

ConveryPrentyShields

ARCHITECTS

Place, Sustainable Growth and Transport
Cumberland Council
Allerdale House
Workington, Cumbria
CA14 3YJ

F.A.O: Kerry Bamford
18.08.2025

Application for Planning Approval for demolition of The Former Tannery In Haverigg Industrial Estate, LA18 4NG

Dear Kerry,

Following the Conservation and Design Officer's comments, please see below a response which aims to address the suggestions recommended.

The building has laid vacant since at least 2009 with multiple attempts at letting it for use since. As there has been no demand for the building's use over time, either as offices or industrial use, the one current option for the site that has been deemed financially viable is open-air storage compounds using containers.

We acknowledge the Conservation Officer's observation that the frontage contributed most of the site's remaining heritage value as a modest Art Deco example. In line with NPPF 208 and Local Plan BE4, we have carefully considered options for its retention and reuse before concluding that demolition is the only feasible way forward.

As highlighted on drawing number 2393_00_100_C, the existing façade runs directly through the middle of the site, which creates several issues regarding the feasibility of retention as highlighted below:

Storage behind the façade would severely restrict access to storage containers, requiring additional service roads that reduce storage capacity and compromise the scheme's viability. This would also hinder access to the existing rear storage shed, limiting its use and potentially leading to its further decline.

Adapting the existing façade for vehicular access to reduce the need of a service access road to the rear would require significant intervention to the existing entrance portico, which would introduce structural risks and remove the very elements that form the building's Art Deco character.

Storage in front of the façade would visually dominate or obscure the single-storey frontage of the existing building, undermining its contribution to the street scene. Leaving the area vacant for tenant-led storage would likely result in uncoordinated use, detracting from the frontage and diminishing the visual quality of the site together with the Art Deco character the retention seeks to preserve.

Replacing the broken glazing would serve no practical purpose for the proposed use, while infilling or blocking openings risks creating a patchwork appearance, further degrading the façade and removing the rhythm of its Art Deco detailing.

Having reviewed these options, we conclude that façade retention is neither practical nor economically viable. This aligns with NPPF 216, requiring a balanced judgement between the asset’s modest significance and the public/economic benefit of the proposal.

To mitigate the loss, we are committed to recording the building through a photographic survey, to be lodged with the Cumbria Historic Environment Record, ensuring its heritage value is preserved for future reference.

We believe this approach demonstrates that heritage value has been fully considered that alternatives have been explored, and that the proposal will deliver regeneration benefits consistent with the Copeland Local Plan’s objectives for sustainable economic development.

Yours sincerely,

Laura-Alexandra Popa
On behalf of Convery Prenty Shields Architects

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