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Heritage and Planning Statement

In support of Applications for Planning Permission and
Listed Building Consent for the

Proposed planning application for the demolition of an existing outbuilding, and
development of a new residential Coach House, including associated vehicle
parking area and gardens at
17 Irish Street, Whitehaven, Cumbria, CA28 7BU.



Figure 1 – Street Level Photograph of no.17 Irish Street, Whitehaven, Cumbria, CA28 7BU

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1.0 Introduction



Figure 2 – Aerial Photo showing no.17 Irish Street in relation to Trinity Park, and its surroundings.

- 1.1 This Heritage and Planning Statement is written in support of the Application for Planning Permission as above. The proposal seeks to demolish the existing outbuilding and construct a new Coach House at the rear of the main building, (*Residential Apartments, as per the planning applications in 2022*) to be a separate apartment building.

A copy of the previous planning application approval (*ref: 4/22/2297/0F1*) and Listed Building Consent approval (*ref: 4/22/2298/0L1*) is available online using the following web links:

- Planning Permission: [4/22/2297/0F1 | Copeland Borough Council](#)
- Listed Building Consent: [4/22/2298/0L1 | Copeland Borough Council](#)

- 1.2 The building is located on Irish Street (*also known as the B5345*) 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.
- 1.3 Situated to the East of the building is Trinity Park, a small urban park, mainly consisting of large grass area, with scattered trees, hedges to the boundaries and a memorial cross in the centre. And it's neighbour, located to the West is no. 18 Irish Street, a Grade II listed building that is currently known as the 'Huntley Guest House'.
- 1.4 The building is three storeys high. Details include a panelled door, up three steps, with a broken pediment, three sash windows on ground floor with flush pediments and foliated tympana, four windows on first floor with Venetian-shaped cornice/pediments, and three windows on the second floor.
- 1.5 The last occupier was Dr Thomas Ickes and late Dr Aidan Timney, who relocated their medical practice from this site to a former law-courts building (*Whitehaven Magistrates Court Building*) at Catherine Street. The building then sat in a "dilapidated state" for approximately 6 years (*since 2016*), and as no-one wanted to purchase this building for development. It was then put up for auction in 2021.

"It's a beautiful building and it's sad that it has been left the way it is ... Someone will get a great building there ... It's in a prominent place in the town and to see that beautiful building brought back to life would be amazing for the town." Cllr Hayes, Mayor of Whitehaven and Town Councillor

<https://www.newsandstar.co.uk/news/19580501.well-known-grade-ii-listed-old-surgery-goes-auction/>

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- 1.6 This action then presented an opportunity to repurpose this important Heritage Asset, returning it to its original residential function, to then provide new accommodation.

2.0 Building Location and Heritage Status

- 2.1 Statutory Address: no.17 Irish Street, Whitehaven, Cumbria, CA28 7BU
- 2.2 Heritage Status: Current listed as Grade II (*first listed 13 September 1972*)
- 2.3 Listed Building Ref: 1086757
- 2.4 Legacy System Number: 75978
- 2.5 Listed Building Details: <https://historicengland.org.uk/listing/the-list/list-entry/1086757>
- 2.6 County: Cumbria
- 2.7 District: Copeland (*District Authority*)
- 2.8 NOTE: The Listed Building Details for this location confirms that the building or site itself may lie within the boundary of more than one authority.
- 2.9 National Grid Reference: NX 97404 17921
- 2.10 The Listed Building Details are as follows:

1. IRISH STREET 1814 (South Side) 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 (consec) form a group.



Figure 3 – Carlisle Speeding Commemorative Plaque, located on the West wall of 17 Irish Street.

- 2.11 In the early 1990's, the 'Renaissance of Whitehaven', a Millennium Project saw £47m invested in the town, and as part of this project, this site was recognised as a site of historical significance, as Carlisle Speeding (1695 – 1755), Architect, Inventor and Mining Engineer who invented the Speeding Steel Mill

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which allowed illumination in coal mines with minimal risk once lived here. To commemorate this, a commemorative plaque was installed on the building, as shown in figure 3 above.

- 2.12 HER Research – During the previous planning application, our office contacted the Historic Environment & Commons at Cumbria County Council (14 February 2022), asking to obtain a copy of the HER (*Historic Environment Record*) for the site at no.17 Irish Street, Whitehaven.

Whilst they confirmed that they do not hold any information on this property in the Historic Environment Record, other than that which is included in the listed building description, they did recommend that we approach the local Records Office at Whitehaven to see what historic records they have on the property, so on 24 February 2022, our office emailed the Records Office, asking for assistance.



Figure 4 – A view of Whitehaven painted by Matthias Read (painted 1736) for his patron, the MP and landowner, Sir James Lowther. <https://www.bl.uk/picturing-places/articles/the-view-from-brackenthwaite-matthias-reads-whitehaven-prospects>

- 2.13 Historic Research – During the previous planning application, we approached the Cumbria Archive Service (25 February 2022), and they sent us a copy of several pages from the book 'Whitehaven 1660 – 1800, Royal Commission on the Historical Monuments of England' as it contains historical details on no.17 Irish Street. This information includes a historical plan of the property and details as included below:

- Page 99 – No. 43/44 Duke Street had three storeys, and other houses of three storeys with double-pile plans and three cells across the front were 17 Irish Street [Fig 44], which was built slightly earlier than the others in the group, and 14/142 Queen Street [Fig 54].
- Pages 100 & 101 – The 1736 painting suggests that 17 Irish Street, belonging at the time to John Tiffin, gentleman, had a second entrance doorway. The ground and first floors [Fig 41] have been greatly altered and the whole house refenestrated, but the cellars retain evidence of the original division into three heated rooms. The main entrance was probably into a hall opposite the staircase, and the second doorway opened into the room at the far end. This could have been separately occupied, but it may have given access to an office. Illustrations of merchant and gentry houses around the 18th-century maps of Manchester, Leeds and Yorke include several dwellings with two entrances. Sometimes, these led to two independent dwellings; in others, and entrance at the end of the façade may have provided service access; but occasionally, as in a house in Micklegate, York, one doorway seems to have opened into a small, heated room which led nowhere. It is possible that this, like 17 Irish Street in Whitehaven, was an office.

