



# WHITTLES, 6 DUKE STREET, WHITEHAVEN, CA28 7EW

Design, Access & Planning Statement  
AS21.35 Rev 02

August 2021

Applicant:

Energy Coast West Cumbria (Properties) Ltd





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## 1.0 Background Information

### 1.1 Location

The proposal is located at Whittles, 6 -8 Duke Street, Whitehaven, CA28 7EW.

### 1.2 Client

The client team and applicant is Energy Coast West Cumbria (Properties) Ltd

### 1.3 Description

Expedite Design Services Ltd have been commissioned to make a change of use application at the former furniture store known as Whittles, no. 6-8 Duke Street, Whitehaven. This document forms one part of the supporting information submitted in substantiation of a Full Planning and Listed Building Consent application submitted to Copeland Borough Council.

## 2.0 Scope and purpose

The proposals are to redevelop the now vacant building, to make good the listed fabric to provide a community digital hub and cafe. Creating modern and flexible areas for the public and fledgling businesses to use equipment to create and develop designs and products, along the lines of a Maker Space. In order to facilitate this change of use, a series of minor interventions are required in order to provide the facilities required.

The ground floor will be arranged to incorporate a café, seating and service desks (Class A3 use). Upper floors are to be used for associated services including flexible office and meeting areas, facilitating a modern collaborative work space environment for making, learning, exploring and sharing. Fostering entrepreneurship by providing accelerators space for business start-ups.

This Design and Access Statement (DAS) has been prepared by Expedite on behalf of the applicant and has been prepared in support of a planning application and forms one part of the supporting information submitted to Copeland Borough Council.

This statement supports the information incorporated within the planning application package in order to provide necessary information relating to context, design development, scale and nature of the development proposed.

This DAS has been prepared in accordance with CABE guidance (Design and Access Statement - CABE 2006) requiring the applicant to summarise the design considerations and illustrate how the proposed development responds to the physical, economic and social factors as well as planning policy.

The statement should be read in conjunction with other supporting material and drawings submitted with the planning and listed building application.



### 3.0. Context Analysis

#### 3.1. Site Location and Context

The application site is located in Whitehaven an administrative seat of the Borough of Copeland.

This Georgian town, situated on the west coast of Cumbria and is served by the Cumbrian coast railway line and the A595 road, was one of the first post-renaissance planned towns in the Country. Historically built on shipping and mining, it also played a part as a major chemical industry after World War II. Both that and the coal industry have disappeared, and today the major industry is the nearby Sellafield nuclear complex, which is the largest local employer of labour and has a significant administrative base in the town.

The application site, No.6-8 Duke Street is a vacant three storey Grade II listed property that commands a prominent position at the A094/Strand Street junction and forms a visual endpoint to the north end of King Street. Although not Georgian, it is a valuable contributor to Whitehaven's townscape together with the other listed buildings nearby, particularly 16 Tangier Street opposite. Once a tea warehouse, then tea and coffee shop (c.1889,) before John Whittle and Son ownership and subsequent expansion into the Whittles retail store now known.

The application site area is 316m<sup>2</sup> (3,401ft<sup>2</sup>) and is surrounded by retail, restaurants, car parking and homes.



Site Overview



Sun Path



Amenity



Recreation Spaces

Restaurants Hotels

### 3.2. Understanding the site - Surrounding building Typology

The surrounding area are defined as businesses and residential.  
 To the north, south and east are business properties. To the west is the harbour side.



- Businesses
- Hotel
- Restaurants
- Housing



01



02



03



04



05



06



07



08

### 3.3 Understanding the building - Photographic study

A substantial three storey Grade II listed property in a busy prominent town centre location.

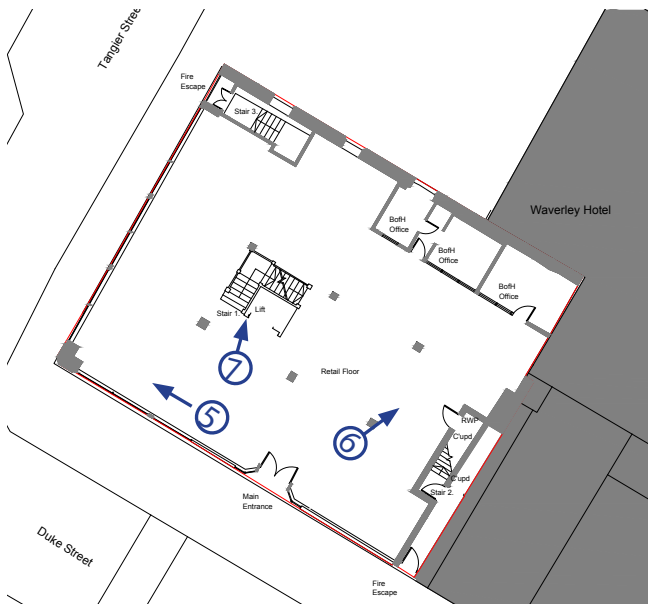
The existing property last use was as a furniture store, now closed. Together with other listed buildings in the vicinity, it forms one part of a strong architectural gateway with Italianate influenced features to the building facade.

Internally the building has suffered from lack of repair over time, and has been affected by internal modifications to facilitate its absorption of neighbouring properties over time to meet the retail floor space demands and have left the building with few historic cues.

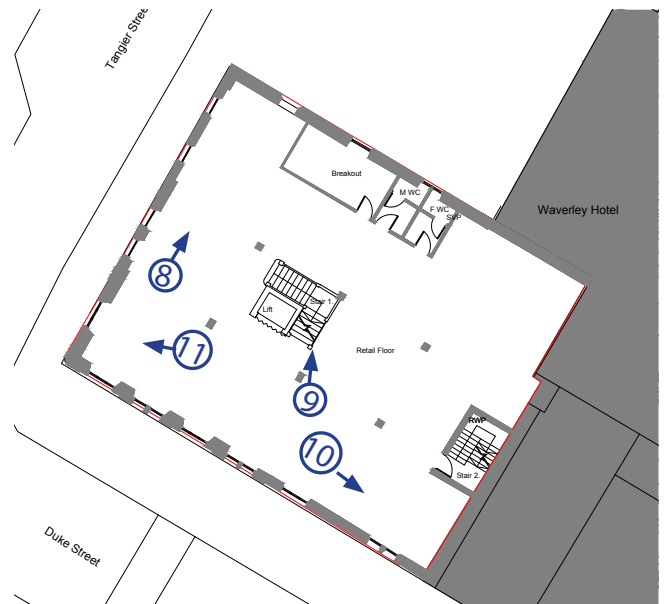
Certain features have remained internally, staircase, goods lift and dentilled corncing and will be looked to be accommodated within the new proposals.



