

# Engineer/ Manage/ Deliver/

**DECEMBER 2020**

**DESIGN & ACCESS HERITAGE  
STATEMENT ON WINDOW  
REPLACEMENT & SINGLE  
STOREY EXTENSION AT  
12 CATHERINE STREET,  
WHITEHAVEN, CA28 7PA**

**PROJECT NO.  
MGC/PD/HW/44656-Ms001**



**Alan Wood & Partners**

---

**Issuing Office**

341 Beverley Road  
HULL  
HU5 1LD

Telephone: 01482 442138

Email: eng@alanwood.co.uk

Website: www.alanwood.co.uk

**DESIGN & ACCESS HERITAGE STATEMENT ON WINDOW  
REPLACEMENT & SINGLE STOREY EXTENSION AT 12 CATHERINE  
STREET, WHITEHAVEN, CA28 7PA**

Prepared by: Patrick Douse

Date: 14<sup>th</sup> December 2020

Issue	Revision	Revised by	Approved by	Revised Date

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

---

## **CONTENTS**

- 1.0 INTRODUCTION & BACKGROUND**
- 2.0 PLANNING POLICY & GUIDANCE**
- 3.0 APPLICATION PROPOSALS AND ASSESSMENT OF HERITAGE ASSETS**
- 4.0 CONCLUSION**



## 1.0 INTRODUCTION & BACKGROUND

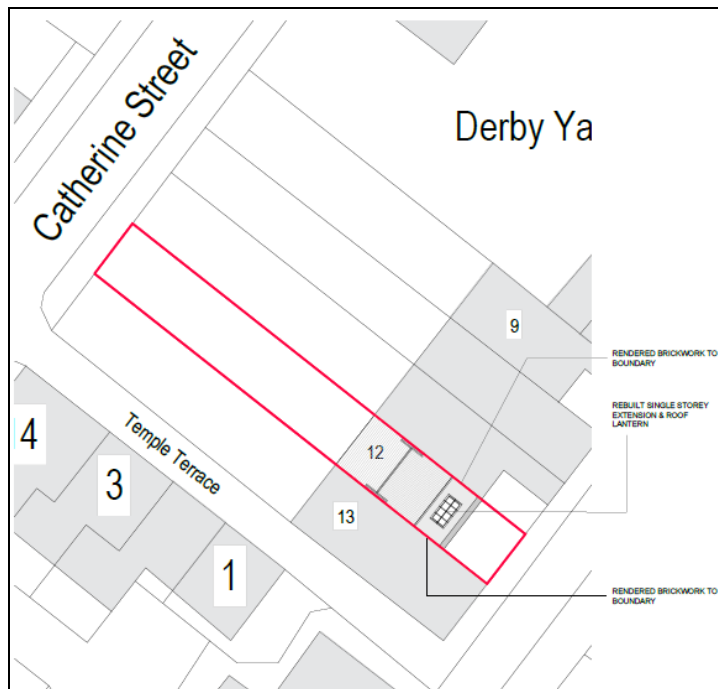
**Property** 12 Catherine Street  
Whitehaven  
CA28 7PA



Aerial View



### Location Plan



Building outlined in red

- 1.1 This Design & Access Heritage Statement has been prepared in support of a submission for Planning Permission in a Conservation Area.
- 1.2 The application relates to a terraced, three storey residential property. The property lies within a Conservation Area. Currently the building can be accessed through a level threshold entrance door and a stepped approach to the other entrance door. There is a rear walled garden area that forms a small yard leading to a common passageway.

## **2.0 PLANNING POLICY & GUIDANCE**

- 2.1 The proposals do not represent significant changes to the historic asset in this instance, aiming instead to enhance the building and its use. Reference has been made to the National Planning Policy Framework (NPPF) and Heritage Assets information.

## 2.2 Heritage-Specific Policies

The objective of the policies is to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance. This significance may derive not only from its physical presence but also from its setting. When determining applications, the authority should take into account the Government objectives as expressed in the overarching definition of sustainable development and particularly (paragraph 131):

- the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

## 2.3 Design Policies

Local development framework policies on design can set out the local planning authority's views on the importance of new development having a good relationship with the surrounding historic environment. By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents' value highly. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore make a greater contribution to sustainability. Local planning authorities are encouraged to seek well-conceived and inspirational design or betterment that is founded on a full understanding of local context.