- Page 108 – At 7 Irish Street, built in the 1730's, two fireplaces with attached ovens survive in two of the cellar rooms; and in 1783 the house was advertised to let with various amenities, including a back kitchen which was presumably in the yard.
- Pages 117 & 118 – IRISH STREET, No.17 Three storeys and cellar, double-depth, three rooms (13 ½ yds) wide [Fig 41]; built of brick 1730-6. Interior altered and façade refenestrated and rendered 19th century. Original layout deduced from cellar and Matthias Read painting of 1736. Three fireplaces in cellar suggests that all three front rooms were heated; main doorway probably opened into central room opposite stair. Painting shows five-bay façade (now four) and suggests second doorway opened into W room. Cellar has two fireplaces with oven, of uncertain date but probably indicating basement kitchen from start. No original detail survives on upper floors except closed-string staircase with boarded-in balustrades.

Site part of Lons 18 Irish Street which occupies irregular area beside Holy Trinity churchyard, 35 yds 1 ft front, granted 20 Mar 1718/19 to Carlisle Spedding, gentleman (CRO D/Lons/W/BG/Irish Street, 22/9). In June 1730, referred to as 'ground of John Tiffin of Cockermouth, gentleman'; in June 1740, as 'house late of Mr Tiffin' (deeds, Whitehaven Library, 18 Irish Street). From the 1741 Rental onwards, known as 'Minister's House' in Rent Books, owned in the 1762 Census f35 by Revd Thomas Spedding, second son of Carlisle. Taxed on 18 windows, 1770 Window Tax. In 1783, advertised to let as 'genteel dwelling house' containing 'several good lodging rooms, two parlours, a back kitchen and every necessary convenience' (Cumberland Pacquet, 12 Aug 1783).

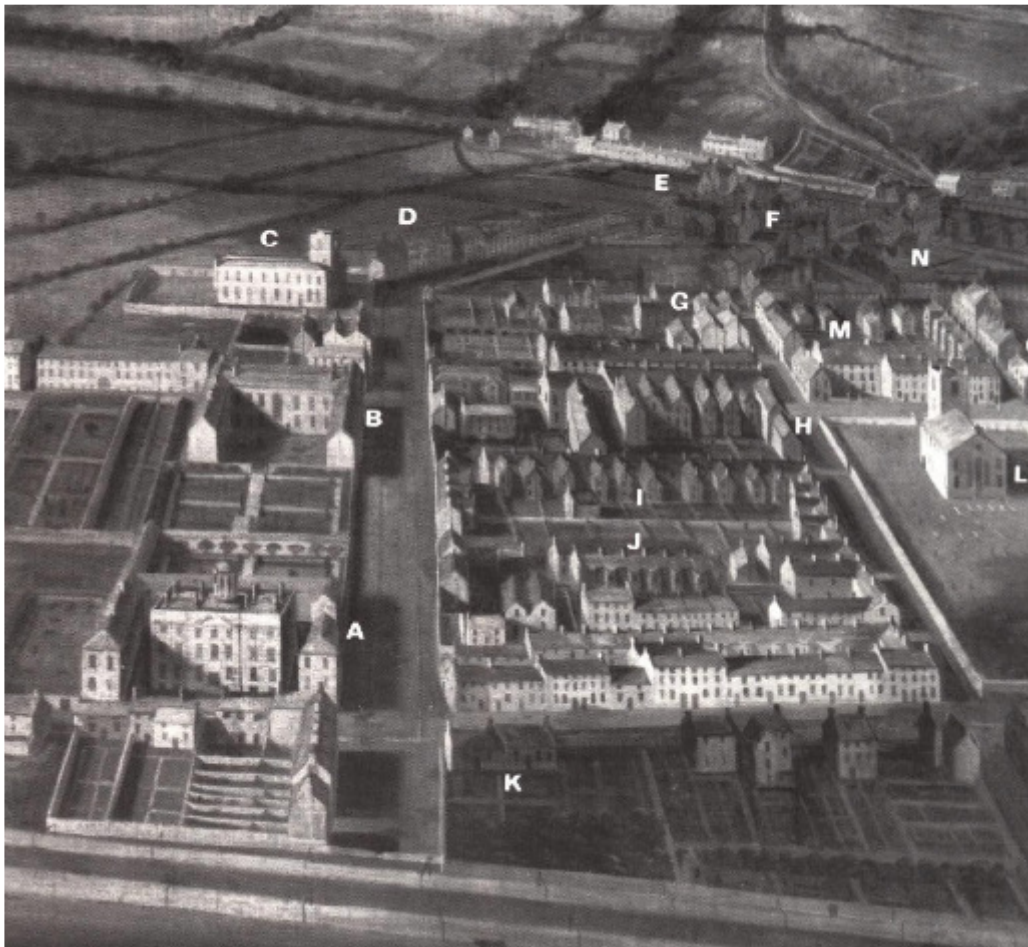


Figure 5 – An enlargement of the painting by Matthias Read (painted 1736), with Item D showing Thomas Spedding's House, no.17 Irish Street, Lons 18. Page 82 from the book 'Whitehaven 1660 – 1800, Royal Commission on the Historical Monuments of England'

