



Vagdia and Holmes

Chartered Architects

Design & Access Statement for Planning Application and Listed Building Consent Application Copeland Borough Council.
Name and address of proposed development site – No.17 Irish Street, Whitehaven, Cumbria, CA28 7BU
Grade of the Building and List Description – The existing outbuilding is located next to 17 Irish Street, a Grade II listed building (<i>first listed 13 September 1972</i>). Details as follows: 1. IRISH STREET 1814 (<i>South Side</i>) No 17 NX 9717 NW 4/66 II GV 2. C18, refaced in C19. 3 storeys, with band over ground floor. Panelled door up 3 steps, with broken pediment. 3 sash windows on ground floor with flush pediments and foliated tympana. 4 windows on 1st floor with Venetian-shaped cornice/pediments. Nos 17 to 20 (<i>consec</i>) form a group. Listing NGR: NX9740417921 https://historicengland.org.uk/listing/the-list/list-entry/1086757?section=official-list-entry The outbuilding is a modern garage building and is not listed.
Proposed Development – Proposed demolition of an existing outbuilding and development of a new residential coach house, including associated vehicle parking area and gardens.
Assessment of the surroundings of the proposed development – Irish Street is located in Whitehaven Town Centre (<i>in the North-West region of England</i>), and the High Street Conservation Area. The area is well known for its attractive and colourfully painted Georgian buildings, its gridiron streets, its harbour and its marina. The aim of the proposed development is to protect and enhance this conservation area demolishing an existing outbuilding and constructing a new Coach House next to the existing listed building on this site. As the main building is historical and is of architectural interest, the works to the new Coach House are located a safe distance away as not to impact the listed building.
Consultation – There has been no consultation with the local community or any special interest groups (<i>e.g., national amenity groups, such as the Society for the Protection of Ancient Buildings; the Victorian Society</i>).

Evaluation – The existing building and surrounding area contain a high number of residential houses/buildings, and as the existing outbuilding was an old vehicle garage, and is not a listed building, demolishing it and constructing a new two storey residential Coach House will add to the residential accommodation in the local area.
DESIGN COMPONENTS
Proposed Use – The proposal seeks to demolish an existing outbuilding / garage structure and build a new two storey residential Coach House in its place. As there are several residential properties on the street, the function of the building is suitable to the area. For more information on how the proposed development fits in with the relevant planning policies, please see the Heritage and Planning Statement. This document provides information on how the design responds to policies ENV3, ENV4, DM10, DM22, DM27, and DM28 from the Copeland Local Plan 2013-2028.
Amount of development – The proposed two storey Coach House building will provide a small entrance lobby, staircase, open plan dining / kitchen area, WC, three bedrooms, one ground floor WC and a bathroom on the first floor. The proposed development has been kept to a small scale, in keeping with the surrounding area.
Layout – As the existing site layout works well with the existing environment, including the surrounding buildings, roads, paths, landscaping etc, the aim was to maintain this layout, with minimal changes.
Scale – The re-developed coach house to the rear has been designed to be small in scale, to match the existing garage building, so that it is subservient to the main listed building.
Landscaping – The proposed landscaping aims to be minimal and complementary to both the existing and proposed buildings, so the existing landscaped areas will be cleaned up and rejuvenated, including new grass turf and minimal planting. The existing vehicle access, car parking and turning areas will also be improved, removing the existing tarmac and installing new block paving to these areas. All boundaries, including fences and the historical stone wall to the North-East of the site will be retained, and protected during the work where required.
Appearance – Whilst the appearance of the proposed building has been designed to reflect the character of the main building (<i>no. 17 Irish Street</i>), which is very prominent, the location of the new Coach House is located to the rear of the site, and as such will not cause any impact to the street façade. The redeveloped coach house to the rear of the property seeks to replicate the materials/finishes and details of the main building, to complement the area.
HISTORIC BUILDING CONSERVATION ISSUES
Historic and special architectural importance of the building –

As the existing outbuilding is believed to be built during the 1990's, the building does not have any historic significance. For further information, please refer to the Heritage and Planning Statement.
Setting – The outbuilding is located on a site on Irish Street (<i>also known as the B5345</i>) which runs from Newton area of Whitehaven at the end of James Street until it reaches the end of Roper Street, where it then changes into Scotch Street. Irish Street dates back to the time of Sir John Lowther who thought the name might encourage Irish merchants to settle in the town. The proposed Coach House is located in the area to the rear of the building, therefore the impact of the proposed development on the surrounding environment will be minimal.
ACCESS COMPONENTS
Technical advice – No technical advice on access issues has been taken. As the Coach House is a new building, it is to comply with Building Regulations Part M (Access to and use of buildings) Volume 1: Dwellings.
Relevant Policies – Please see the Heritage and Planning Statement, Section 8 which shows which relevant policies were reviewed, along with their design response. This document provides information on how the design responds to policies ENV3, ENV4, DM10, DM22, DM27, and DM28 from the Copeland Local Plan 2013-2028. Regarding 'Accessible Developments', please see the design response to policy DM22.
Degree of access – All building users (<i>young, old, disabled, etc.</i>) will be able to access the proposed development site easily and safely.
Future access requirements – As the proposed Coach House is small in scale, the internal space and layout is limited. Even with this in mind, the proposal complies with the Building Regulations Part M (Access to and use of buildings) Volume 1: Dwellings.
Emergency access – The site has a good size parking area and a vehicular turning space located to the rear of the building, with good access to the main street. This can be seen on the accompanying drawings.

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