

**Listed Building Consent**

# **Design & Access Statement**

46 Lowther Street, Whitehaven





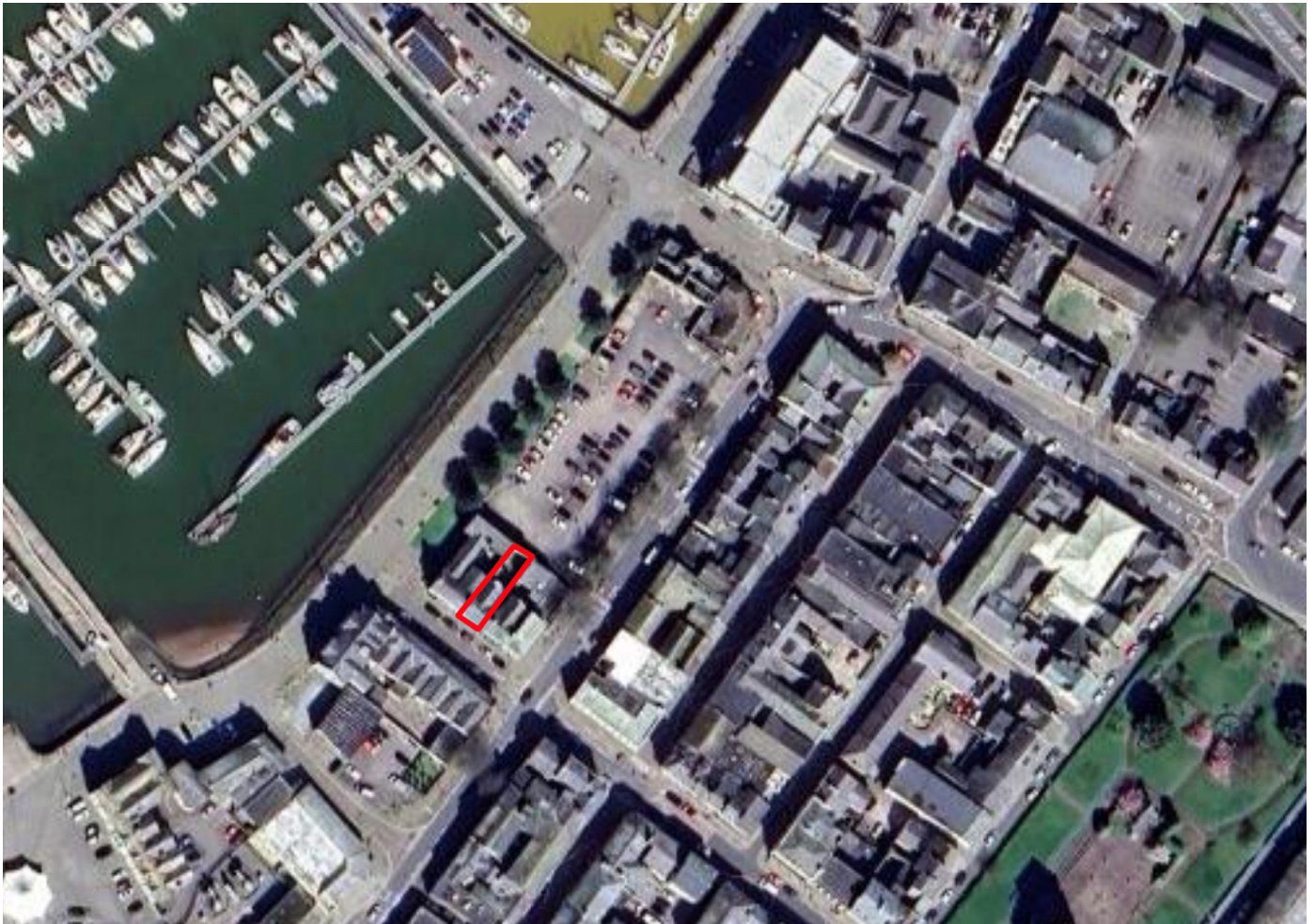
**SOUTH NORTH GROUP**



Disc Zone  
Mon - Sat  
8.30 am - 6pm  
hour  
No parking  
within 1 hour  
Permit holders & exempt

