



**Change of Use of Third Floor of Former Bank to Apartment
Lowther Street, Whitehaven**

DESIGN ACCESS & HERITAGE STATEMENT

June 2025

This planning application is for Change of Use of the third floor of 71 Lowther Street, Whitehaven, The building was constructed as Whitehaven Bank and latterly become Natwest Bank before closing. The building extends over five floors to the street frontage with basement level, banking hall, and offices above. To the rear is a more modern single storey flat roofed extensions with two storey plant room to the rear.

The building has sat empty for a few years and the upper floors were leased to a local Accountants for fifty one years prior to the building being sold in 2024.

The property is not a Listed Building and carries no special designation. The LPA inspected the property in 2023 and sought not to apply for Listed Building Designation.

The proposed works will see the third floor of the property, to create an apartment. It is intended to work with the existing building and where possible all existing features are to remain.

The Ground Floor of the property has a consented approval for Change of Use to Café / Wine bar. The first and second floor is currently subject to a valid planning application for the Change of Use to a HMO.

This proposal will share the same main staircase however has it's own designated stair to the third floor.



Rear view of the building at first floor area. The application site refers to the gables rooms served by the symmetrical round windows on the rear elevations



Round window with view out across Whitehaven roof tops



Third floor corridors plastered out and painted



Main hallway from the top of the third floor stairs



Corridors are plastered out with access hatches into lofts over second floor offices

In conclusion the works only see to improve the existing building, retain an important building and bring back into use the third floors which have laid vacant since the last tenancy ended.

There is no detrimental harm to the building fabric and the introduction of an additional apartment within the third floor serves only to bring back into use these rooms in a practical form

The proposal is sensitive to the historic building and should be supported by the LPA.