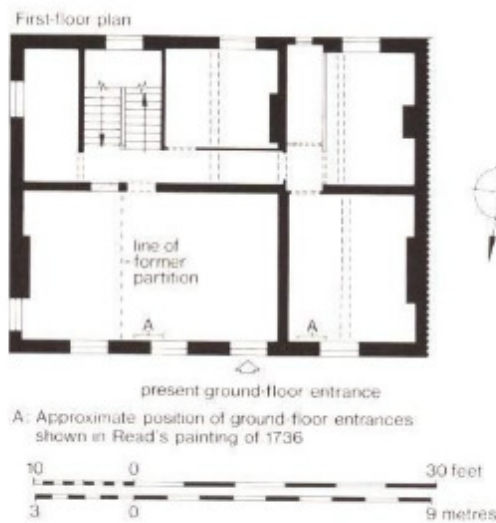


Fig 41 17 Irish Street

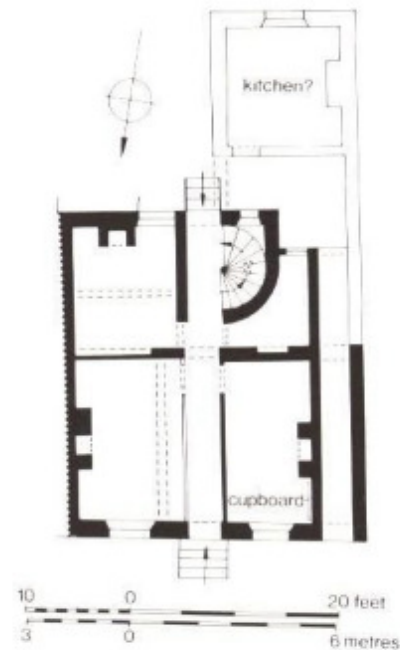


Fig 42 18 Irish Street

Figure 6 & 7 – Floor Plans [Fig 41 & 42]. Page 118 from the book 'Whitehaven 1660 – 1800, Royal Commission on the Historical Monuments of England'.

A copy of these pages are included in the Appendix B.

The book 'Whitehaven 1660 – 1800, Royal Commission on the Historical Monuments of England' ISBN 10: 0113000189 ISBN 13: 9780113000180 is available from bookshops.

2.14 The Historic Research – On 28 February 2022, the Cumbria Archive Centre (*Carlisle*) wrote back to our office, confirming the following information:

There are three references relating to Irish Street, Whitehaven, in the DLONS/W part of the collection. None of them relate specifically to no. 17; they include:

- *Reference: **DLONS/W/9/40** Title deeds, Whitehaven. These include properties in Irish Street but are not listed in detail.*
- *Reference: **DLONS/W/11K/7** Correspondence and queries: architect/builder of 20 Irish Street (from series of general estate records, Whitehaven area) 1969*
- *Reference: **DLONS/W/26G/39** Detached plan from deed showing junction of Irish Street and Roper Street, Whitehaven (from 'West Cumberland Miscellaneous' series) 20th century.*

Unfortunately, they were not able to identify any records relating to Carlisle Spedding from 1718.

3.0 Aspirations for Whitehaven

3.2 Since 1990, £20 million of grant funding has been invested, greatly improving public access to the water and providing employment opportunities with the construction of the state of the art boat shed. In recent years Whitehaven has hosted magnificent maritime festivals, bringing many people to the harbour.

- Repurpose, repair, and renew heritage assets.
- Create new housing opportunities.



Along with this, the Local Authority launched a survey to help inform the Council's bid to the Government's Future High Streets Fund that aims to revitalise and modernise town centres. The council's initial bid was ranked among the UK's best by Government officials and it has now received funding to develop the full business case. The strategic themes include:

- working with public and private investors to repurpose, repair and renew heritage assets
- creating hubs, workspace and housing and opportunities
- developing creative leisure spaces, ensuring a flow between the retail area and the harbour
- modernising the high street and expanding the 'streetscapes' initiative
- developing creative transport solutions and parking provision
- initiating a digital revolution by developing digital experiences in leisure, tourism and retail

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3.4 In May 2020, Copeland Borough Council business case to transform Whitehaven include a digital community hub, artisan arcades and a focus on cycling provision was made public. Part of the national FHSF, the proposals include:

- A new community digital hub on Duke Steet
- Utilising the C2C challenge cycle route and creating a new cycling hub
- Developing Residential Opportunities
- Developing the 'streetscene' and Public Realm

The Council confirmed: *"We have secured £1,056,649 from the Local Growth Fund through Cumbria Local Enterprise Partnership to acquire land and buildings to enable a strong case to be made to the Government that we are in a position to deliver its FHSF scheme. We have also committed £601,483 of our own funds to support delivery of the scheme."*

<https://www.lancs.live/news/local-news/future-vision-whitehaven-25-million-18367531>

3.5 Whilst Whitehaven withdrew their bid from FHSF (*due to application issues*), they will be resubmitting a refreshed bid in the Government in 2021. The refreshed bid will be more aligned to the Council's wider ambitions for the town.

<https://www.newsandstar.co.uk/news/18976664.traders-say-copeland-council-made-right-decision-pull-bid-1b-future-high-street-fund/>



Figure 9 – Photograph of Whitehaven Town Centre.

4.0 Housing Need

- 4.1 All designers, planners and stakeholders should be mindful that we remain in a housing crisis. Shelter, the Charity campaigning for housing and homelessness, writes;

"For decades, successive governments have failed to build the homes we need. By 2008, the number of new homes being started had fallen to its lowest peacetime level since 1924 – and house building has barely recovered since then."

https://england.shelter.org.uk/campaigns/why_we_campaign/the_housing_crisis_3

- 4.2 We must remain mindful therefore that any positive addition to the housing stock will help reduce the crisis, and can ultimately help release other, suitable housing stock, as required. Shelter advises that we need 250,000 homes a year, to resolve the housing shortage.

https://england.shelter.org.uk/data/assets/pdf_file/0011/689447/Solutions_for_the_housing_shortage_-_FINAL.pdf

- 4.3 We should also remain mindful that failure to provide positive additions to our housing stock generally, will consequentially add financial, social and welfare pressure to our Local Authorities, as they have to deal with increased homelessness and deprivation.

