

# Design + Access Statement

1920-009 6 Scotch Street

(Revision A)

July 2020



6 Scotch Street  
Whitehaven  
Cumbria  
CA28 7BJ

Agent Details:

MC Architecture + Design Ltd  
31 South Mossley Hill Rd  
Liverpool  
L19 3PY

t > 07853265985

e > [info@mcarchitecture.co.uk](mailto:info@mcarchitecture.co.uk)



## 1.0 INTRODUCTION

- 1.1 Preface
- 1.2 Brief

## 2.0 SITE LOCATION & DESCRIPTION

- 2.1 Location
- 2.2 Description

## 3.0 DESIGN INTENT

- 3.1 Design Intent

## 4.0 DESIGN & ACCESS

- 4.1 Designations & Assessments
- 4.2 Use Class
- 4.3 Development Scale
- 4.4 Layout
- 4.5 Alterations
- 4.6 External Access
- 4.7 Internal Access
- 4.8 Parking & Transport
- 4.9 Waste
- 4.10 Conclusion

## 5.0 APPENDIX

- 5.1 Architects Drawings
- 5.2 Policy References

## 1.0 INTRODUCTION

### 1.1 Preface

The following Heritage Statement has been prepared by Michael Crewdson (BA (Hons) Dip Arch, ARB, RIBA) of MC Architecture & Design Ltd on behalf of '6 Scotch Street Ltd'.

The document supports the Full Planning & Listed Building Consent application at 6 Scotch Street, Whitehaven, Cumbria, CA27 7BJ.

### 1.2 Brief

The project seeks to convert a Grade II listed, three storey property within the Whitehaven Town Centre Conservation Area.

The Full Planning with Listed Building Consent Application seeks to change of use of the vacant medical dental surgery (sui generis) to convert the building to residential use (C3).

The proposal will provide 4no. high specification dwellings comprising a mix of one and two bedroomed residential properties.



Scotch Street front elevation in harmony with street scene

## 2.0 SITE LOCATION & DESCRIPTION

### 2.1 Location

The application site is located in Whitehaven Town Centre at the following address;

6 Scotch Street  
Whitehaven  
Cumbria  
CA28 7BJ

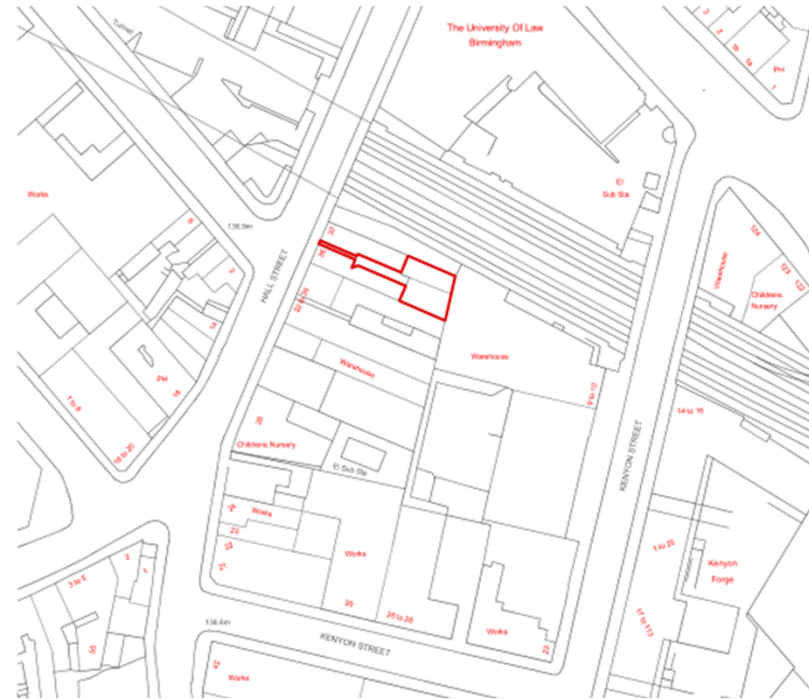
### 2.2 Description

The development site consists of a three storey property with basement, loft space and extensive extension to the rear. The original property was construction circa 1814.

The building is located on Scotch Street. Scotch Street forms one of the key elements of the grid iron plan devised by Sir John Lowther in the early seventeenth century and forms an important urban edge fronting a modern public space surrounding the Town's Civic Hall.

