

Design/ Heritage Statement

2223-008 Marlborough St

(Revision A)

March 2024



Application Address:

B Goulding,
Marlborough Street,
Whitehaven,
Cumbria
CA28 7LL

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1.0 INTRODUCTION

1.1 Preface

The following Design & Access/ Heritage Statement has been prepared by Michael Crewdson (BA (Hons) Dip Arch, ARB, RIBA) of MC Architecture & Design Ltd on behalf of Mr D Crewdson.

The document supports the Planning & Conservation Area Consent application for the replacement of windows.

1.2 Brief

The application for planning permission seeks to change the existing single glazed timber painted casement windows, which were installed during the 1980's, with new, double glazed UPVC timber grained casement windows to closely match.

This work is part of a wider project, to fully modernise the interior spaces of the building throughout. This will therefore enable the building to be fully utilised from a commercial perspective, after many years of under use.

2.0 SITE LOCATION & DESCRIPTION

2.1 Location

The application site is located in Whitehaven Town Centre at the following address;

B Goulding,
Marlborough Street,
Whitehaven,
Cumbria,
CA28 7LL.



Principal Elevation – Facing Marlborough Street.



Site Location Plan

2.2 Description

The property consists of a two storey, mono pitch roof building. The building was constructed in the 1960's is large and open in plan. The ground floor contains a workshop & the first floor contains office space (currently under used). Previous uses included a commercial printing firm and since the 1980's, the building has been used as a bespoke joinery workshop.

The building is unpainted, with rough cast cementous dash. The ground floor consists of a large goods access door, entrance door and high-level windows to the workshop. The second floor contains a former goods opening door and windows to the offices.

Existing Windows consist of single glazed, casement windows of similar proportion on the ground & first floor levels.

3.0 DESIGN

3.1 Design Intent

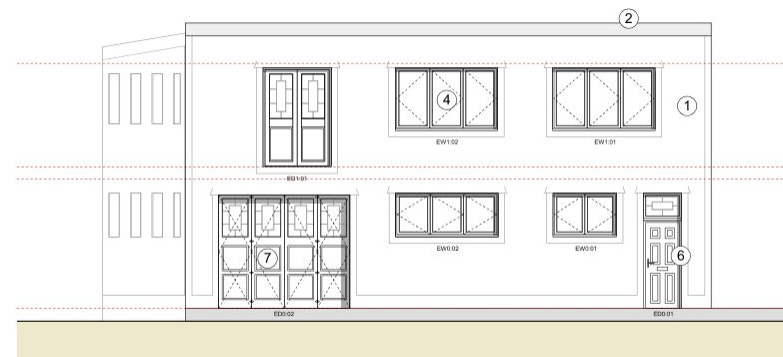
The design intent of the proposal is very simple. The existing single glazed timber painted casement windows, which were installed during the 1980's, are to be replaced in order to satisfy current building regulations and modernise the property.

The existing windows shall be replaced with new, double glazed UPVC timber grained casement windows to closely match the existing windows.

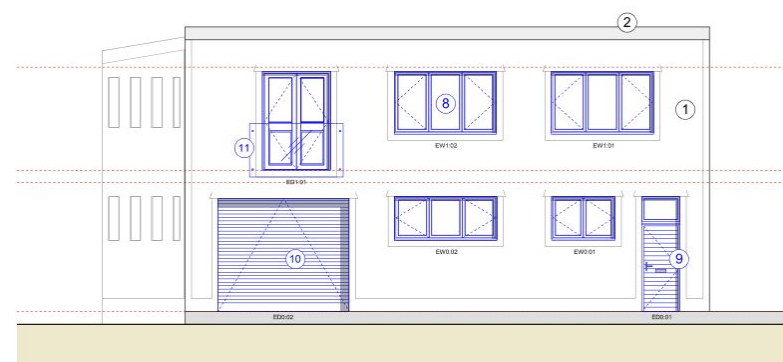
In addition to the windows, a new composite, level threshold entrance door with new top light will be installed as the Principal Entrance.

The existing ground floor goods access door will be replaced by an electronic, aluminium powder coated roller shutter panel door to allow efficient access and egress to the works.

Access is not relevant to the proposals.



Existing Principal Elevation – Front



Proposed Principal Elevation – Front



Windows & doors to Front Elevation (1) & Side (3)



YWCA Development – Aluminium Powder Coated Windows & Doors (site in background)



Admiral House– White UPVC sash windows (corner of Marlborough St opposite)



Existing Window (EW0.03)



Existing Window (EW0.04)



Similar proposed UPVC casement window with proportions to match existing.

