castle Park to the South East and in St Nicholas Church Gardens. In addition to seasonal changes related to the foliage on the trees, there are several cherry trees close to St Nicholas Church Tower and these significant add colour and texture to the street scene when in blossom in the Spring.

Lowther Street is lit at night by street lamps and the lighting around the harbour can be glimpsed around the Crows Nest at the North Western termination of the View. Sunsets over the harbour provide a colourful end to the day.

### 3.4 Heritage Values of the Heritage Assets

#### *Who Values the Place and Why?*

View 5 provides an outstanding opportunity to observe Lowther Street. The Street is valued by local residents and visitors as a key Heritage Asset of Whitehaven; it is the principal axis linking Whitehaven Castle to the harbour and is the commercial heart of the town. The Tower and the gardens provide important community space.

#### *How do those Values relate to its fabric?*

These Values are reflected in a widespread desire to protect and enhance the historic town, as evidenced in public concern in the local media about the impact of new development proposals and in the Council's planning policies and recognition of the potential role of heritage led regeneration in the town's economic future.

There are many fine buildings lining Lowther Street including several banks, but some are showing signs of disrepair, perhaps indicating that property owners do not put a high value on maintaining the fabric of the building, or that the cost of repair is considered uneconomic.

Unfortunately the setting of Whitehaven Castle has been greatly diminished by unsympathetic and inappropriately designed development in the form of a modern single storey brick supermarket and retail park surrounded by extensive surface car parking on a site on the opposite side of Lowther Street.

#### *Their relative importance*

The Heritage Assets could be considered to be of great importance to visitors and residents. There is high value placed on the harbour and public consultation on Issues and Options for the Whitehaven Town Centre and Harbourside SPD has shown general support for the preparation and adoption of an SPD to guide new development in the town centre and harbour areas.

#### *Whether associated objects contribute to them*

The Grid Iron layout of the Georgian Core contributes towards the value of the Heritage Assets along Lowther Street, and allows further views of many Listed Buildings along streets set at right angles to the Lowther street axis. A good view is provided of St James' Church at the termination of Queen Street.

*The contribution made by the setting and context of place*

The setting of Lowther Street is highly significant as it is the central axis of the Georgian Core and there are views of many fine Georgian streetscapes and buildings from the various View Points along the street. The town's location within a bowl, surrounded by steep wooded hillsides is highly evident, and this provides a visual explanation of the constraints placed upon the town's expansion and the high density of its development.

*How the Place compares with others sharing similar values*

Whitehaven is considered unique, in terms of its Georgian planned town and harbour. The Scheduled Ancient Monuments around the harbour and many Listed Buildings demonstrate that the town and the Heritage Assets within it are considered to be of national significance. However the town does not attract the inward investment and high visitor numbers enjoyed by other similar sized towns such as Cockermouth and Keswick and visitor facilities in Whitehaven are more limited.

3.5 Summary of The Relative Heritage Values of Assets and their Significance

Heritage Assets	Summary of Heritage Value
Whitehaven Town Centre and High Street Conservation Area  Georgian Grid Iron, South Harbour Character Areas	Very Highly valued by local people and visitors Recognised to be of national heritage significance
Whitehaven Castle Listed Grade II	Highly valued by local people and visitors
Lowther Street – Listed Buildings Listed Grade II	Highly valued by local people and visitors Recognised to be of national significance
St Nicholas Church Tower Listed Grade II	Highly valued by local people and visitors, particularly in relation to links with the formative years of the USA. Valued community space
Methodist Church and Sunday School Listed Grade II	Medium value due to current vacant and poor condition.

Old Quay (Scheduled Ancient Monuments and Grade II Listed), Old Quay Lighthouse The Watch House	Very Highly valued by local people and visitors. Some concerns about poor accessibility raised in public consultation for SPD Issues and Options.
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### 3.6 Statement of Significance and Significance of Asset in the View

The following Table sets out the significance of each asset as a whole, even though it may not be completely visible, together with the Significance of the Asset in relation to the View.