The building is characteristically similar to the other buildings within the Whitehaven Town Centre Conservation Area. The form and scale of the building is congruent with the streetscape having followed Sir John Lowther's strict building codes which stipulated new buildings to be at least three storeys high and built to the front of the plot with a shared party wall within the plots allocated in the rigid grid iron plan believed to have been inspired by contemporary London Estates.

Constructed in the Georgian style, contemporary of the time, the building is finished with painted stucco, sliding sash timber windows and pitched slate roof that is typical throughout the town centre.



Site Location Plan

## 3.0 DESIGN INTENT

### 3.1 Design Intent

In accordance with current policy, the existing building shall be converted to provide high specification residential dwellings within the Town Centre.

The principal external façade of the building will remain largely unchanged to the public with the redundant M&E ventilation louvre being removed and replaced with a window as originally built.

To the rear, a series of redundant M&E equipment, including access systems, will be removed. Existing openings will be retained. Proposed openings in the rear elevation are proportionate to the surrounding properties.

Roughcast render to the rear elevation will be repaired where necessary and painted in pastel colours to suit the surrounding properties. Traditional ironmongery is proposed to provide privacy to entrance doors and dress the window/ door openings as is characteristic around the town centre area.

Internally, the development will sympathetically restore elements of the Grade II Listed Building by removing modern elements of the dental surgery fit out. Due to the existing layout, the structural alterations within the original property are minimal.

In terms of decoration, the conversion will restore/ add features such as internal doors, skirting, and timber/ plaster mouldings which are congruous with the original Georgian property.



Proposed Front & Rear Elevations (proposed elements in blue)



## 4.0 DESIGN & ACCESS

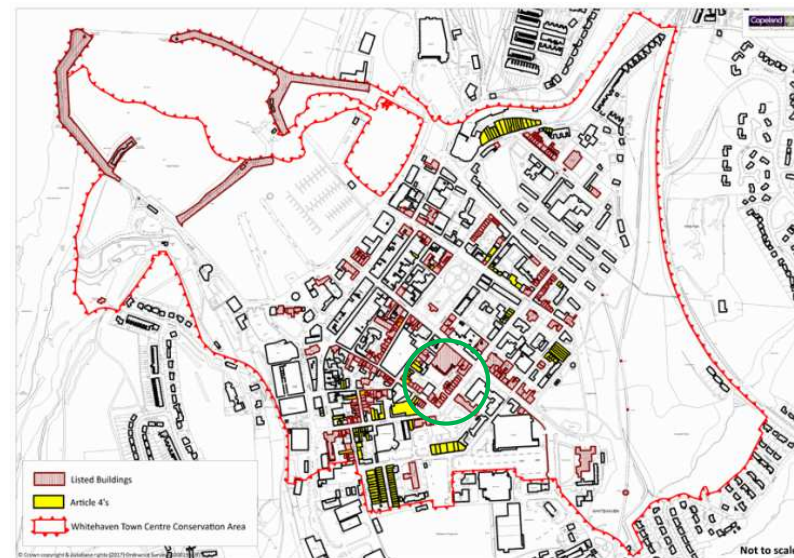
### 4.1 Designations & Assessments

#### a) Conservation Area

The site sits within the Whitehaven Town Centre conservation area.

The map (right) shows the extent of the conservation area, noted within the red line. The site is denoted with a green circle.

Further detail provided within the separate Heritage Statement.



Whitehaven Conservation Area.

#### b) Listing

Scotch Street – no. 4-8 consecutive

Grade II Listed

Reference: 1086744

Listed on: 20/07/1949

*Extract from Listing;*

*“Nos 4 to 8 (consec) NX 9717 NW 4/130 20.7.49. II GV 2. Stuccoed, 3 storeyed row of houses of C18. Old flag roofs and brick chimneys. In and out quoins at extreme ends. No 6 has elliptical headed fanlight to doorway, with keystone and shell ornament. Nos 4, 5 and 6 have moulded architraves to windows on 1st and 2nd floors. All windows with glazing bars removed “.*

Further detail provided within the separate Heritage Statement.

## c) Archaeology

The proposals do not involve excavation thus this is not considered relevant to the application.

## d) Biodiversity & Geology

A habitat survey & assessment is not considered relevant to the application.