- 4.4 The 2004 Review of Housing Supply, by Economist Kate Barker, and commissioned by the then Chancellor and Deputy Prime Minister, in summary highlighted the vast need for more housing, and the need to clear the backlog of provision for housing, spanning several decades.

http://news.bbc.co.uk/1/hi/shared/bsp/hi/pdfs/17_03_04_barker_review.pdf

- 4.5 Housing shortage and lack of supply has been a concern for housing in our country post World War II, and every attempt at strategic planning has in fact aimed to resolve the ongoing shortage, in one way or another.

- 4.6 Whilst formerly, the strategic approach had been the use of housing targets through Regional Spatial Strategies, more recently, the strategy has been to use Local Neighbourhood Plans, 5 year housing targets and the "tilted balance in favour of sustainable development", to help deliver housing and development.

- 4.7 In a recent interview (December 2021) regarding housing development in Copeland, the Mayor of Copeland, Mr. Mike Starkie said that growth is welcome to keep the borough thriving: *"I'm actively encouraging growth wherever housing sites are deemed appropriate."* He also stated that:

"There's clearly a demand in Copeland for high-end housing. What we need to do is attract people into the borough. For too long people who want to move up the housing ladder have had to leave Copeland. As with any new developments it brings jobs, it brings growth, they leave more affordable housing behind."

<https://www.whitehavennews.co.uk/news/19766948.mayor-welcomes-growth-copeland-plans-unveiled-phase-two-development/>

Part of the North Park Rheda, Frizington Housing Development includes Beckstones (by Genesis Homes), Rheda, located 4 miles from Whitehaven. This comprises of 55 new homes, a mix of 2, 3, 4 and 5-bedroom properties, including 19 bungalows in a mix of 2 and 3 bedrooms. In February, with 20 of the phase one homes already built, and over 50% of these houses are sold, which shows that there is a demand for housing in Copeland.

- 4.9 In 2015, the UK Government's ambition was to secure 1 million net additions to the housing stock by the end of the Parliament which was expected to be in 2020. The Housing White Paper, 'Fixing our broken housing market' (February 2017) included a number of initiatives which aimed to secure a step-change in housing supply.

'Fixing our broken housing market' (February 2017) can be accessed using the following link:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

In order to comply with the Government's 300,000 homes a year by the mid 2020's, Copeland Borough Council have published their 'Copeland Five Year Housing Land Supply Statement' 2020/21. Reviewing this document, the following is noted:

The housing requirement in the Copeland Local Plan (*Core Strategy and Development Management Policies DPD*), is for 230 net additional dwellings per annum for the first five years, increasing to 300 net additional dwellings per annum for the remainder of the Plan period. Between 2013 – 2020, the table on page 5 (*previous housing requirement and past delivery*) of the document shows the number of net additional dwellings delivered annually has fallen significantly short of the requirement.

When looking at the town of Whitehaven in 2020, the statement confirmed the following:

- Appendix B (*Schedule of Deliverable Housing Sites under 5 units with extant planning permission (full or reserved matters) at 31st March 2020 included within the 5 Year Housing Land Supply*) includes 24no. sites in Whitehaven with 17no. of them have been recorded as under construction.
- Appendix C (*Schedule of deliverable housing sites with extant planning permission (full or reserved matters) of 5 units or more at 31st March 2020 included within the 5 Year housing land supply*) includes 11no. sites in Whitehaven with 8no. of them have been recorded as under construction.

For further details of the Copeland Five Year Housing Land Supply Statement 2020/21, see the following link:

<https://www.copeland.gov.uk/sites/default/files/attachments/5yearlandsupplypositionnov20.pdf>

- 4.8 As space is at a premium, demolishing the existing unused outbuilding and constructing a new residential Coach House makes efficient use of available land located next to the listed building at Irish Street.

National Planning Policy Framework

- 4.9 In accordance with the National Planning Policy Framework (*NPPF*) Glossary definition (*see below*), this proposal could be determined as a 'deliverable' site.

"Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years."

National Planning Policy Framework, Annex 2: Glossary, Page 66

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

As the proposed works includes a Change of Use to a House of Multiple Occupancy, if the scheme is granted Planning Permission and Listed Building Consent, the works here could easily be completed within the 5-year period (*to comply with the NPPF's definition of a 'deliverable' site*) as noted above.

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- 4.10 In accordance with the National Planning Policy Framework (NPPF), paragraph 11(d), if it is deemed that the most relevant Local Plan policies for determining a planning application are out of date (or the Local Plan is silent on a matter), this application should be approved (unless it is in a protected area (as defined by the NPPF) or the harms caused by the application significantly outweigh its benefits).

Paragraph 11. Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

*For **decision-making** this meant that:*

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

National Planning Policy Framework, Page 6

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

5.0 Cumbria Housing Statement March 2020 Update

When reviewing the design proposal, the scheme also complies with several key aims contained within the Cumbria Housing Statement March 2020:

<https://www.carlisle.gov.uk/Portals/0/Cumbria%20Housing%20Statement%202020.pdf?ver=fUDkecSMs8D7yJQFXEtZmQ%3d%3d>

5.1 4.1 Housing Growth, Affordability and Community Sustainability

Housing is important to Whitehaven's economic ambitions, and housing projects like these will attract skilled people to live and work in Cumbria.

This project will be able to play a key role in creating and sustaining local communities within this urban location.

According to the Cumbria Housing Statement, Cumbria is one of the few areas in England where all the local housing targets significantly exceed the Government's standard methodology for estimating housing needs.

The proposal will provide a new house to the area, providing more residential accommodation to the area.

Living close to city centre / major transport links is appealing to many people, and as demand for property is increasing, this building is located in an ideal position to provide affordable flexible housing options to the people of Whitehaven.

5.2 4.2 Improving Living Conditions and Creating Thriving Communities

The proposed new two storey residential Coach House will provide new residential accommodation to the community. The proposed works involved will be of a good standard, in order to work with the main building at 17 Irish Street.