4.0 HERITAGE

4.1 Designations & Assessments

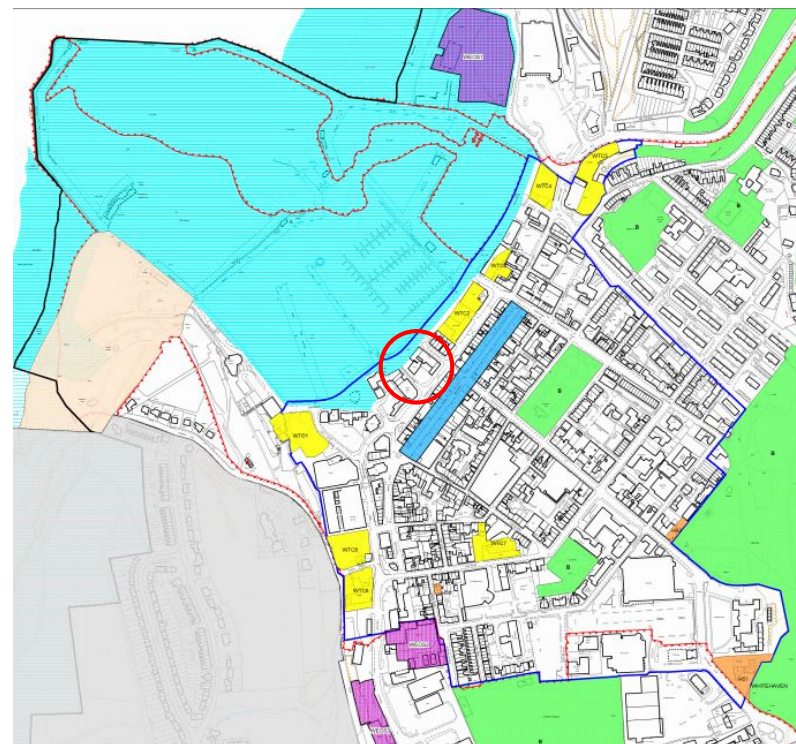
a) Conservation Area

The site sits within the Whitehaven Town Centre Conservation Area. The site is set back from the harbour and Strand Street by surface car parking to either side.

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

b) Listing

The property is not listed.



Whitehaven Town Centre Conservation Area

5.0 CONCLUSION

5.1 Conclusion

The replacement windows and doors are minor in change with little, no visual impact to the existing property. Fenestration around the property is mixed in character and materiality. The proposal is in keeping with the character of the original property.

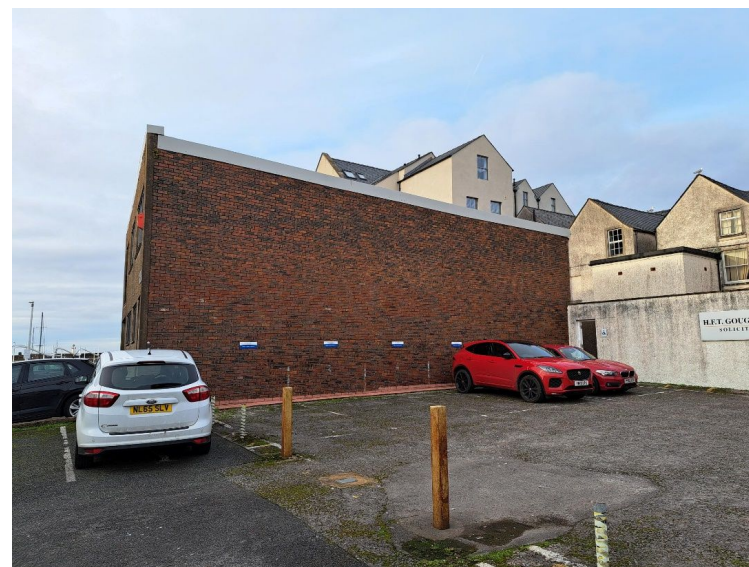
Modernisations will improve the operation of the works and will enable the upper floor to be fully utilised to expand the offices.

5.2 Drawings & Documents

- 2223-008-01A Site Location Plan
- 2223-008-02A Existing Ground & First Floor Plans
- 2223-008-03A Existing Elevations (Sheet 1 of 2)
- 2223-008-04A Existing Elevations (Sheet 2 of 2)
- 2223-008-10A Proposed Ground & First Floor Plans
- 2223-008-20A Proposed Elevations (Sheet 1 of 2)
- 2223-008-21A Proposed Elevations (Sheet 2 of 2)
- 2223-008A Design/ Heritage Statement



View of Site from Whitehaven Harbour



View of Site from Strand Street