## e) Flood Risk Assessment

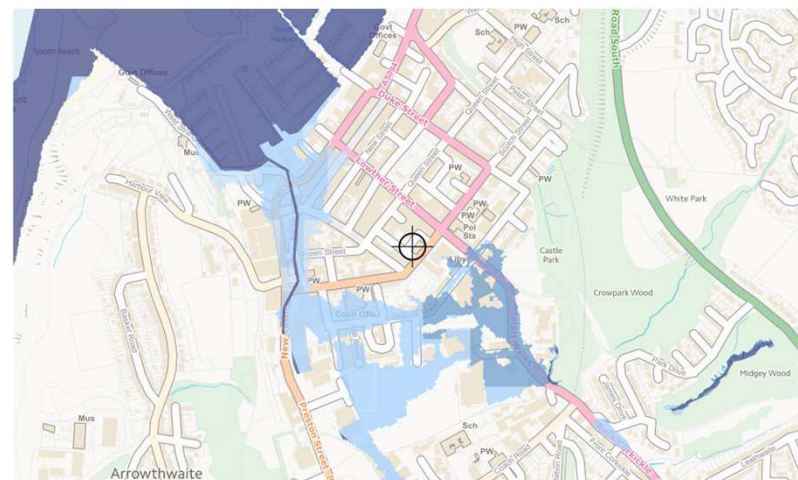
The site is located in the Environment Agency Flood Risk Zone 1. This indicates a low probability of flooding. A flood risk assessment is not required for the application.

## f) Coal Mining Risk Assessment

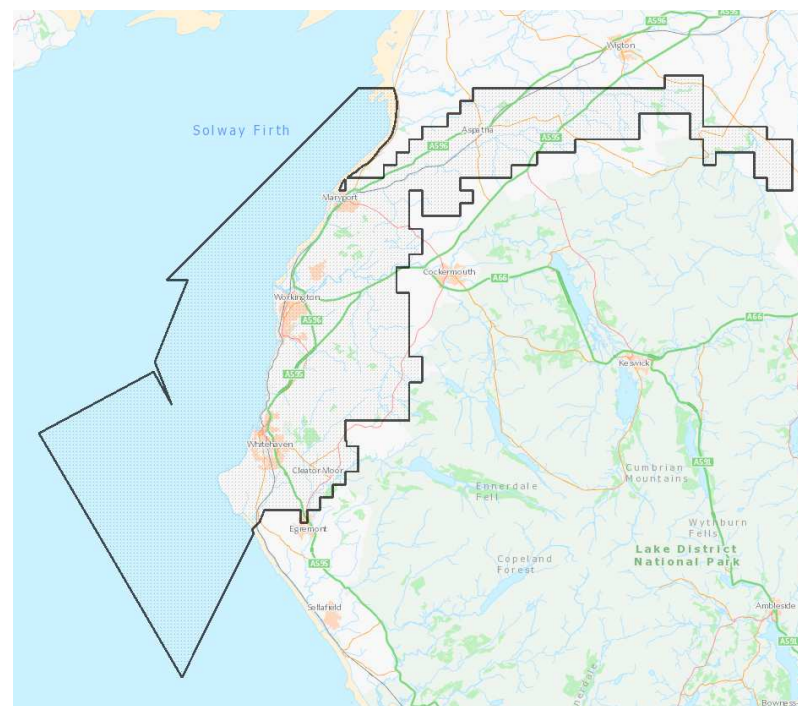
The site is located within the designated Coal Mining Referral Area. However, the proposals do not involve excavation thus this is not considered relevant to the application.

## g) Noise Impact Assessment

Where necessary by condition, additional construction details to be provided to the Local Planning Officer/ Building Control to demonstrate acoustic protection between the new residential dwellings.



Flood Zone 1



Coal mining Referral Area

## 4.2 Use Class

The existing building consists of a vacant medical dental surgery (sui generis use).

The proposal will provide 4no. high specification dwellings comprising a mix of one and two bedroomed residential properties (C3 use).

## 4.3 Development Scale

The building is characteristically similar to the other buildings within the Whitehaven Town Centre Conservation Area. The form and scale of the building is congruent with the streetscape having followed Sir John Lowther's strict building codes which stipulated new buildings to be at least three storeys high and built to the front of the plot with a shared party wall within the plots allocated in the rigid grid iron plan believed to have been inspired by contemporary London Estates.