Basement



Ground Floor



First Floor



Second Floor



Third Floor and Roof





Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18

The building has been adapted over time to create retail open plan floor space. Its external elevation has a simple form, with architectural stucco features and fluted pilasters on each floor above the retail shop front frontage. Window dressing and plaques present mainly on the prominent Duke Street corner, which formed the original building are of Italianate influence .

There are existing windows that have been blocked up facing neighbouring Waverley Hotel, which is a listed building itself, where a collection of buildings have been adsorbed into a single retail unit as its retail use extended and adapted over time.

The existing facade (photos below) is failing and currently unmaintained with vegetation evident growing out of feature window bands.

The shop front glazing is also in poor state of repair with smashed panes currently boarded up, or are being temporary braced due to being inadequately supported and a potential risk to the public.

Evidence of water penetration at window heads throughout, either running through render facade, head of windows or cill's above.



### 3.4. Site Specific Matters - Constraints, Opportunities and Outcomes

The main constraints and opportunities to the development can be summarised as follows:-

#### Opportunities

- Opportunity to create a high quality bespoke cafe/ community hub development,
- The building is Grade II listed,
- Town centre location with great transport links,
- Walking distance to local amenities,
- Opportunity for the site to be renovated and brought back to use,
- Retaining active frontage at ground floor with technology cafe,
- Lots of parking in the immediate vicinity,
- Increasing business diversity within core of town centre,
- Immediate improved footfall into less used areas,
- Occupying a now vacant building,
- Increase in young people in the town centre,
- Increased spend by visitors and local residents,
- Increased business diversity in the town centre,
- Improved experience and night time economy.

#### Constraints

- Limited scope for alteration of the exterior due to listed status,
- Current poor state of the building facade and structural repairs to make good not insurmountable.

### 3.5. Surrounding Heritage and Listed Buildings

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Please refer to the accompanying Heritage impact Statement prepared by Lewis Surveying Associates Ltd for further assessment of the building's history.

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1086773  
Date first listed: 13-Sep-1972  
Statutory Address: Whittle Furniture Store, Duke Street  
Dated 1889

County: Cumbria  
District: Copeland (District Authority)  
Parish: Whitehaven  
National Grid Reference: NX 97375 18318

Details: NX 9718 6/154

#### Listed Building Description:

Stuccoed, 3 storeys. Paired pilasters at ends, set in 3 tiers - Tuscan, Corinthian, and Tuscan. Ground floor has shop fronts. 1st floor has 5 windows (some 6-light cross type, others 2-light sashes, 3 with broken pediments).

Top floor has 5 sashes with plain pediments.

The 2nd bay is emphasised by a top dormer with scrolled pediment, pilasters and wings, and 1st floor by a swag on the pediment.

Nos 4, 5, the Co-operative Store, Whittle's Furniture Store, The Globe Hotel Nos 105 and 105A form a group.



- Grade II Listed Buildings
- High Street Conservation Area
- Historic Monument
- Town Centre Conservation Area

### 3.6. Planning Policy

#### Overview:

Any development proposals that may have an impact on the historic environment should seek to meet the criteria set out in various legislation, policy and guidance on the subject. Primarily, this comprises of the Planning (Listed Building and Conservation Areas) Act 1990, including any later amendments; The National Planning Policy Framework (NPPF); Local Plan Policy and other National and Local guidance.

The requirements of the National Planning Policy Framework (NPPF), paras. 192 and 200

Para. 192 -In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

Para 200. - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Importance to the character and appearance of the conservation area

Policy ENV4 and Policy DM27 seeks to protect, conserve and where possible enhance listed buildings and their settings.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 16.2 requires that: 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Paragraphs 184 – 202 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as listed buildings, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.

## Copeland Local Plan 2017-2035 Preferred Options Draft Policies

### DS5PO: Development Principles

- Protection, enhancement and restoration of the Borough's valued natural and cultural assets
- Creation and retention of quality places

### R5PO: Whitehaven Town Centre

Development that supports the role of Whitehaven Town Centre as the Principal Town will be encouraged and supported where it:

- Provides improvements to public realm, shop front aesthetics, linkages and signage;
- Improves the aesthetics of shop frontages and/or historic attributes;

### R6PO: Whitehaven Town Centre Primary Shopping Area

Whitehaven Primary Shopping Area is the focus for retail use in Copeland. To support and promote the vitality and viability of the centre, proposals for other main town uses (i.e. non A1) will be supported within the defined primary shopping area where the proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the town centre, in terms of maintaining well designed active, continuous frontages, appropriate signage and hours of opening

### R11PO: Shopfronts

Well designed and appropriate shopfronts, whether original or reproduction, should be retained wherever practicable and restored when opportunity arises. Shopfronts should relate in scale, proportion, materials and decorative treatment to the façade of the building, conservation area and relate well to the upper floors and adjacent buildings and/or shopfronts. Proposals relating to shopfronts should accord relevant design guidance prepared by the Council