As the local authority seeks to bring empty buildings back into positive use, the essence of this project also aims to take an old outbuilding that is unused and in bad condition, demolish it and build a better residential building to serve today's tenants requirements.

5.3 4.3 Supporting Independent Living and helping Achieve Healthier, Happier Lives

Empty buildings can have a negative effect on existing neighbourhoods, legally recognised as threats to public safety (*they can attract theft, vandalism, illegal occupation by squatters, or drug-related crimes*), and socially recognised as threats to the community (*they can become superficial environments with unsightly rubbish, overgrown gardens, or at worst, they can attract illegal activity*).

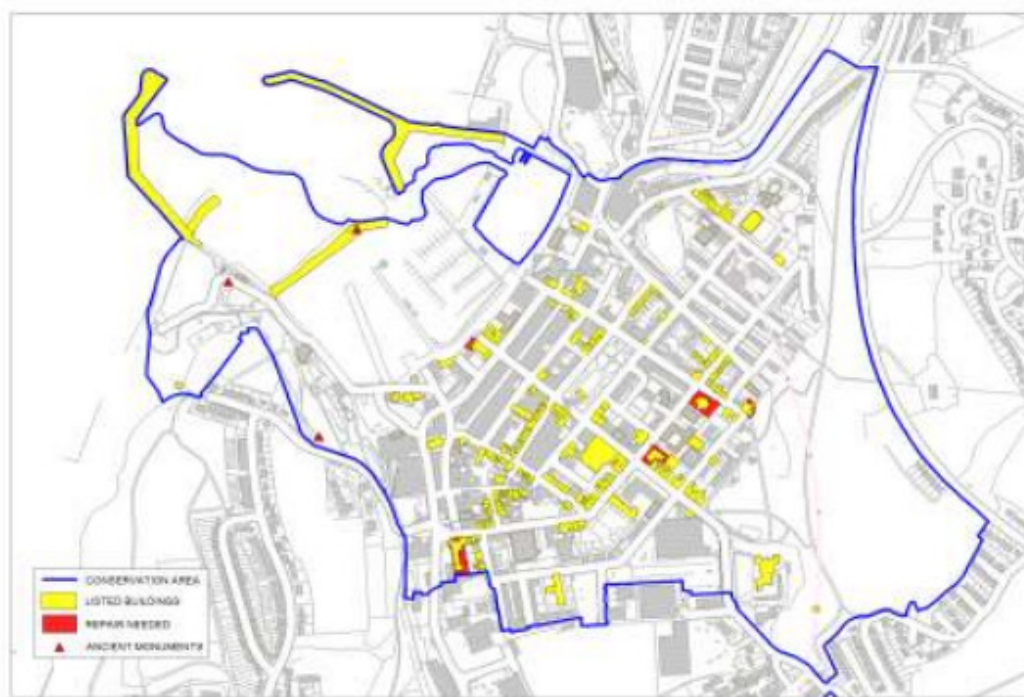
Neglected and unused buildings are ubiquitous in our surroundings and often go unnoticed, but they should be seen as valuable resources, offering the potential for community projects, commercial developments, or in this case, residential accommodation opportunities that could enrich the lives of many.

This proposal seeks to remove an empty outbuilding and construct a new building, making it safe and useful to the people of Whitehaven.

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6.0 Copeland Local Development Framework – 1 Supplementary Planning Document – September 2012

- 6.1 In accordance to Section 7 of the 'Copeland Local Development Framework – Supplementary Planning Document – September 2012', there are 253 Listed Buildings and several Scheduled Ancient Monuments within the recently combined Town Centre and High Street Conservation Area (see Map 3 on page 13 of the document / yellow areas on the plan below), and 17 Irish Street is included in this document.



Map 3 Listed Buildings, Archaeology and Buildings in need of Repair

Figure 10 – Copy of Map 3 from the Supplementary Planning Document

- 6.2 As Whitehaven is well known for having the most intact Georgian townscapes in the country, this project seeks to build a new residential Coach House, which has been designed to incorporate aesthetic detailing that works with the special characteristics of the neighbouring listed building.

The 'Copeland Local Development Framework – Supplementary Planning Document – September 2012' can be viewed using the following weblink:

<https://www.copeland.gov.uk/attachments/whaven-town-centre-and-harbourside-spd>

7.0 Design Influence from the previous Pre-App Advice and previous Planning Applications

7.1 In 2021, a Pre-Application Enquiry Advice (ref: PAA/21/0081) was received from Copeland Borough Council and, and in 2022, Planning Application approval (ref: 4/22/2297/0F1) and Listed Building Consent approval (ref: 4/22/2298/0L1) were received from Copeland Borough Council. Details of these applications are available online using the following web links:

- Planning Permission: [4/22/2297/0F1 | Copeland Borough Council](#)
- Listed Building Consent: [4/22/2298/0L1 | Copeland Borough Council](#)

7.2 As the scheme proposal is for the re-use of existing listed building, the design is subject to a number of criteria, as follows:

- A. *Adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property;*
- B. *Adequate and appropriate external amenity space is provided;*
- C. *The conversion works conserve the character of the building;*
- D. *No alterations or associated works create amenity problems for residents of adjacent properties.*

7.3 Upon reviewing the important points raised in both the previous pre-app advice and planning applications, the current design proposal attends to these points as follows:

- A. Internal Space Standards – With regards to the proposed Coach House, the design complies with the UK Governments Technical housing standards, as the Coach House is a 3-bedroom, 2-storey dwelling that has more that 70m² gross internal floor area and storage.

Technical housing standards – nationally described space standard can be seen on the following link: [Technical housing standards – nationally described space standard - GOV.UK](#)

- B. Amenity Space – The proposal seeks to include a small garden area (*re-using part of the existing garden area*) is to be located to the rear of the redeveloped Coach House, as private amenity space.