This application fulfils the aims of these policies.

## 2.4 Heritage benefits

There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

1. It sustains or enhances the significance of a heritage asset and the contribution of its setting.
2. It reduces or removes risks to a heritage asset.
3. It secures the optimum viable use of a heritage asset in support of its long-term conservation.
4. It makes a positive contribution to economic vitality and sustainable communities.
5. It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

## 3.0 APPLICATION PROPOSALS AND ASSESSMENT OF HERITAGE ASSETS

- 3.1 The works proposed comprise the replacement of all the single glazed sliding sash windows and one uPVC glazed window. The new windows will improve the thermal and acoustic performance of the building and reduce the risk of condensation in the property.
- 3.2 The replaced windows will be box sash windows and they will be timber framed, white painted, double hung, sliding sashes with the use of non-metallic spacers within the double-glazed units to ensure they appear sensitive to the historic character of the building.
- 3.3 The new windows will be internally beaded and not putty from the outside which increases the security aspect and prevents the glazed units from being removed from outside.
- 3.5 The stone sills in all instances will remain and are fully serviceable.

- 3.6 The single storey rendered single storey extension is showing signs of damp at the DPC level and leaking roof coverings. The flashings to the render have not been carried out correctly and is causing damp ingress. The uPVC double glazed window and glazed timber door has not been maintained correctly.
- 3.7 The existing roof covering and cavity walls to the party wall junctions and full elevation are to be removed and taken down to the DPC position.
- 3.8 Fully insulated block cavity wall is to be built up to the appropriate level to allow a new flat roof covered in high performance single ply membrane.
- 3.9 A concrete coping stone to parapet wall
- 3.10 Double glazed powder coated aluminium framed roof lantern to be fitted to 150mm formed kerb.

#### **4.0 CONCLUSION**

- 4.1 The proposals are required to allow the property to be made weathertight, safe and more energy efficient. This is due to a complete lack of adequate maintenance in preceding years by the previous owners and to use and install more appropriate materials as part of the proposed repairs.



## Alan Wood & Partners

### Hull Office (Registered Office)

341 Beverley Road  
Hull  
HU5 1LD

**Telephone**  
01482.442138

### Leeds Office

Suite 72  
Brabazon House  
Turnberry Park  
Leeds LS27 7LE

**Telephone**  
0113 531.1098

### Lincoln Office

Unit E  
The Quays  
Burton Waters  
Lincoln LN1 2XG

**Telephone**  
01522.300210

### London Office

Henry Wood House  
2 Riding House Street  
London  
W1W 7FA

**Telephone**  
020.71860761

### Scarborough Office

Kingsley House  
7 Pickering Road  
West Ayton  
Scarborough YO13 9JE

**Telephone**  
01723.865484

### Sheffield Office

Hallamshire House  
Meadow Court  
Hayland Street  
Sheffield S9 1BY

**Telephone**  
01142.440077

### York Office

Omega 2  
Monks Cross Drive  
York  
YO32 9GZ  
Telephone  
01904 611594

### Email

eng@alanwood.co.uk

### Website

www.alanwood.co.uk

## Our Services

BIM Processes  
Blast Design  
Boundary Disputes  
BREEAM  
Building Regulations Applications  
Building & Structural Surveyors  
CDM – Principal Designer  
Civil Engineering  
Contaminated Land/Remediation  
Contract Administration  
Demolition  
Disabled Access Consultants  
Energy from Waste  
Expert Witness Services  
Form Finding  
Flood Risk Assessments  
Foundation Design  
Geo-technical Investigations & Design  
Geo-environmental Investigations  
Historic Building Services

Highway Design  
Land Remediation Advice  
Land Surveying  
Marine Works  
Mining Investigations  
Modular Design  
Parametric Modelling  
Party Wall Surveyors  
Planning Applications  
Project Managers  
Renewable Energy  
Risk Assessments & Remediation  
Road & Drainage Design  
Site Investigations  
Site Supervision  
Structural Engineering  
Sulphate Attack Specialists  
Temporary Works  
Topographic & Measured Surveys  
Traffic Assessments

### Quality Assurance Accreditation

ISO 9001 Registered firm  
Certificate no. GB.02/07

### Environmental Accreditation

ISO 14001 Registered firm  
Certificate no. GB.09/277b



[www.alanwood.co.uk](http://www.alanwood.co.uk)



**Alan Wood & Partners**