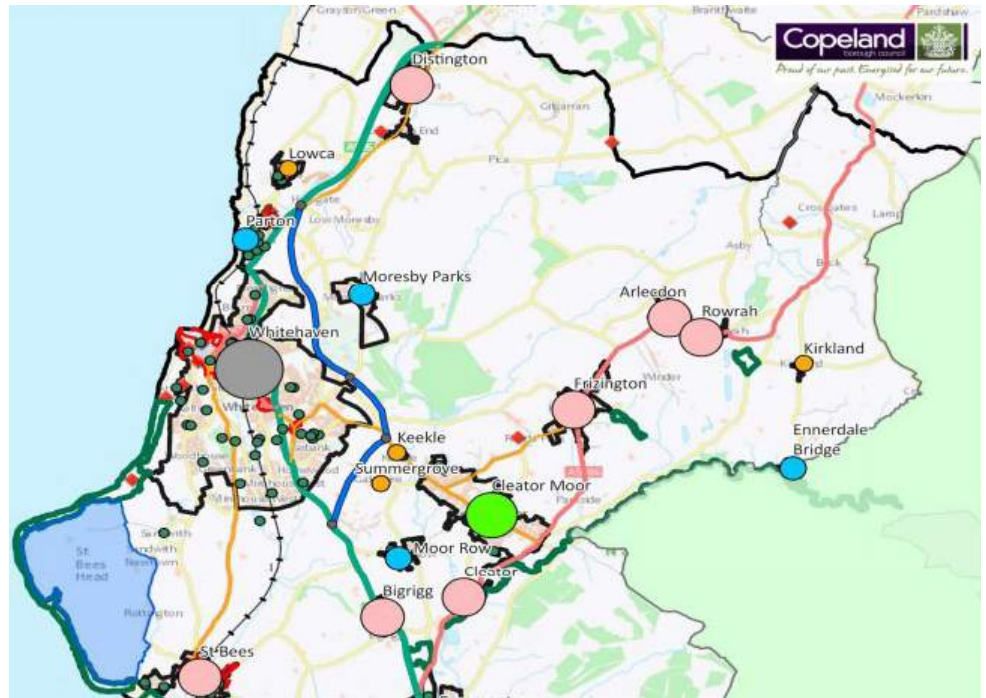
### BE1PO: Heritage Assets

Heritage assets and their settings will be conserved and enhanced by:

- Ensuring that new development is sympathetic to local character and history
- Promoting heritage-led regeneration initiatives in the Borough, particularly within the town centre
- Supporting proposals that increase the enhancement, promotion and interpretation of the Borough's architectural and archaeological resources
- Strengthening the distinctive character of the Borough's settlements, through the application of high quality design and architecture that respects this character and enhances the setting of heritage assets

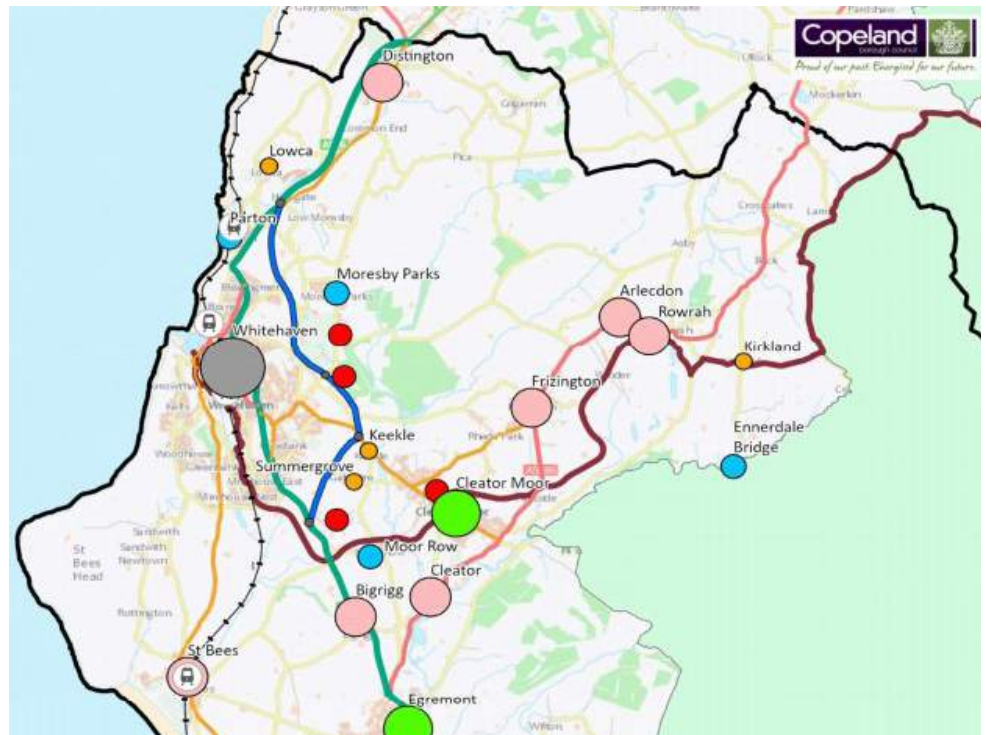
# Copeland Local Plan - March 2017

- Legend**
- Principal Town
  - Key Service Centres
  - Local Service Centres
  - Sustainable Rural Villages
  - Other Rural Villages
  - Local Greenspace
  - Frontiers of the Roman Empire (Hadrian's Wall)
  - The Lake District National Park
  - Primary A Road
  - A Road
  - B Road
  - Railway Line
  - Heritage Coast
  - Conservation Areas
  - SSSI Boundaries
  - Ramsar
  - Special Protection Areas
  - Special Areas of Conservation
  - Scheduled Monuments
  - Copeland District Boundary



Places, Assets and Aspirations map

- Legend**
- Principal Town
  - Key Service Centres
  - Local Service Centres
  - Sustainable Rural Villages
  - Other Rural Villages
  - Secondary Education
  - Employment
  - Train Station
  - Growth Corridor Roundabouts
  - Growth Corridor
  - Primary A Road
  - A Road
  - B Road
  - Railway Line
  - Copeland District Boundary
  - Lake District National Park



Connectivity Assets and Aspirations map

The new Copeland Local Plan 2017-2035, which covers the area of Copeland outside the Lake District National Park.

The Copeland Local Plan contains strategic policies to help diversify and strengthen our economy, unlock our town centres and improve housing quality and choice. It also contains policies that protect and enhance those aspects that make our Borough special and unique, such as our natural spaces and heritage assets, recognising that they are important for the health and well-being of our residents as well as attracting visitors to our area.

By 2035, Copeland will be a place with a prosperous, diverse economy that capitalises on our strengths and facilitates growth, including the opportunities presented by the 'new normal' and the digital revolution, our thriving nuclear and clean energy sectors, and our target for net zero by 2037.

We will maximise our tourism assets, support vibrant town centres with a strong retail offer and enhance community facilities, providing opportunities for leisure, culture and interaction. We will make the most of our natural and built environment, protecting, enhancing and promoting our magnificent landscapes, cultural heritage and biodiversity. We will create inclusive, resilient communities, where everyone has access to high quality housing, transport, education and employment opportunities, improving their quality of life, health and happiness.

