

DESIGN & ACCESS STATEMENT

TO ACCOMPANY

APPLICATION FOR PLANNING PERMISSION
FOR ROOF GARDEN

THE BRANSTY ARCH
BRANSTY ROW
WHITEHAVEN
CA28 7XE

Document Revision

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Contents

- 1.0 Introduction
- 2.0 Assessment
- 3.0 Design
- 4.0 Access statement

1.0 Introduction

1.1 Purpose and Format

This Design and access statement has been prepared on behalf of JD wetherspoon PLC in support of the application for planning permission at: The Bransty Arch, Whitehaven. The statement assesses and evaluates the site and its context, to record the local character and circumstances.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Assessment

2.1 Location

The town of Whitehaven is a port town on the Northwest English coast.

Whitehaven is situated approximately 40 miles SW of Carlisle and 45 miles North of Barrow-in-Furness with a population of around 24,000 people. The settlement originated as a small fishing village back in the 1600s and developed into the UK's third largest port, exporting vast shipments of coal on a global scale. The town was also home to a successful shipbuilding industry producing over a thousand vessels. Whitehaven was primarily known as an important site for the chemical industry post WWII but this has since dissipated. Nowadays, Whitehaven is considered a fairly popular coastal destination in the North and is known to have a busy centre with ample retail establishments.

3.0 Design

3.1 Amount

The application relates to the development of a 'roof garden' to the adjacent site which was formerly an attached building that was demolished. The proposal seeks to form a new beer garden, dispense room and a larger refuse / bin store to this area.

3.2 Layout

The layout of the building will be affected by the proposal as stairs and routes to the new development will need to change. The site is adjacent to the building but due to the steep gradient of the location, level changes will have to be accounted for.

3.3 scale

The overall scale of the building will be affected by the proposal as the development will form a new beer garden adjacent to the current existing pub.

3.4 Appearance of the Development

The proposal intends to create a positive external area where customers can enjoy the weather whilst visiting the JD Wetherspoon establishment. The site of the development is currently vacant and void of any use so the project will bring a new lease of life to the site.

4.0 Access

4.1 Approach / Entrance

The approaches and entrances will not be affected by this proposal.

4.2 Entrance Doors

The existing entrance doors will remain as existing and support disabled access with ramped access available.

4.3 Signage

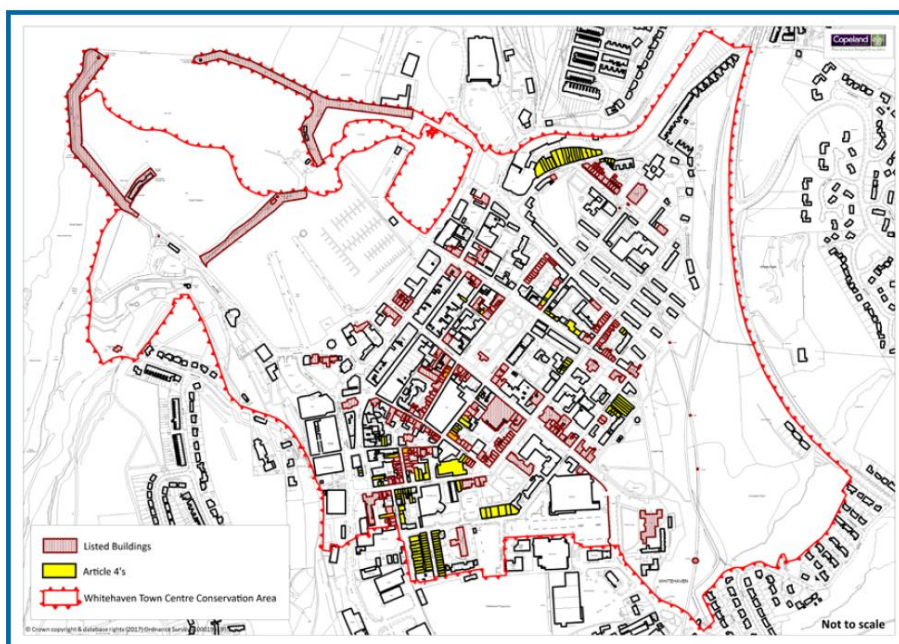
The signage is to remain as existing and should comply to the current regulations.

5.0 Conservation Area

5.1 Whitehaven Conservation Area - Impact

The property for the proposal is not listed or classed as a heritage asset, however the site lies within the Whitehaven conservation area – meaning any new development must be assessed to determine any possible impacts on the local area.

Whitehaven



Whitehaven Conservation Area is home to several historically significant architectural sites including the West Pier Lighthouse, Whitehaven Castle and the St Nicholas Church Tower. The local authority has a duty to ensure that any new developments do not erode the special architectural character of the area whilst encouraging the respective conservation area to evolve and meet changing demands.

The Conservation Area encapsulates the harbour and Queen's Dock as well as the high street zones of Duke St and Tangier St. These key high street routes are vital providers of footfall and Tangier St feeds directly to the site of the proposal, next to the Existing JD Wetherspoon – The Bransty Arch. The nearest heritage asset to the development is the site on the corner of Tangier St and George St which is currently a Domino's Pizza. We do not envision the development would have any negative impact upon the character of this building.

The development of a beer garden up the slope of Wellington row would visually enhance the current site as it has fallen into disrepair and is aesthetically displeasing to the eye. In addition, the presence of a new beer garden would aid in animating the area and introducing a new lease of life to the otherwise empty lot. We anticipate the development would also draw further footfall through the high street and attract more visitors to the conservation area.

Below: The site for the new development



Below: The site for the new development



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