The rear extension to the property is not original however historical maps suggest that an outrigger/ warehouse was previously on the site. The conversion of the building, into residential units, is confined to the existing building with no volumetric increase.

Where any external alterations are made to the original building, they remove M&E equipment to restore the original features. Similarly, the alterations to the rear of the building remove unsightly M&E equipment/ access ladders and regularise the elevation making this part of the street more attractive.

At first floor level, elements of the historic light well are restored with a cut out of the existing flat roof. This restores an original window opening and provide daylight to the two bedrooms, similar to the award winning design/ restoration of Manchester's Chimney pot park (see picture.). This is not visible from any vantage point externally.



Historic map showing lightwell/ outrigger



Chimney Pot Park - light well to bedroom



## 4.4 Layout

The original building plan layout was typical of many Georgian properties throughout the town. This can still be loosely referenced in the original property however modern adaptations throughout time mean the original layout is not complete.

The rear extension layout relates directly to the previous use as a medical dental surgery. The long corridors accessing surgical rooms have no historical reference.

Internal walls within the original property are to be retained with few minor alterations for door openings etc. The rear extension layout will largely be cleared and altered to adapt to the new residential layout.

The main original stair case is to be retained and restored throughout. The existing loft staircase will be removed during the conversion to provide access which is compliant with modern building regulations – therefore refurbishing the roof area including where water ingress has presented itself.

Throughout the building, living spaces have been arranged with outlooking views to the streets. This provides amenity to the residents and an element of security to the respective streets.



Minimal alteration to layout of original property.

## 4.5 Alterations

The proposal maintains the character and appearance of the building by restoring the key features of the building, utilising existing established openings in the structure to minimise demolition and restore external historic references where possible.

The following list outlines the alterations.

- i. Replace front elevation louvre with traditional sash window.
- ii. Conservation area rooflight to rear pitch of roof.
- iii. Minor internal alterations.
- iv. Create internal lightwell (not visible from street)
- v. Removal of redundant M&E equipment.
- vi. 2no. New openings within existing rear extension to original property.
- vii. Replacement flat roof covering.
- viii. Repair/ painting of rough cast render to rear.
- ix. Repair windows where required.

Where necessary by condition, a Structural Report outlining the condition of the existing building with impact of alterations shall be provided to the Local Planning Officer prior to implementation.



Existing access systems to be removed.



Slate Roof/ Rooflights



M&E louvre to be restored as window as originally intended.

## 4.6 External Access

The development of the design has been considered with access practicalities and compliance with the Approved Document M however there are variances due to the historic fabric.

## 4.7 Internal Access

Within the interior of the property every effort has where reasonable been made to provide clear unobstructed areas to afford easy manoeuvre around the dwelling in compliance with Approved Document K & M. In some instances due to the historic fabric this is not feasible.

## 4.8 Parking & Transport

The site affords excellent access to local public transport links for residential users.

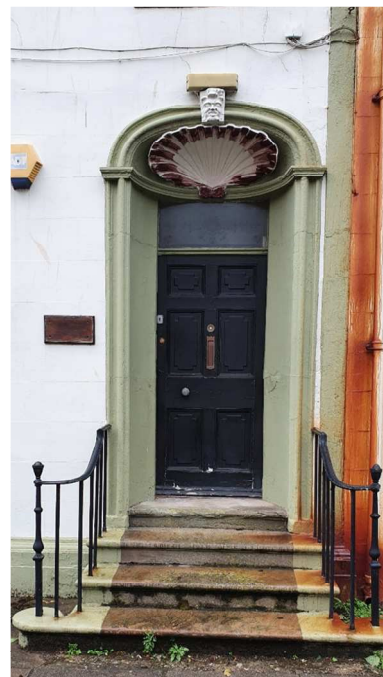
- Bus Stop = 150m (Lowther Street)
- Train Station = 750m (Corkickle Station)
- Train Station = 850m (Whitehaven Station Station)

A wide variety of local shops and amenities are located immediately within the vicinity of the site with direct access to the town centre.

Off Street car parking is not provided within the site. Residents parking permit for on-street parking / private parking garages to be used by the occupant should car ownership be desirable in spite of excellent connectivity.

## 4.9 Waste

Separate facilities for Bin storage for general waste and mixed recycling is provided within an enclosed room. This removes clutter from the street scene and maintains cleanliness.