### 3.7. Draft Copeland Shopfront Design Guide

The Copeland shopfront design guide is a supplementary planning document, meaning it is a material consideration in the planning decision-making process.

It applies to the part of Copeland that's outside the Lake District National Park. There are many settlements in this area with historic shopfronts, and many more with historic buildings that have lost their shopfronts.

The document highlights the importance of these often overlooked and poorly adapted elements – maintaining them, repairing them, and creating well designed replacements where necessary and has listed the following design cues with which the proposals have taken heed from:-

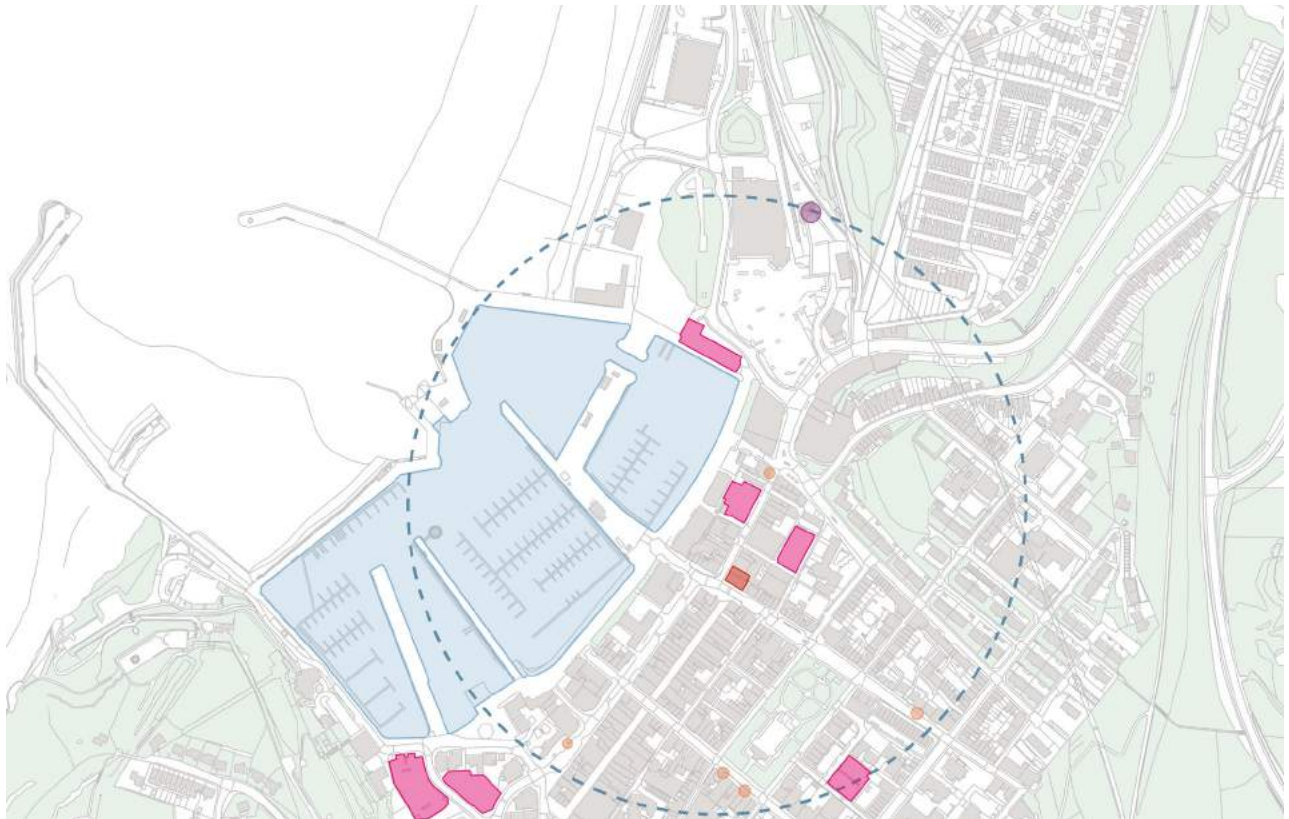
1. Repair an existing historic shopfront if possible, rather than replacing it.
2. If creating a new shopfront, understand that it is part of the entire façade, and the façade is a component of the streetscape.
3. Do not limit your imagination. Good design can take a variety of forms. A shopfront does not have to take a traditional style, however this may be the most appropriate choice for a traditional shop on a traditional street.
4. Create a shopfront that is durable and will last many years.
5. Contribute to local character and the sense of place.
6. Does the shopfront appear “designed for” the building? The shopfront should articulate separate bays of the frontage, suit its proportions, and have a clear entrance. Make sure signs, lighting, shutters etc. are discreet and well integrated. Colour schemes should be harmonious across shopfronts and the façades to which they belong.
7. Ensure signage is attractive and fits well with the shopfront and surroundings. House styles/branding should be adapted as necessary.
8. Understand what you are aiming for in advance. Do not achieve something half-hearted or watered-down for lack of a detailed plan.
9. Remember, a shopfront is a framing device. It is intended to make the building more beautiful and inviting to visitors. It adds definition to the front of the building, provides rhythm and colour to the street scene, and displays the contents, style and character of your shop. A well designed and maintained shopfront is one of the best adverts to passers-by.
10. Shopfronts are cumulative: groups of attractive shopfronts create an attractive street where people will want to be. By contrast, ugly, dilapidated shopfronts harm the business of everyone in the area, and can, when widespread, lead to people losing faith in their town or village.








Figure 2 A Victorian style shopfront reminiscent of the latter 19th century. (A) An iron colonette serving as a mullion; (B) The pilaster is fluted, meaning it has grooves that introduce rhythm and lightness.



### 3.8. Transport & Movement



Key.

- |   |   |   |
|---|---|---|
|  Site Location |  Train Station |  5 min walk radius |
|  Bus Stop      |  Parking       |   |

#### Main facilities in the vicinity

Due to the town centre location, the site has great public transport facilities, with bus stops within a 2 minute walk on A5094 and the train station is a 5 minute walk away.

