

ConveryPrentyShields

ARCHITECTS

Heritage Statement for the Former Tannery in Haverigg Industrial Estate

Project Title: Demolition of vacant former tannery building and formation of storage compounds

Date: 11 July 2025

Location: Former Tannery Building, Haverigg Industrial Estate, Haverigg, LA18 4NG

Client: Graiseley Investments Ltd

Planning Reference: 4/25/2145/0F1

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Statement of Significance

SITE OVERVIEW

The proposal site comprises of the main entrance and office block of the former Tannery, the adjacent pitched roof compounds appertaining to the Old Tannery being registered in different ownership.

The Old Tannery is a single-storey industrial building located in Haverigg, South Copeland, adjacent to other industrial and storage uses within the industrial estate. The building is not statutorily listed, nor located in a conservation area, but is recognised as a non-designated heritage asset (NDHA) due to its history and Art Deco architectural styling, which contributes a modest level to the local character.

HISTORICAL SIGNIFICANCE

The tannery was established in 1938 by the West Cumberland Industrial Development Company, primarily producing leather for the shoe trade, and it operated until 1979. While the tannery is no longer active, the building represents a physical trace of local manufacturing heritage.

There are no historical records of the building's use post-1979, but the building can be seen as vacant and "To Let" in 2009, remaining vacant since.



1 The Tannery complex as recorded in 1949, at the peak of its production capacity.
Office building and entrance in the foreground.

ARCHITECTURAL SIGNIFICANCE

The building is not listed but it incorporates restrained Art Deco motifs—notably rendered geometric features, parapets, and symmetrical window openings. These lend some aesthetic value, although the structure is architecturally modest, lacking ornamentation or distinction beyond the basic stylisation. Some later alteration is evident with the partial infilling of window bays either side of the main entrance.



2 The Old Tannery marketed as "To Let" as recorded in 2009. Google Streetview Records

CONTEXT AND SETTING

The site sits within an area characterised by industrial and commercial storage, including warehouses and yards.

The multi-storey building appertaining to the Tannery on the southern boundary of the industrial estate was demolished in 2008, followed by parts of the main tannery building to make space for external storage and industrial yards.

The general area is classified as an industrial estate with a multitude of car garages and storage facilities in the building's immediate vicinity.



3 View south, showing Old Tannery Roof removed to create storage yard directly behind the proposal site in 2011. Despite the industrial estate containing a multitude of businesses, the building continues to be advertised as "To Let" in 2011 but it remains vacant until today. In 2011 efflorescence starts being present on the brickwork and vegetation/moss is starting to appear on the northern elevation. Google Streetview Records

CURRENT CONDITION

Records show building has been vacant since at least 2009, with multiple attempts at letting it for use since.

Many of the windows have been broken, leading to water ingress, and vegetation can be seen growing out of the external walls. External degradation of the brickwork and concrete elements due to vegetation and water damage can be seen from 2019 onwards. Due to the prolonged exposure to water ingress and invasive vegetation, it is likely that internal structural elements have also been structurally compromised.

The building now has limited remaining functionality which does not meet modern industrial standards and is unsuitable for re-use without significant intervention.



4 The Tannery as existing in 2022. Efflorescence is visible on the entirety of the building. Vegetation has encroached the entire façade and most windows have been broken, allowing the elements to deteriorate the inside of the building.