Heritage Asset	Significance of Heritage Asset	Significance of Asset in the View
Whitehaven Town Centre and High Street Conservation Area	Very High Significance as a whole Conservation Area 249 Listed Buildings 3 Scheduled Ancient Monuments	Very Highly Significant
Whitehaven Castle	Very High Significance Listed Grade II	Very Highly Significant – terminates axis
Lowther Street – Listed Buildings	Very High Significance Over 40 buildings Listed Grade II	Very Highly Significant
St Nicholas Church Tower	High Significance Listed Grade II	Very High Significance
Methodist Church and Sunday School	Very High Significance Listed Grade II	Very High Significance
Old Quay Old Quay Lighthouse The Watch House	Very High Significance 3 Scheduled Ancient Monuments Grade II Listed	High Significance – terminates axis

#### Step 4 Assessing the Overall Heritage Significance in a View

The following Table sets out the relative contribution of each identified Heritage asset to the overall value of the view, highlighting those assets that contribute most to overall historical significance.

Heritage Asset	Relative Contribution to Overall Value of View
St Nicholas Church Tower	<p><i>Greatest Overall Significance to the View</i>  <i>High Contribution to Historical Significance</i>                      The Asset forms a major element in the View. The Gardens provide one of the few public open spaces in the town centre and the Church tower is widely celebrated and enjoyed by local residents and visitors.</p>
Whitehaven Castle	<p><i>Very High Significance to the View</i>  <i>Very High Contribution to Historical Significance</i>                      Whitehaven Castle terminates the view to the South East and Lowther Street was aligned to create a visual link between the Castle and harbour area.</p>
Methodist Church	<p><i>High Significance to the View</i>  <i>High Contribution to Historical Significance</i>                      The Church is a landmark building and its high spire is one of the few tall structures to rise above the roofline of the predominant 3 storey buildings in the Georgian Core.</p>
Lowther Street Listed Buildings	<p><i>High Significance to the View</i>  <i>High Contribution to Historical Significance</i>                      The Listed Buildings frame Lowther Street and the Views along the street. They provide a highly attractive streetscape and are an important surviving example of buildings designed to incorporate elements of the Lowther building code.</p>
Whitehaven Town Centre and High Street Conservation Area – North and South Harbour Character Areas	<p><i>High Significance to the View</i>  <i>High Contribution to Historical Significance</i>                      The Asset forms an important element to the View and provides the wider historical setting for Lowther Street.</p>

Old Quay Old Quay Lighthouse The Watch House	<i>Highly Significant to the View</i> <i>Major Contribution to Historical Significance</i> These Assets provide a clear and tangible reminder of the town’s maritime past. They include 3 Scheduled Ancient Monuments and are of considerable historical importance. The Assets can be enjoyed in their entirety from the Viewpoint and are considered to be highly significant in the View.
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### Step 5 How Can the Heritage Significance be Sustained?

There are a number of ways in which the appreciation of the heritage significance within the View will be sustained.

The SPD provides design guidance for new development in relation to height, scale and massing of new development and advises that Developers should consider the impact of any development proposals on the Defined Views. Buildings should generally be of three storeys or less, except where they are sited close to or adjacent to a steep slope and the building is sited within the existing silhouette of the hillside. The View towards the harbour should be protected where the design takes account of the principles set out in the SPD and the scale and massing of any new development does not overwhelm or dominate the sensitive setting.

Listed Buildings and Scheduled Ancient Monuments are protected by law, and policies in the Local Plan and emerging Core Strategy and Development Management Document support their protection and enhancement. These Policies are:

Copeland Local Plan 2001-16:

Policy TCN9, Policy TCN10, Policy TCN12, Policy ENV26, Policy ENV29

Copeland Core Strategy:

Policy ER7 A, Policy ER8, Policy ENV1, Policy ENV4

Copeland Development Management Document

Policy DM26.

Developers will be expected to demonstrate that they have assessed the impact of developments on the identified Views.

Developers are expected to use the methodology set out in English Heritage's guidance document Seeing the History in the View Part B.