Adjacent to the proposed site are numerous restaurants and shops. West of the site is the Harbour side.

#### Transport Links

The basic transport analysis opposite confirms that the site is very accessible in terms of transport. The proposed site is located within walking distance of several bus stops and train station, providing good connections to Carlisle, Newcastle upon Tyne and Manchester.

Whitehaven is 40 miles to the south west of Carlisle. It is 14 miles from the Lake District and 52 miles from Lake Windermere.

#### Vehicular Movement

The site is easily accessed by car as it lies in close proximity to the A595 and M6 junction providing connections to the North and South (Glasgow and Manchester)

#### Pedestrian Movement

The site is accessible on foot from the Whitehaven train stations and multiple Bus stops.

## 4.0. Architectural Proposals

### 4.1. The Design Philosophy

Our town centres are changing. Previously, planning policy was set to create distinct areas for business use, retail use or residential use. Now it is understood that mixed-use neighbourhoods provide for much more vibrant areas to live, work and socialise. As such, the philosophy of changing this property while bringing back to life this Grade II Listed building from retail use to cafe/ community hub space should be supported.

The design and development strategy seeks to achieve a distinctive and high-quality scheme that respects, reflects and works within the constraints of this Listed building, near by harbour and urban structure currently evident in the immediate area. The development will respond to local distinctiveness, address contemporary requirements for a sustainable cafe/ community hub and work space environment.

The proposal seeks to undertake minimal and sympathetic interventions in order to preserve the historic fabric of the building whilst ensuring the property has the modern infrastructure and facilities befitting a modern workspace. The choice of materials, appropriate scale of development and architectural language are derived to create a volumetric structure and visual appearance that connects and integrates with the Whitehaven's modern day and historic fabric.

### 4.2. Amount of Development

The application proposes a change of use from a furniture store into a technology cafe and community hub. A three storey building, with a gross internal area of 975sq.m, comfortably meets the development briefing and viability requirements for this use. Interventions are limited to those required internally forming the cafe and work space. Reinstating and making good of windows and wall facade, new store front glazing and feature signage are proposed to the exterior.

### 4.3. Scale

The existing building is 3 storeys in height with partial dormer and flat roof. The proposal will stay within the footprint of the building with no planned extensions,

### 4.4. Orientation and daylighting

Visually the building addresses three elevations, with the main active frontages of the building facing south and west. Majority of the building on the south and west has large windows appropriate to the age of building, that allows for positive levels of natural lighting to penetrate into the open plan footprint.

### 4.6. Accessibility

Visitors with limited mobility are able to enter the ground floor unaided, and the building meets the requirements laid out in Building Regulations approved document Part M.

### 4.7. Utilities

- Water is via connections to the exiting mains water connections,
- Drainage is via connections to the existing mains drainage on-site,
- Electricity is via existing connections on site,
- Waste and Recycling bins will be kept in an internally in the basement as existing and put out to the street on collection day by the building's estates management.

## 4.8. The Proposal

The proposals are to redevelop the now vacant building, make good the listed fabric and to provide a community digital cafe and workspace hub. The ground floor will be arranged to incorporate a café, seating and service desks (Class A3 use). Upper floors are to be used for associated services including flexible office and meeting areas, facilitating a modern collaborative work space environment within the existing three storey footprint. Each floor will be accessible by staircase and feature elevator, central to the building and there will be an external terrace for the building users for amenity break out.

Key features of the conversion include:

- Retention of the original staircases,
- Renovate the building external facade and make good its windows and Italianate stucco features,
- Refurbish the interior, making good walls and ceilings and structural fabric,
- Blocked up windows to be reinstated and incorporated within new design,
- The existing store front glazing replaced with slimline double glazed window units with solar controlled glass, aluminium framed,
- The plinth tiles and window vents are to be made good.

The floor plans overleaf record the following:

- The ground floor comprises of a cafe/ bar, seating area, meeting room and an exhibition space,
- The first floor comprises of 6no. office spaces, a break room, meeting room and WC provision,
- The second floor comprises of 2no. office spaces, 2no. breakout rooms, 2no. VR test rooms, 1no. digital Lab,
- On the third floor an open plan break out room with external break out terrace area.



