



## **DESIGN, ACCESS & HERITAGE STATEMENT**

**SITE ADDRESS: 3 CASTLE MEWS, WHITEHAVEN, CUMBRIA, CA28 7RE.**

## **FRONT ELEVATION**



## **CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE**

Anglian Home Improvements have been contracted to replace the windows to the property which is and mid terrace with a mix of window styles situated along a Mews. The building is part of a row of houses that was formerly a hospital and ancillary buildings. This was converted in 1989 and are now residential dwellings.

The property lies in the shadow of Whitehaven Hospital and therefore given the properties history and surrounding area the proposed windows are going to need to be suitable for the building and its setting.

The other windows along the mew are white timber with single glazing and a mix of glazing bars. The property has stone surrounds to some of the exterior windows and there is a mix of sashes and casements.

The current windows are white timber with single glazing with cottage bars to the frames.

We now intend to replace these windows with white timber products that will replicate the ones that are there currently there while giving our customers the much-needed additional warmth and security to the property that double glazing can provide.

The property falls into the Copeland Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties.

Conservation areas are parts of our towns and villages which are rich in historic buildings and features. Rustic vernacular buildings are just as much part of our heritage as classic architecture and the conservation areas of Copeland have both.

Whitehaven is a fine Georgian town, planned by the Lowther family during the 17th and 18th centuries. Sir John Lowther ruled that the houses should be built in continuous rows with frontages directly against the street and the number of storeys restricted to three, although the actual height of the buildings varied. The resulting residential, commercial and administrative buildings created a model town of well proportioned, predominantly pastel coloured rendered properties.

The conservation area includes the long harbour walls and harbourside maritime buildings.

The south-east corner of the conservation area has a curtilage of woods and open land around Whitehaven Castle, which has been redeveloped as individual apartments.

The property itself is not listed but the former Hospital building that it is linked with is and this is described on Historic England's website as:

## Details

FLATT WALKS 1. 1814 Whitehaven Hospital or Infirmary (formerly listed as Whitehaven Castle) NX 9717 SE 9/35  
20.7.49. II

2. Built 1769 by Sir John Lowther as his own residence. 3 storeyed stone building of symmetrical design, battlemented. Centre block has semi-circular 3 storeyed turret containing centre 3 windows. Each end of facade has projecting rectangular tower. All windows have labels but new glazing.

Listing NGR: NX9770517846

**SURROUNDING AREA:** The surrounding properties are very similar in style and design with the white timber windows and cottage bars.

The building behind was constructed by Sir John Lowther as his private residence. It was originally known as Flatt Hall before being known as Whitehaven Castle. This was passed to the people of West Cumberland to convert it into a new Hospital. Following this it has become a facility for the elderly and following that converted into apartments.

**AMOUNT:** All the windows to the property are to be replaced.

**LAYOUT:** The new windows will replace the ones in situ and there will be no change in the aperture sizes.

**SCALE:** The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

**LANDSCAPING:** Our proposal will not require any landscaping as these are replacement windows only.

**ACCESS:** Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged, as necessary.

**APPEARANCE:** We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's high quality timber windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level. The windows have been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows are to be white timber with double glazed sealed units. This way the property is benefiting from having quality Timber double glazed windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance. In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

## Our Accreditations



**The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.**

The new windows will be either sliding sashes or casements to match the existing. They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. Being in white timber they will replicate the current windows and will be made using traditional materials.

**The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.**

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will look visually improved from the current windows. The mounted bars have a spacer behind to give the impression of an integral glazing bar.

**The following sympathetic solutions have been considered and discounted for the following reasons.**

Secondary double glazing behind the current windows is not something that our customers want as they are looking to upgrade the property with double glazing and the current frames would still be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer does not want to replace the windows with single glazing as this would not provide any additional benefit to the overall energy efficiency and look. This property has many windows to maintain and these replacement in Timber will improve the look of all the elevations.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

**DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.**

We have carefully considered the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Therefore, no additional harm will be caused by these new windows and the public benefit is the property owners can reduce their heating costs then reducing their carbon footprint which will not only help the property owners but the wider community long term. We have used sympathetic materials in the design.

Timber is beginning to show deterioration and heavy layers of paint





## REAR ELEVATION



Current windows are either stormproof casements with equal sightlines or sliding sashes – all with cottage bars.

Ours will match this.

