

**DESIGN, ACCESS, PLANNING & HERITAGE
STATEMENT**



Lofthouse Architectural

**Alterations/Refurbishments
At 21 B Church St Whitehaven Cumbria**

D Forster (EMACE)

May 20th 2026

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SUMMARY OF PROPOSAL

Lofthouse Architectural has produced this report to accompany the full planning application for renovations to 21B Church St Whitehaven

Relevant property details

21B is a 3 storey building in the conservation area of Whitehaven city center

The building is a stone built, rendered building under a slate roof, The building has timber framed sliding sash windows.

The building comprises of a shop at ground floor (21 Church St) currently a beautician.

21B Church St has an entry directly off the street to the left of the beautician's shop.

The first floor is accessed via a staircase from the front entry door.

There is a bathroom accessed from a half landing as you ascend the staircase leading up to the main landing with access to a lounge and a kitchen.

From the first floor landing there is a staircase ascending to the second floor landing which has access to 2 bedrooms.

Site



Application Site indicated by Blue pin drop



Front Elevation 21 and 21B Church St Whitehaven

Flood risk

There is no flood risk in relation to this application

Rights of Ways

There are no rights of way affected by this proposal.

Conservation Area

The site is within the conservation area of Whitehaven town centre and works planned are intended to retain the majority of the external features with any new additions to be installed/designed with minimal disruption to the existing façade.

CONSULTATION

No pre application consultations have taken place for this site.

LAYOUT & SCALE

The Building is a traditional stone built building under a slate roof with timber sliding sash windows.

None of the afore mentioned items will be changed as part of this application. Conservation roof lights will be added to the existing slate roof, Along with solar panels

DRAINAGE

Additional foul drainage works are proposed as part of this application, but are of a minimal impact to the property, situated at the rear and connected to the existing rising soil pipe.

USE

The proposed use would be to provide a more up to date domestic accommodation for the local area.

HISTORY

The applicant is not aware of any past planning applications

APPEARANCE

The proposal will have minimal effect on the elevations of the development site (roof lights and solar panels to the roof only) and replacement of the existing front entry door to the Flat

LANDSCAPING

No landscaping is proposed as part of this application.

ACCESS

Access is via Church street at the front of the building directly from the pavement. The rear of the property is accessed via a rear yard under the ownership of 22 Church St.

AMOUNT

Externally

The front door is in a poor state of repair. It is proposed to replace this door with a traditional style (to match the existing) with a composite wood grain style. 3 conservation roof windows are proposed 1 on the rear elevation and 2 on the front elevation. Solar panels are to be installed (in line type) 6 panels to the front and 6 panels to the rear.

Internally

Now Internal access stairs from the second floor to the attic conversion are proposed.

External walls to be insulated to provide a more thermally efficient building

ECOLOGY

No protected species are known to be on the site or around it confirmed by a watching brief,

BIO DIVERSITY

It is felt that there are no green spaces being covered over (as none exist on site) during completion of the proposed work, therefor there is no obligation to provide green space elsewhere,

The footprint of the property extents is currently built upon 100 % and the property has no access to additional space.

CONCLUSION

The proposal has minimal disruption to the property or the conservation area and creates an enhanced opportunity to provide much needed accommodation for the locality.

Heritage Statement

The development site is as indicated



- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- In the setting of/adjacent to one of the above

Summery

The building is a typical terrace building for the City Centre area

Proposed alteration to the fabric of the building are minimal and in keeping with the adjacent properties

The materials proposed are in keeping with those existing on site

All things considered the proposal is more beneficial to the building than detrimental

Internally within the building none of the existing fabric of the building is being removed, the proposed loft conversion is created within the existing attic maintaining the existing timbers brickwork etc.