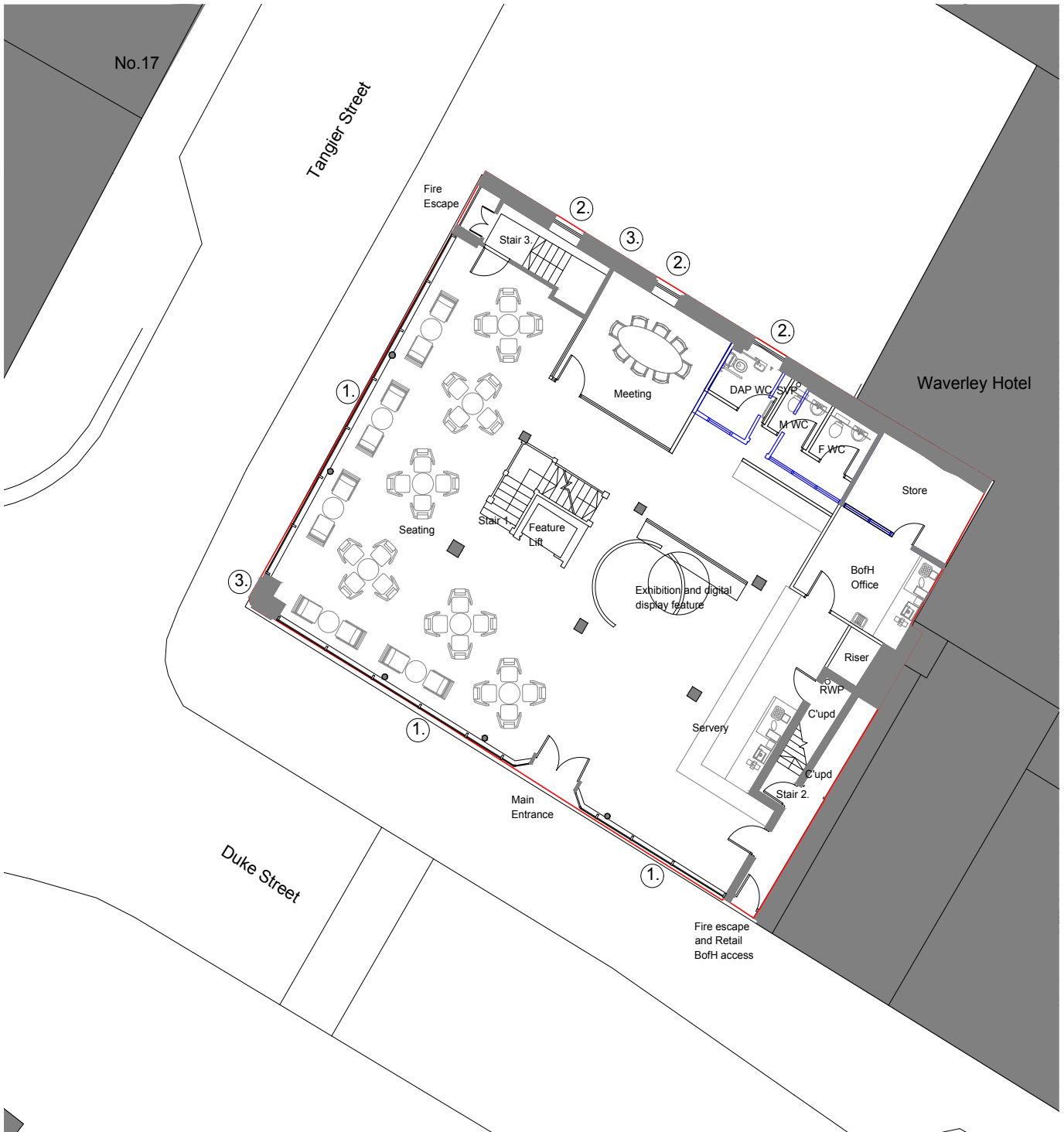
# Proposed Floor Plan - Ground

- ① Existing store front glazing replaced with slimline double glazed window units with solar controlled glass - aluminum framed  
Plinth tiles and window vents made good
- ② Existing windows reinstated and made good and repainted
- ③ Existing external walls generally - render with stucco features made good and repainted

Application boundary:- 316sqm (3,401sqft)

Line of walls identified for removal

GIA:- 297sqm (3,196sqft)



# Proposed Floor Plan - First

- ① Existing windows reinstated and made good and repainted
- ② Existing external walls generally - render with stucco features made good and repainted
- ③ Existing windows generally reinstated and made good and repainted

Application boundary:- 316sqm (3,401sqft)

Line of walls identified for removal

GIA:- 293sqm (3,153sqft)



Proposed Floor Plan - Second

- ① Existing external walls generally - render with stucco features made good and repainted
- ② Existing windows generally reinstated and made good and repainted
- Application boundary:- 316sqm (3,401sqft)
- Line of walls identified for removal
- GIA:- 291sqm (3,132sqft)



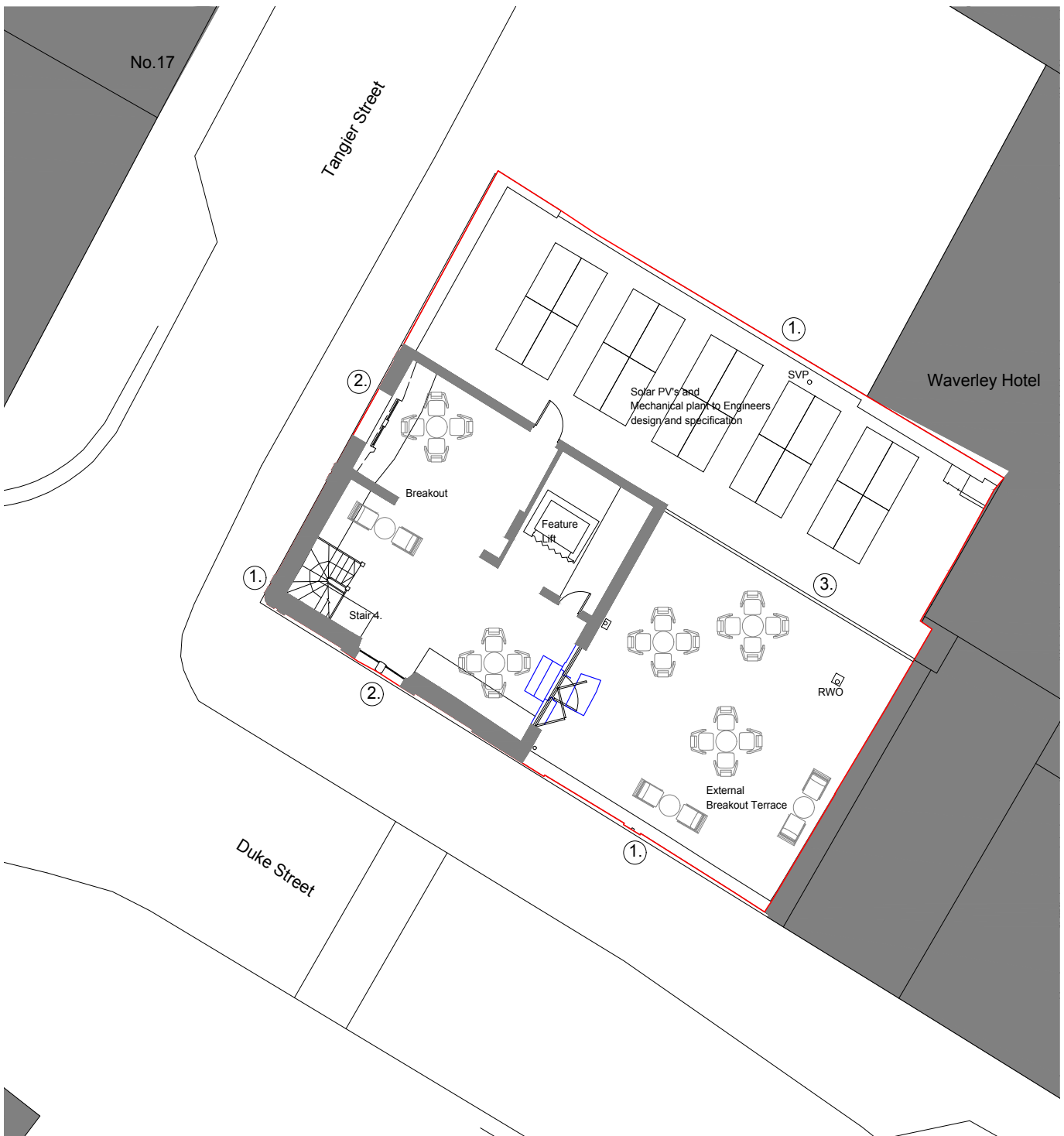
# Proposed Floor Plan - Third and Roof

- ① Existing external walls generally - render with stucco features made good and repainted
- ② Existing windows generally reinstated and made good and repainted
- ③ New 1100mm high glass and S/S balustrade

