

Heritage Statement

2021-003 22-23 Market Pl

(Revision A)

October 2021



22-23 Market Place
Egremont
Cumbria
CA22 2AG

Agent Details:

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1.0 INTRODUCTION

1.1 Preface

The following Heritage Statement has been prepared by Michael Crewdson (BA (Hons) Dip Arch, ARB, RIBA) of MC Architecture & Design Ltd on behalf of '6 Scotch Street Ltd'.

The document supports the Full Planning application at 22-23 Market place, Egremont, Cumbria, CA22 2AG.

1.2 Brief

The project seeks permission for five bed House in Multiple Occupation utilising the existing structure which has been part erected under previous planning permission to build 3no. flats..



View towards site from Castle Villas (North-North East facing)

2.0 Site Location & Description

2.0 SITE LOCATION & DESCRIPTION

2.1 Location

The application site is located at the following address;

22-23 Market Place
Egremont
Cumbria
CA22 2AG

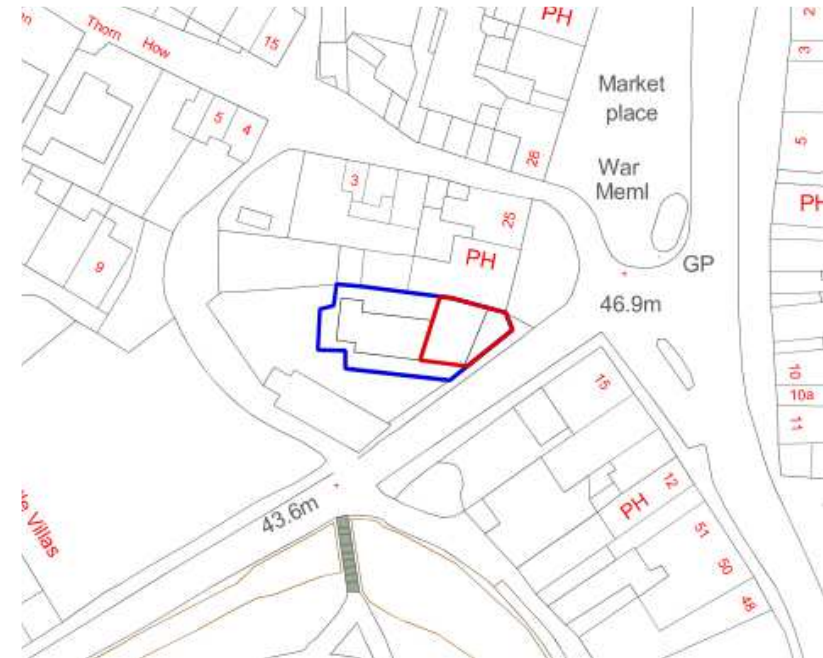
2.2 Description

Erection of building for use as a 5 bedroomed House in Multiple Occupation utilising the existing structure that has been part erected on the site with external railings and gate to the front.

The proposed application site adjoins 3no. New build, two storey dwellings to the rear of the site. This development also remains incomplete. The rear houses will be complete together with the HMO.

The building is characteristically similar to the other buildings within the surrounding area. The form and scale of the building is congruent with the streetscape.

A traditional palette of materials is proposed, in keeping with the surrounding buildings and the conservation area guide.



Site Location Plan

3.0 HERITAGE STATEMENT

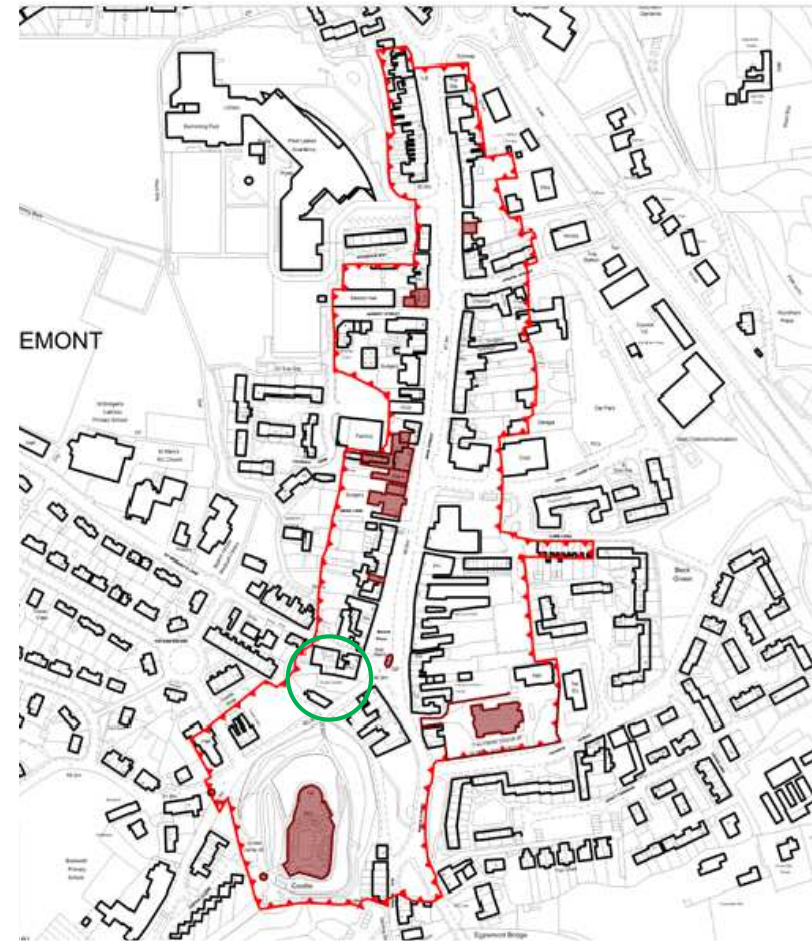
3.1 Conservation Area

The site sits within the Egremont Conservation Area.

The map (right) shows the extent of the conservation area, noted within the red line. The site is denoted with a green circle.

3.2 Heritage Asset

The site is not listed on the English Heritage register of listed buildings.



Egremont Conservation Area.

4.0 ASSETT CONDITION

4.1 Building Pathology

The previous planning permission has been partly constructed. Elements of construction complete to date have been inspected by Local Authority Building Control and passed however the site has remained vacant for several years.

Where necessary existing construction to be assessed on site prior to further construction. Where materials have been damaged, elements to be replaced.

All remedial works are to be addressed during construction works of the proposal. Where necessary by condition, additional construction details to be provided to the Local Planning Officer prior to implementation.



Part complete construction.

5.0 HERITAGE IMPACT

5.1 Design Intent

The design intent of the proposal varies little from the previous planning permission.

The form, scale and appearance is largely replicated from a previous structure which was on the site historically (see B&W images).

The building is characteristically similar to the other buildings within the surrounding area. The form and scale of the building is congruent with the streetscape.

A traditional palette of materials is proposed, in keeping with the surrounding buildings and the conservation area guide.



Aerial Image 1 – Site viewed North-North West



Aerial Image 2 – Site viewed North- North East



Aerial Image 3 – Site viewed North

5.2 Heritage Impact

The site is currently vacant and incomplete. The revision to the current planning permission and subsequent construction of the building will not have any negative impact to the heritage asset.

The development proposals positively contribute to the regeneration of the conservation area and enhancements are in line with the Conservation Area Design Guide.



Completion of works to improve appearance of the Market Place area.

6.0 APPENDIX

6.1 Policy References

The following policy documents have been referenced.

- National Planning Policy Framework
- Copeland Local Plan 2013-2028 (adopted 2013)
- Copeland Conservation Area Design Guide (Dec 2017)