

FAO Christopher Harrison  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria  
CA28 7SJ

Date: 30/03/2021

Our ref: 4/20/2180/0B1: The Edge, Cumbria Coastal Activity Centre, Whitehaven  
Your Ref: N/A

Dear Mr. Harrison,

**The Edge, Cumbria Coastal Activity Centre, Whitehaven**  
**Application Minor Material Amendment to Vary Condition 2 (Approved Drawings and Documents) of**  
**Planning Permission Ref: 4/20/2180/0B1**

On behalf of our client, Whitehaven Harbour Commissioners, please find enclosed an application for a minor material amendment under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission ref. 4/20/2180/0B1.

The application for a minor material amendment seeks approval for:

*“Minor material amendment application to vary Condition 2 (compliance with approved drawings and documents) of planning permission 4/20/2180/0B1.”*

The changes to the scheme have been made to make the scheme deliverable and improve its functionality and robustness in relation to the coastal environment.

**Drawings and Documents**

Accordingly, please find enclosed the following replacement drawings and documents:

- 2452\_L(00)000 - Existing Site Plan\_01
- 2452\_L(00)102 - Proposed Site Plan\_02
- 2452\_L(01)103 - Equipment Compound\_02
- 2452\_L(01)105 - Proposed Ground Floor Plan\_00
- 2452\_L(01)106 - Proposed First Floor Plan\_00
- 2452\_L(01)107 - Proposed Second Floor Plan\_00
- 2452\_L(01)108 - Proposed Roof Plan\_00
- 2452\_L(01)109 - Proposed Retail Unit - Ground Floor Plan\_00

- 2452\_L(01)110 - Proposed Retail Unit - Mezzanine Plan\_00
- 2452\_L(01)111 - Proposed Retail Unit - Roof Plan\_00
- 2452\_L(01)130 - Proposed Refuse and Cycle Store Plans\_00
- 2452\_L(02)101 - North East Elevation (Coloured)\_00
- 2452\_L(02)102 - South East + North West Elevations\_00
- 2452\_L(02)103 - South West Elevation\_00
- 2452\_L(02)105 - Proposed Retail Unit - Elevation 1\_00
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- 2452\_L(02)109 - Proposed Retail Unit - Look & Feel\_00
- 2452\_L(02)130 - Propose Refuse and Cycle Store Elevations\_00
- 2452\_L(03)100 - Sections AA + BB\_00
- 2452\_L(03)101 - Sections CC + DD\_00
- 2452\_S(31)100 - External Door Schedule\_01
- 2452\_D(32)100 – Proposed Window Types\_00
- 0308104-HLEA-XX-SP-DR-UE-100-001
- The Edge External Lighting Information
- WL\_1654\_051\_P1\_Proposed Drainage Arrangement
- West strand Drain Arrangement
- West Strand Manholes & Numbers
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### **Background**

Whitehaven's harbour has changed and developed over time in response to economic, social, and environmental trends. The Edge - the Cumbria Coastal Activities Centre - is intended as the 'next stage' in this development, supporting the local economy and community, promoting skills development, health and wellbeing, and providing a landmark building in a key setting.

The proposal provides a contrasting design which, through its use of modern form and materiality, protects the integrity of the historic setting. The Edge aims to be a 'good neighbour', providing a landmark function and helping to regenerate and sustain the surrounding locality with increased activity, and helping to support longer term initiatives across the quayside.

The sculptural form of The Edge is influenced by natural forces in the harbour location. Taking its cues from the large sandstone rocks which are thrown upon the outer piers of the harbour by the sea, the form of the building represents the erosion undertaken by these natural forms as their edges are knocked off and gradually smoothed as they are carried by the sea.

Using a blend of modern materials and contemporary design elements, the proposal is intended as an eye-catching, landmark building which provides both a hub for outdoor pursuits in the Cumbria area, a respite for those visiting Whitehaven, and a unique and bold architectural form.

The changes proposed in this application have occurred through detailed and technical design, and are considered positive, necessary changes for the sculptural form of the building to be realised.

## Proposed Changes

### Floor Plans

The floor plans have primarily been redeveloped to remove the need for the semi-external corridor fronting the harbour. This enables the development of a fully weathertight building to mitigate the impact of coastal weather and allow for its continued use year round.

It was also considered that the previous plans allowed for the best views to be obtained solely from the semi-external corridor rather than the internal rooms. The removal of this corridor has therefore allowed for the best possible views to be achieved from inside the building.

The changes to floor plans are as follows:

#### Ground Floor

- The Ground Floor layout has been adapted to make use of the redundant areas created by the original semi-external corridor. Most notably, the changing rooms have been rotated to make use of this space.
- The drying room has been relocated adjacent to the plant room.
- A commercial kitchen has been provided adjacent to the Multi-Use Space and Reception / Servery.
- An external terrace is provided adjacent to the Main Entrance and Multi-Use Space.