— Application boundary:- 316sqm (3,401sqft)

— Line of walls identified for removal

GIA:- 80sqm (861sqft)



#### 4.9. External facade shopfront design development

The proposals are to redevelop the now vacant building, make good the listed fabric. To facilitate the design, one of the interventions involve the replacement of the shopfront glazing. It is evident that the current situation has reached its component end of life and is not fit for purpose, with smashed panes, boarded up windows and is in a poor state of repair.



#### No.6-8 building facade evolution



Image no.1



Image no.2



Image no.3

Image no.1 - Pre-1890's as Davis' Chusan Tea Warehouse ,

Image no.2 - Post 1890's as Tea and Coffee shop with formal architectural treatment pre retail shop remodelling and extension into no.8 next door. Shop entrance located symmetrically to building's footprint noted,

Image no.3 - C.1960 image showing retail shopfront glazing as we know today with its relocated building entrance fronting King Street and street awnings evident. No. 8 window configuration differs from today's treatment noted.



## Shopfront Design Development



Classic column option



Contemporary column option

Using the historic design hues as frame of reference, it became evident in developing the elevation glazing treatment, that there was no comfortable or logical way to introduce perceived supporting members into the design, to visually ground the historic column and flute details being described above.



The proposal

Dotted lines show extent of building frontage visible to King Street

Read in tandem with the new signage band across the window head, the design seeks to assist with visually ordering and articulating the current asymmetrical facade, by creating a physical design break and departure from the above ornate design.

The band has been designed to deliberately act as a visual terminus to King Street and highlight the buildings entrance from that vantage. Perceived as a plinth (signage band and glazing) the proposal introduces a modern shopfront glazing system, with slim line aluminium profile with associated safety and solar controlled glazing.

The signage band has been designed to encase the former awning boxing and support casements, acting as a rain screen, solving in part, one of the water penetration routes found. The signage band also has a positive benefit for containing lighting units, thus not requiring external fixtures being installed to the building face.



# Proposed Elevations



## Duke Street



## Tangier Street



## Waverley Hotel Elevation

Indicative CGI illustrations of proposal



Duke Street Junction



Cafe Servery



Digital Cafe looking out to Duke Street

## 5.0. Summary

Expedite Design Services Ltd have been commissioned to make a change of use application at the Grade II Listed former furniture store at Whittles, 6-8 Duke Street, Whitehaven. This document forms one part of the supporting information submitted in substantiation of a Full Planning Application and Listed Building Consent application submitted to Copeland Borough Council.

The proposals are to redevelop the now vacant building, make good the listed fabric and to provide a community digital hub and cafe and is considered that the proposed scheme is fully compliant with adopted policy that constitutes the statutory development plan and demonstrates both the need and the minimal impact this development will have on Whitehaven.

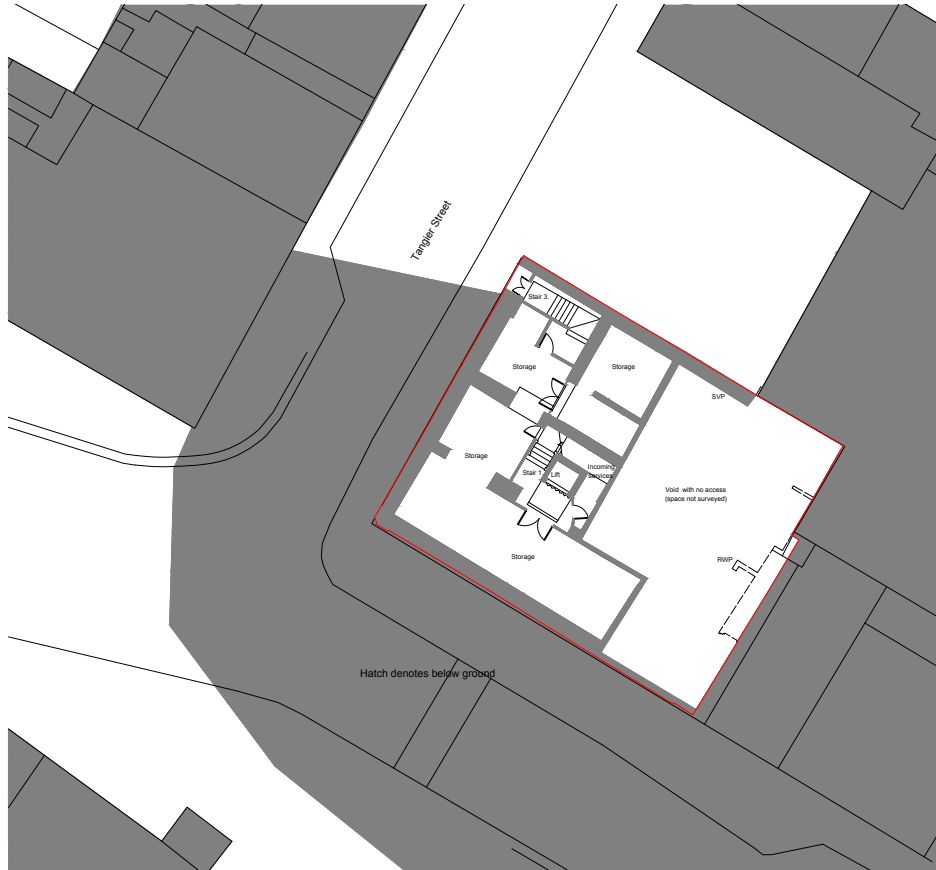
The Listed building has been carefully designed to respect, respond positively to and have a minimal environmental impact on its immediate location.