This new building benefits from being located next to a public amenity space, which the residents can use Trinity Park, originally the Trinity Church Gardens (*the Church building no longer exists*) is a approx. 3,400 m² garden is mainly a grassed area, containing a range of trees, planting and a World War Memorial Cross, dedicated to able seaman William A. Berry, R.N, HMS Kite.

- C. Protecting the Character of the Building – In keeping with the historic building on this site, the detailing and architecture to the proposed Coach House has been designed to reflect and respect the language of the listed building.

As the outbuilding is Located a short distance away from the listed building, approximately 14 metres away, both the demolition work and the development of the new coach house can take place without causing any impact to the listed building on the site.

- D. Protecting residents of adjacent properties – The proposal seeks to retain and re-use the amenity space that currently exists on site, with little changes, and improvements only where needed. Part of this amenity space will be fenced off, to become a small rear garden, serving the redeveloped Coach House.

The existing 1.9m high stone boundary wall that currently exists along the Western side of the site, behind the main building will be retained, as the vehicular parking / garden wall.

The redeveloped Coach House is located approx. 19.2m away from the neighbouring building to the West of no.17 Irish Street, the retained / improved amenity space that exists on the site should not create any problems for the neighbouring residents.

8.0 Response to the Local Authority Policy Position

Copeland Local Plan 2013-2028, Core Strategy and Development Management Policies DPD, Adopted December 2013:

- 8.1 The Planning Application ref: 4/22/2297/0F1 and Listed Building Consent Application ref: 4/22/2298/0L1 each includes Planning Conditions that relate to various Planning Policies.
- 8.2 We have reviewed the Planning Policies mentioned in the approval notices contained within Copeland Local Plan 2013-2028, Core Strategy and Development Management Policies DPD, Adopted December 2013 using same to help explain the design rationale and compliance, where appropriate.

These analyses are not conclusive, and our office is happy to discuss them further. The intention is to further develop the collaborative and proactive approach to design, working towards a satisfactory outcome for the Applicant.

Planning Policy

Design Response

Copeland Local Plan 2013-2028, Core Strategy and Development Management Policies DPD, Adopted December 2013:

Policy ENV3 – Biodiversity and Geodiversity

The Council will contribute to the implementation of the UK and Cumbria Biodiversity Action Plan within the plan area by seeking to:

A Improve the condition of internationally, nationally and locally designated sites

B Ensure that development incorporates measures to protect and enhance any biodiversity interest

C Enhance, extend and restore priority habitats and look for opportunities to create new habitat

D Protect and strengthen populations of priority or other protected species

E Boost the biodiversity value of existing wildlife corridors and create new corridors, and stepping stones that connect them, to develop a functional Ecological Network

F Restrict access and usage where appropriate and necessary in order to conserve an area's biodiversity value

Policy DM25 supports this policy, setting out the detailed approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

ENV4 – Heritage Assets

The Council's policy is to maximise the value of the Borough's heritage assets by:

This policy was included with regards to the demolition of the Coach House at the rear of the site, specifically to ensure that the nearby trees are protected where possible in accordance with this policy.

A Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value

B Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use

C Strengthening the distinctive character of the Borough's settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings
Policy DM27 supports this policy, setting out the Council's approach to development which affects built heritage and archaeology.

DM10 – Achieving Quality of Place

The Council will expect a high standard of design and the fostering of 'quality places'. Development proposals will be required to:

A Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes

B Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness

C Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity

D Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:

i) Clear distinctions between public and private spaces

ii) Overlooked routes and spaces within and on the edges of development

E Create and maintain reasonable standards of general amenity

F Incorporate new works of art as part of development schemes where appropriate

The proposal seeks to build a new residential Coach House next to the existing listed building.

Due to the historically significant nature of the site, the new building must not have a negative impact on the listed building, therefore the architecture of the redeveloped Coach House is to include details that reflect the Georgian architecture that exists at no.17 Irish Street.

Whilst works take place on this part of the site, a principal aim is to ensure that the listed building is protected.

The application site sits withing Irish Street, which is predominantly a series of Historical Buildings. The street already provides a mixed-use typology, including residential and Community facilities.

The new Coach House adds and enhances the site, with little impact on the character of the street, and the town generally.

A number of the soft spaces within the site will be finished with grass and planting, adding to the feeling of urban park land, next to the existing Trinity Park.

The balance of public and private spaces is maintained, with overlooking encouraged where possible.

Irish Street predominantly features a series of historical buildings, with approximately 27 properties providing housing to the town. This building type re-enforces the reason to repurpose the existing building towards providing residential accommodation.

Occupied buildings on this site will help to remove vulnerability to fear and crime from the area as the residents will be able to provide supervision, which will detract anti-social behaviour.

If the outbuilding is left un-occupied, it could attract homeless people, criminals and/or squatters, therefore it is essential to remove this opportunity and redevelop this part of the site with an active purpose, in order to comply with this policy.

DM22 – Accessible Developments

Due to the location of the site, this development benefits from good quality

The Council will require development proposals to be accessible to all users and accord with the following principles:

A The layout of the development responds positively to existing movement patterns in the area by providing or contributing towards:

- i) Permeable and legible layouts which are convenient for access into and through the site for pedestrians, cyclists and disabled people*
- ii) Access for public transport*
- iii) Access for emergency and service vehicles*

B Incorporate innovative approaches to managing vehicular access and parking with:

- i) Standards incorporated into the design of the development which manage traffic access and speeds without excessive engineering measures*
- ii) Incorporate car parking, through a variety of on street and off street arrangements which avoid vehicles dominating the street scene, whilst meeting adopted car parking standards which reflect the needs of the Borough in its rural context*

Where necessary the potential transport implications of development will be required to be supported by a Transport Assessment and a Travel Plan to manage any significant transport implications.