Principal entrance to Flats A-C  
(decoration only)



Principal entrance to Flat D  
(new door & ironmongery proposed)

### 4.10 Conclusion

The new development has been designed to respect the setting of the listed building and will have a neutral impact on significance.

It follows best conservation principles and practice, as described in the English Heritage *Conservation Principles*. The proposed design complies with all sections of the SPD & Conservation Area design guide, particularly appropriate; Scale, Layout, Materials & Architectural Detailing.

It has been demonstrated that the design requires very few significant alterations to the historic asset to realise the full potential of the building.

The character of the building from the street scene will be retained with no alterations other than repairs/ replacement like-for-like where required due to weather ingress/ poor maintenance over many years.



6 Scotch Street, Whitehaven.



## **5.0 APPENDIX**

### **5.1 Drawings & Documents**

- 1920-009-01A Site Location Plan
- 1920-009-02A Existing Floor Plans\_ Sheet 1 of 2
- 1920-009-03A Existing Floor Plans\_ Sheet 2 of 2
- 1920-009-04A Existing Elevations\_ Sheet 1 of 2
- 1920-009-05A Existing Elevations\_ Sheet 2 of 2
- 1920-004-06A Proposed Site Plan
- 1920-009-10A Proposed Floor Plans\_ Sheet 1 of 2
- 1920-009-11A Proposed Floor Plans\_ Sheet 2 of 2
- 1920-009-20A Proposed Elevations\_ Sheet 1 of 2
- 1920-009-21A Proposed Elevations\_ Sheet 2 of 2
- 1920-009A Design & Access Statement
- 1920-009A Heritage Statement

## 5.2 Policy References

The following policy documents have been referenced.

- National Planning Policy Framework
- Copeland Local Plan 2013-2028 (adopted 2013)
- Whitehaven Town Centre & Harbourside SPD (Sept 2012)
- Copeland Conservation Area Design Guide (Dec 2017)

Relevant policies and how they are complied with are recorded in the table below.

Policy Doc/ Policy	Demonstrating Compliance By	References
NPPF		
12	The design provides a positive contribution to the local character and distinctiveness.	1920-009-10A, 11A, 20A, 21A
	Puts the vacant upper floor spaces to viable use, consistent with their conservation.	1920-009 DAS
	Described the significance of any heritage asset.	1920-009- Heritage Statement
Copeland Local Plan 2013-2028		
Policy ER7	The proposal demonstrates development of appropriate scale and promotes flexible mixed use development.	1920-004-10A, 11A, 20A
		1920-004 DAS
		1920-004- Heritage Statement
		Application Form
Policy ER 8	Maintains high standards of design consistent with the setting of a Conservation Area of national significance	1920-004-10A, 11A, 20A
		1920-004 DAS
		1920-004- Heritage Statement
		Application Form

## 5.2 Policy References - continued

Policy Doc/ Policy	Demonstrating Compliance By	References
Copeland Local Plan 2013-2028		
Policy ENV4	The applicant has demonstrated the heritage asset is valued and will be protected and enhanced through sympathetic conversion / restoration.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form
Policy DM10	The conversion incorporate residential property adjacent to local businesses and services with connectivity to local jobs and transport.  No material proposed detrimentally affect the character of the building nor the place. Waste and redundant M&E facilities which are alien to the conservation area are to be removed.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form
Policy DM13	The conversion works conserve the character of the building.  No alterations create amenity issues for existing residents adjacent.  Given the urban grain of the town centre, off-street carparking cannot be provided however this is offset by excellent links to local transport, jobs and services by walking.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form
DM22	Given the building is listed, the steps being a key feature of the townscape, full accessibility for disabled users is not achievable due to the historic floor levels.	1920-004 DAS
DM27	The applicant has demonstrated the heritage asset is valued and will be protected and enhanced through sympathetic conversion / restoration.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form

5.2 Policy References - continued

Policy Doc/ Policy	Demonstrating Compliance By	References
Whitehaven Town Centre & Harbourside SPD	Compliance with the respective sections of the SPD, specifically sections 7.8 Materials, 7.9 Details & 8.7 Materials.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form
Copeland Conservation Area Design Guide	Compliance with the respective sections of the Design Guide, specifically sections 2 Windows & Doors, 3 Walls & Finishes, 5 Rooflights, 7 Paint colours & 8 External Equipment.	1920-004-10A, 11A, 20A  1920-004 DAS  1920-004- Heritage Statement  Application Form