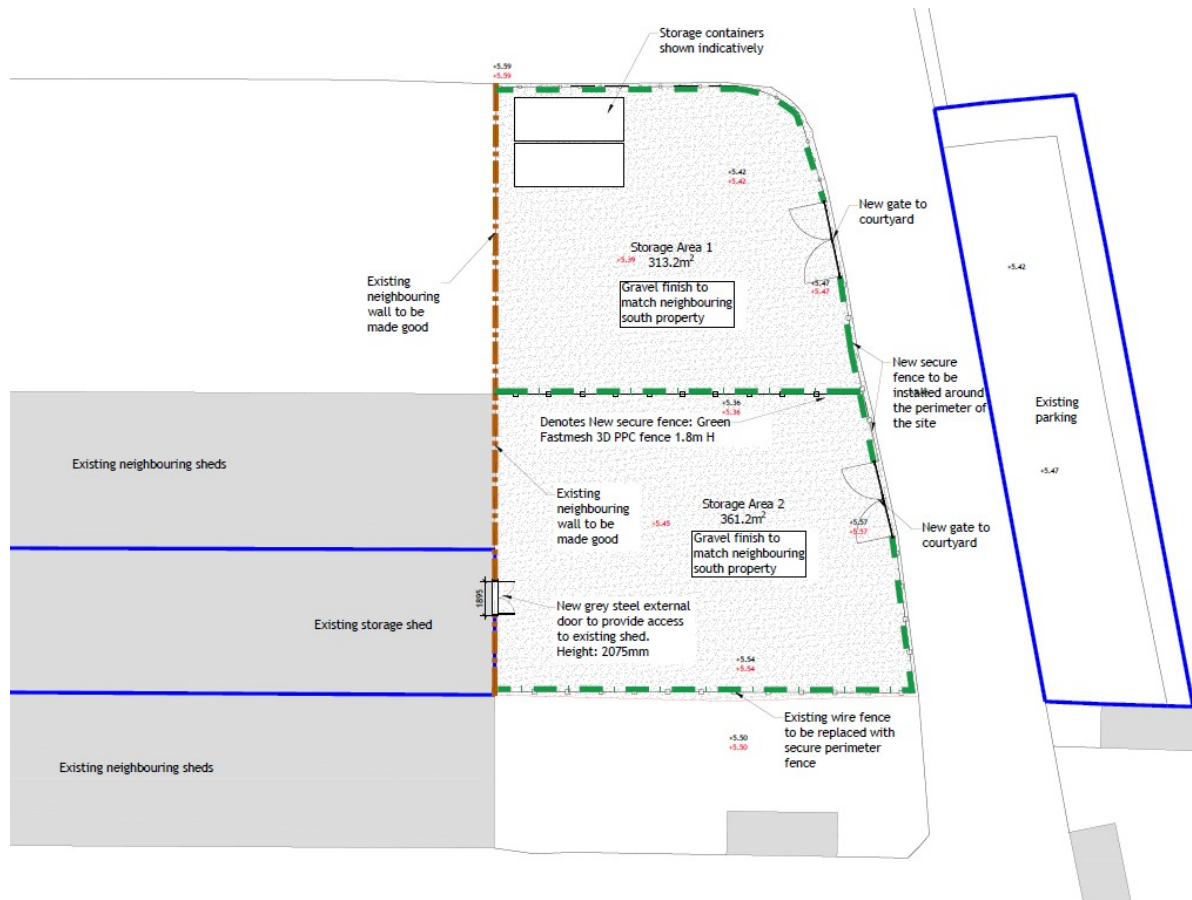
5 The Tannery as existing in 2022. Vegetation has encroached the entire frontal elevation and can be seen establishing itself on the decorative concrete elements above the main entrance.

Impact Assessment

DESCRIPTION OF PROPOSED WORKS

As it stands, the derelict building is now at the heart of the Haverigg Industrial Estate, providing an unsightly backdrop for the active industry operating in the area. The building no longer contributes positively to the setting and appears increasingly incongruous due to its declining condition.

The proposed redevelopment of the site will remove an unsightly and unused building and bring the site in line with the existing use of the adjacent sites, creating continuity and allowing the rest of the industrial area to develop towards a clearer direction. This is in line with Copeland's Economy and Employment Sites guidance.



6 Proposed works to bring the site in line with neighbouring properties

ASSESSMENT OF IMPACT ON SIGNIFICANCE

Under the Copeland Local Plan 2021-2038 Heritage Impact Assessments document (2022), the building is identified as a level 1 heritage value and a level 1 impact coefficient with a total Impact Score of 1 (low) representing low levels of less-than-substantial harm to non-designated heritage assets.

- **Historical Impact – Benign:** While the industrial estate began because of the opening of the Old Tannery, the area has developed to mixed industry, continuing the site's original use as a testament to its history. Losing the office block of the tannery will have no consequence on the continued use of the site and its continuation of the historical setting.
- **Architectural Impact – Negative:** Demolition will result in the loss of the existing structure and thus, its architectural and historical value as NDHA.
- **Contextual Impact – Benign:** The loss will not affect any other designated heritage assets or conservation areas. Given its local industrial context, there will be no harm to the wider historic environment.
- **Condition Impact – Positive:** The proposals will enhance the area visually by removing a dilapidated structure and bringing the site in line with the prevailing character of the industrial estate.

JUSTIFICATION AND MITIGATION

While the building is representative of Art Deco Industrial Architecture, this is now functionally obsolete and in poor structural condition after over 16 years of it being vacant.

Viable reuse options have been exhausted with refurbishment costs disproportionate to potential economic developments or to any heritage value retained. The building's modest significance as NDHA does not outweigh the benefits of redevelopment.

The proposals for storage compounds will enable the productive use of a brownfield site in keeping with the Copeland Local Plan's vision for economic growth and NPPF's presumption in favour of sustainable development.

CONCLUSION

The Old Tannery in Haverigg is a low-value non-designated heritage asset of modest interest. While its demolition will result in the loss of some architectural character, this is justified by its poor and deteriorating condition which results of a lack of integration into the current industrial context and by the economic and operational benefits of the proposed use on the entire industrial estate.