DM27 – Built Heritage and Archaeology

A Development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported. This will be particularly relevant in the case of:

- i) Scheduled Ancient Monuments*
- ii) Conservation Areas*
- iii) Listed Buildings and structures*
- iv) Non-listed buildings and structures or landscape features of local heritage and archaeological value*
- v) Surface and below ground archaeological deposits*

B Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted

C Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to:

- i) How new development respects the character of existing architecture and any*

existing vehicular and pedestrian networks, public transport links and has adequate access for emergency and service vehicles.

The existing car parking facilities to the site will be maintained, providing vehicular parking for the new residents of the building. As they are located to the rear of the building, this will help to keep the street clear, reducing the need for on street parking.

Irish Street is predominantly a one-way street, with double yellow lines painted down both sides of the street.

As the existing outbuilding is not listed, and does not hold any significance or archaeological value, removing this from the site will improve the site, and to construct a new Coach House building will more to the economic viability of the existing site.

The design proposal made sure that the new Coach House is kept to a similar small scale as the existing outbuilding, to remain subservient to the main listed building on the site.

historical associations, landscape features, open spaces, trees, walls and quality of townscape

ii) The impact of any proposed works to trees with regard to policy DM28

iii) The design of any proposals for new or altered shopfronts and / or signage, which should be an integral part of the design and avoid the use of internally illuminated signage

D Development which affects Listed Buildings or their setting will only be permitted where it:

i) Respects the architectural and historic character of the building

ii) Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building

iii) Does not have a significant adverse effect on the setting or important views of the building

iv) Involves a change of use to all or part of the listed building which contributes to the conservation and overall economic viability of the building, and where the use can be implemented without any adverse alterations to the building

E Any development proposal which is considered to affect an existing or potential site of archaeological importance will be required to be accompanied by an archaeological assessment. Where archaeological deposits are evident, below ground or on the surface, evidence should be recorded and where possible preserved in-situ. Proposals for development where archaeological interest has been established will not be approved until evidence has been provided that the risk of archaeological disturbance has been adequately investigated and has been minimised. Planning permission will not be granted if the impact on potential archaeology is unacceptable.

Policy DM28 – Protection of Trees

A Development proposals which are likely to affect any trees within the Borough will be required to:

i) Include an arboricultural assessment as to whether any of those trees are worthy of retention and protection by means of a Tree Preservation Order

ii) Submit proposals for the replacement or relocation of any trees removed, with net provision at a minimum ratio of 2:1, with preference for the replacement of trees on site and with native species

B Any proposed works to Trees within Conservation Areas, or protected with Tree Preservation Orders, will be required to

This policy was included into the Planning Application Approval Notice with regards to the demolition of the existing Coach House, specifically in order to ensure that the nearby trees are protected where possible in accordance with this policy.

Cont'd...

include an arboricultural survey to justify why works are necessary and that the works proposed will, where possible, not adversely affect the amenity value of the area. Applicants for development that will result in the loss or deterioration of ancient woodland or veteran trees outside woodland should demonstrate that the need for and benefits of the development will clearly outweigh the loss.

9.0 Proposals, Significance, Impact and Potential for Harm

9.1 The proposed alterations are shown on the accompanying drawings, and include –

'Proposed planning application for the demolition of an existing outbuilding, and development of a new residential Coach House, including associated vehicle parking area and gardens at 17 Irish Street, Whitehaven, Cumbria, CA28 7BU'

9.2 The proposal includes for the existing garage outbuilding located to the rear of no.17 Irish Street to be demolished and to construct a new residential Coach House in the same location where the garage previously existed.

9.3 The Historical Research – Little information could be found on this garage outbuilding. During the previous planning application, we spoke with planning officer Sarah Papaleo about the garage, and she believed that the garage was constructed in or shortly after 1993.

As this garage outbuilding is a more modern addition to the site, in terms of heritage, it's unlikely that the proposed conversion of the garage outbuilding to a Coach House for residential purposes would be considered harmful in terms of impact on the listed building, or the conservation officer.

9.4 The proposal for the redeveloped Coach House is to include a single entrance lobby, stairwell, kitchen / dining area, WC and bedroom at ground floor level. The first floor will contain two bedrooms and a bathroom. The intention is for the Coach House to be a separate apartment building.

9.5 The architecture of the redeveloped Coach House is to include details that reflect the Georgian architecture that exists at no.17 Irish Street. These details are to be kept to a minimum, in order to respect the main building on this site.

The materials for the Coach House are to match those of the main building (*no.17 Irish Street*), so the walls will be rendered, and painted (*colour to match no.17 Irish Street*), the window frames will be white painted timber, sized and detail to replicate the style of the windows on the main building, the doors and door frames will be painted timber, and the roof tiles will match those on the main building.

To avoid any negative impact, the pallet of materials is meant to compliment the main building in its design and aesthetics.

9.6 Regarding the size of the redeveloped Coach House, to keep the scale small to respect the main building (*no.17 Irish Street*), the proposal includes the following:

- Existing Coach House Footprint	64.06 m ²
- Redeveloped Coach House Footprint	83.14 m ²
- Footprint Increase	<u>29.78 %</u>

9.7 Previous enquiries about the history of the outbuilding during the previous planning application, Sarah Papaleo did say that the Conservation Officer recommends that the boundary wall next to the garage outbuilding is inspected, as it is believed to be over three hundred years old.

Further to this, we approached the Cumbria Archive Centre (*Carlisle*) to gain more information on the boundary wall, and on 18th May 2022, they wrote back to our office, confirming the following information:

In a church book of Holy Trinity, 1713 – 1719 at reference DH 41. This dates from when Holy Trinity Church was being built and the first entry in the accounts for 18 May 1714 mentions digging the foundation for the church yard wall. There are a few other entries relating to quarrying of stone, and a mention specifying "walling part of the church yard wall".

Please see Figures 33 and 34, photographs of the Church Book of Holy Trinity, DH 41 dated May and June 1714.



Figure 32 – Existing outhouse and parking area, in need of redevelopment.

- 9.8 Enclosed are some photographs taken of the boundary wall for your review. We note that certain parts of the wall appear to have been repaired / replaced using blockwork.