#### First Floor

- The First Floor layout provides 6no. additional hotel accommodation rooms in place of the classrooms previously shown. It is intended that educational activities will now take place in the Multi-Use Space at both Ground and First Floor level.
- A kitchenette has been provided to the Mezzanine Gallery in place of the kitchen previously shown. A full commercial kitchen has now been provided at Ground Floor level in its place.
- The removal of the semi-external corridor has allowed for enlarged facilities and direct, unobstructed views across the harbour.

#### Second Floor

- The Second Floor layout removes the external terraces fronting each accommodation room to provide enlarged facilities and direct, unobstructed views over the harbour.
- 11no. hotel accommodation rooms have replaced the 10no. previously shown.

### Elevations

The elevations have been developed in three dimensions to ensure they provide an adequate scale of accommodation, are structurally viable and achieve the design intentions set out in the original application. The proposed changes, therefore, chiefly concern achieving a weathertight façade, ensuring adequate levels of daylight, and providing unique vistas across Whitehaven's harbour.

The changes to the elevations are as follows:

#### North East

- The North East Elevation, which is considered the primary façade, has been adapted to provide a weathertight skin whilst following the design principles set out by the approved drawings.
- This window layout has been carefully calculated to ensure all accommodation has a suitable view with adequate levels of daylighting.
- The previously proposed mesh has been replaced by bronze tinted glazing, clear glazing and opaque spandrel panels to match the tone and finish of the cladding system.

#### South West

- The South West Elevation, which is considered the rear façade, has been redeveloped to follow the same design aesthetic as the primary façade, with the exception of having punched windows in place of areas of curtain walling.
- It is considered that the revised façade is more in keeping with the original design intent of the proposals.

#### North West and South East

- The North West and South East Elevations now reflect the changes to the North East and South West facades.

#### Site Layout and Equipment Storage Compound

The site layout has been adapted to suit the current business needs of the client, removing redundant accommodation where necessary and providing adequate levels of storage and car parking to serve the Coastal Activity Centre.

- The road has been adapted to allow sufficient pavements to either side.
- The retail unit now reflects the current design proposals as described below.
- The canoe and kayak storage within the existing arched structure is no longer required. These structures will be suitably fenced off to protect them and prevent unauthorised access.
- The secure covered boat storage area is no longer required and has been replaced with 8no. 20ft shipping containers. The storage containers will also allow for solar PV to be installed.
- The number of 30ft shipping containers has been reduced from 4no. to 1no.
- The flexible car parking and trailer storage has been removed and replaced with a natural grass / meadow area.
- 19no. car parking spaces, including two accessible blue badge bays, are now shown. These are primarily located in the centre of the existing car park, with the blue badge bays located opposite the Coastal Activity Centre.
- A secure refuse and cycle store has been located to the north of the equipment storage compound. It has been designed to complement the aesthetic of the retail unit and remain subservient to the main building.
- The Scheduled Ancient Monument boundary is now indicated on the site plan.

### Retail Unit

The retail unit has been modified to provide additional accommodation to suit the business needs of the Coastal Activity Centre and has been redesigned to provide a subservient aesthetic to the main building.

- The design aesthetic of the retail unit, which has been influenced by traditional boat sheds and boat houses, has been redeveloped to ensure its subservience to the main building.
- Simple materials and details are proposed to ensure it sits comfortably in its surroundings.
- The footprint of the building has increased and provides additional accommodation at mezzanine level.

### Additional Information

Additional information has been provided in relation to planning conditions imposed on Application Ref: 4/20/2180/OB1 in order to remove the requirement for the re-imposition of such conditions. This includes the following:

**Condition 4** – *“The erection of the superstructure of the buildings hereby approved shall not commence until detailed specifications of the proposed external windows and doors to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details of materials unless otherwise agreed in writing with the Local Planning Authority.”*

- 2452\_S(31)100 - External Door Schedule\_01
- 2452\_D(32)100 – Proposed Window Types\_00

**Condition 6** – *“The installation of external lighting shall not commence until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the location, design, luminance levels, light spillage and hours of use of all external lighting within the site. The approved lighting scheme shall be implemented in full prior to first occupation of the development hereby approved.”*

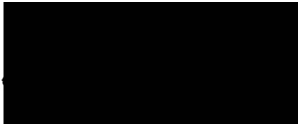
- 0308104-HLEA-XX-SP-DR-UE-100-001
- The Edge External Lighting Information

**Condition 9** – *“Prior to the commencement of the development not comprising works relating to the relocation of the statue referenced in Planning Condition 10 and works relating to the construction of the slipway, a scheme of surface water management and the disposal of sewage works shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved surface water management and the disposal of sewage works have been provided on the site to serve the development. The approved works shall be retained as such thereafter.”*

- WL\_1654\_051\_P1\_Proposed Drainage Arrangement
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I trust the enclosed is in order and look forward to receiving acknowledgement of its registration in due course. In the meantime, please do not hesitate to contact me should you have any queries or require any additional information.

Yours sincerely,



Hannah Dockerty  
Architect  
On behalf of Northmill Associates Chartered Architects

Encs.

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