The scheme will bring a complementary, fresh and exciting architectural style, which is based upon good design principles and materials. The design of all the elements of the scheme will aspire to use energy saving and efficient design techniques, materials and crisp detailing.

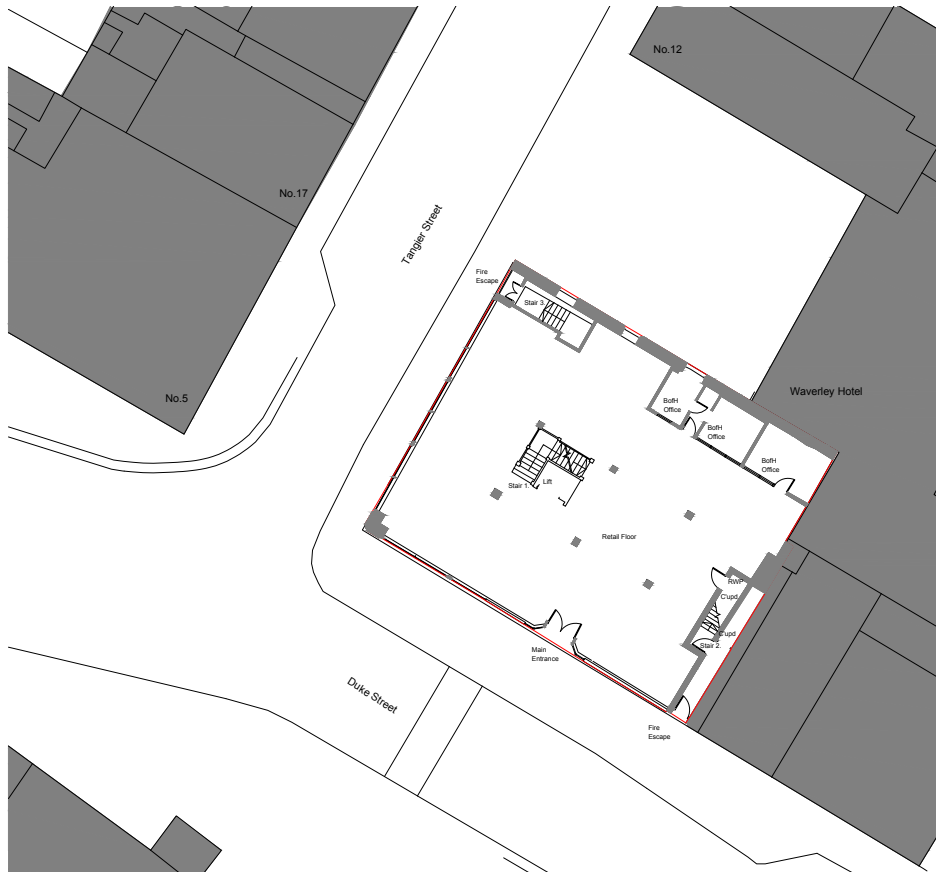
The property is in a sustainable location with easy access to local transport links, shops and leisure facilities. There are also several car parks located within a short walk. The site is in a highly accessible location for technology cafe/community hub and therefore the proposed change of use is considered to be suitable in this respect.

The proposed development will enhance the character and appearance of the local area, while respecting the amenity of neighbouring residential and commercial properties while positively bringing back into use the currently vacant Listed building.

# Appendix 1: Existing Floor Plans



Existing Basement Floor Plan



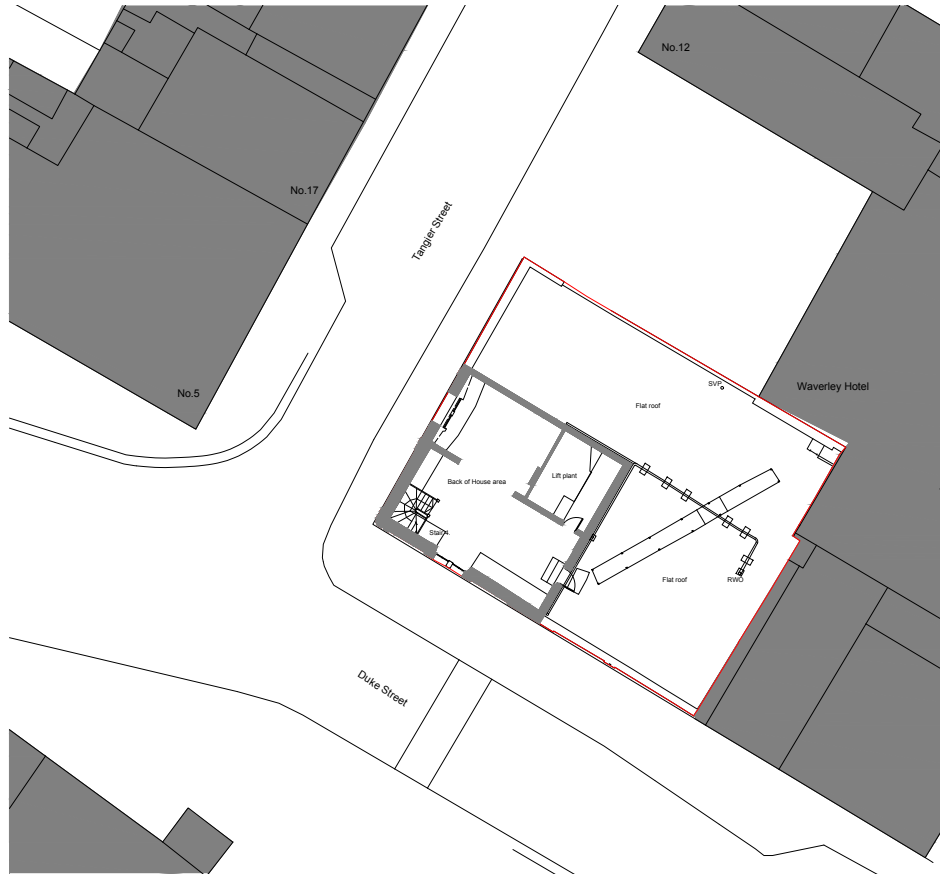
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Third and Roof Plan

# Existing Elevations



## Duke Street



## Tangier Street



## Waverley Hotel Elevation





**EXPEDITE**