Due to the historical significance of the boundary wall , when the garage outbuilding is to be demolished, parts of the boundary wall that are located close to the garage are to be protected throughout these works.

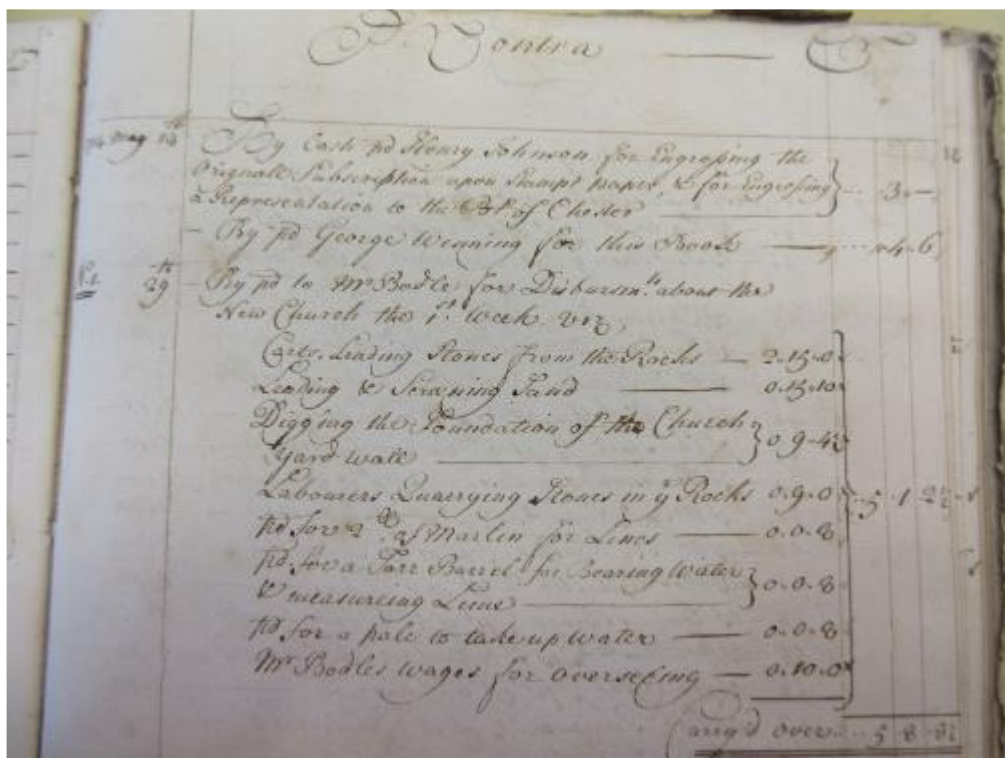


Figure 33 – DH 41 May 1714, detailing the Trinity Church (now demolished) Construction.

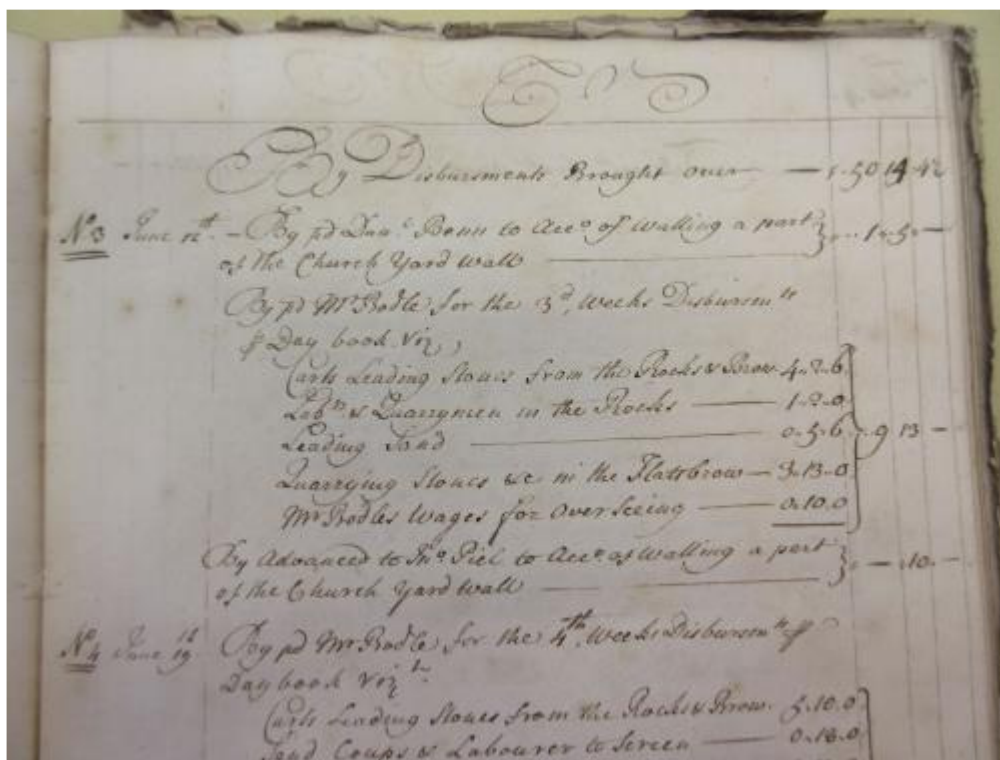


Figure 34 – DH 41 June 1714, detailing the Trinity Church (now demolished) Construction.



Figure 35 & 36 – Existing boundary wall, photographs taken inside the site, June 2022.

Cont'd...



Figure 37 – Existing boundary wall, photographs taken from the neighbouring site, June 2022.

Cont'd...

10.0 Appendix A

Extracts from 'Whitehaven 1660 – 1800, Royal Commission on the Historical Monuments of England'
Pages 82, 99, 100, 101, 108, 117 and 118

Cont'd...

11.0 Appendix B
Design and Access Statement

End of Document
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