46 Lowther Street Front Elevation





**46 Lowther Street Location**

# Whitehaven Conservation Area Map



Location of Whitehaven Town Centre and High Street Conservation Areas

## 46 Lowther Street Listed Building Details

# Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1086763

Date first listed: 13-Sep-1972

List Entry Name: 44-47, LOWTHER STREET

Statutory Address 1: 44-47, LOWTHER STREET

## Details

LOWTHER STREET 1. 1814 (North East Side) Nos 44 to 47 (consec) NX 9718 SW 6/79

II GV

2. C18. Similar in style to Nos 39 to 42 (consec) but simpler in detail. 3 storeys, stuccoed. Nos 44 and 45 are identical, with inset doors in moulded openings, 1 sash window on ground floor and 2 on each upper floor. No 46 has a panelled door up 3 steps with fanlight, in moulded doorcase with detached pediment, and a triple sash window on each floor. No 47 has a panelled door up 3 steps, with round-headed fanlight, in a round moulded arch on consoles, and 2 sash windows on each floor.

Nos 44 to 48 (consec) and Nos 37 to 42 (consec) form a group.

## 46 Lowther Street Listed Building Consent Planning Application

# Introduction

46 Lowther Street is a Grade II Listed Building and is located within the Whitehaven Conservation area.

# Proposals

This application is for minor internal alterations and to paint the exterior of the building. The proposed internal alterations are for the introduction of ensuite facilities and for internal thermal upgrade to the external walls of the property. As well as the partitioning required to create the ensuite facilities, two new doorways are proposed to be created to the existing internal walls.

A new external doorway is proposed at the rear of the property, replacing one of the existing kitchen windows. The existing rear external door, within a uPVC clad lean-to extension is to be replaced with a window.

# Existing Situation

There are few noteworthy features to the existing building interior, the original fireplaces have largely been removed and wall coping and skirting are non-period relatively recent interventions. Most of the internal doors are 6 panel timber doors but are a mixture of stained timber and white painted doors. The exception to this being the existing kitchen door that is a more recent glass panel door, it is proposed to replace this door with a 6 panel door finished in white and for all of the internal doors to be painted in a white gloss paint finish.

The existing staircase features a Mahogany handrail.





**Ground Floor Front Room**

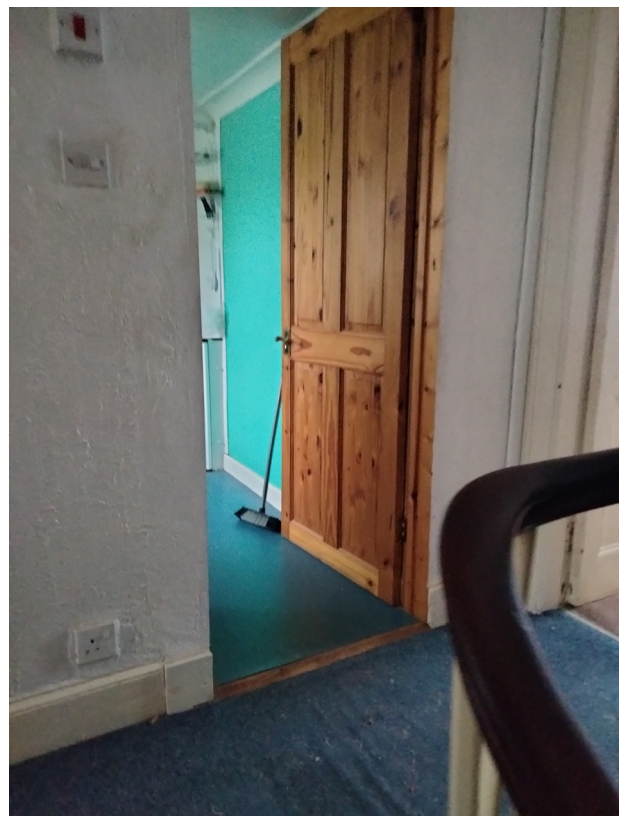
It is proposed to remove the non-period fireplace.



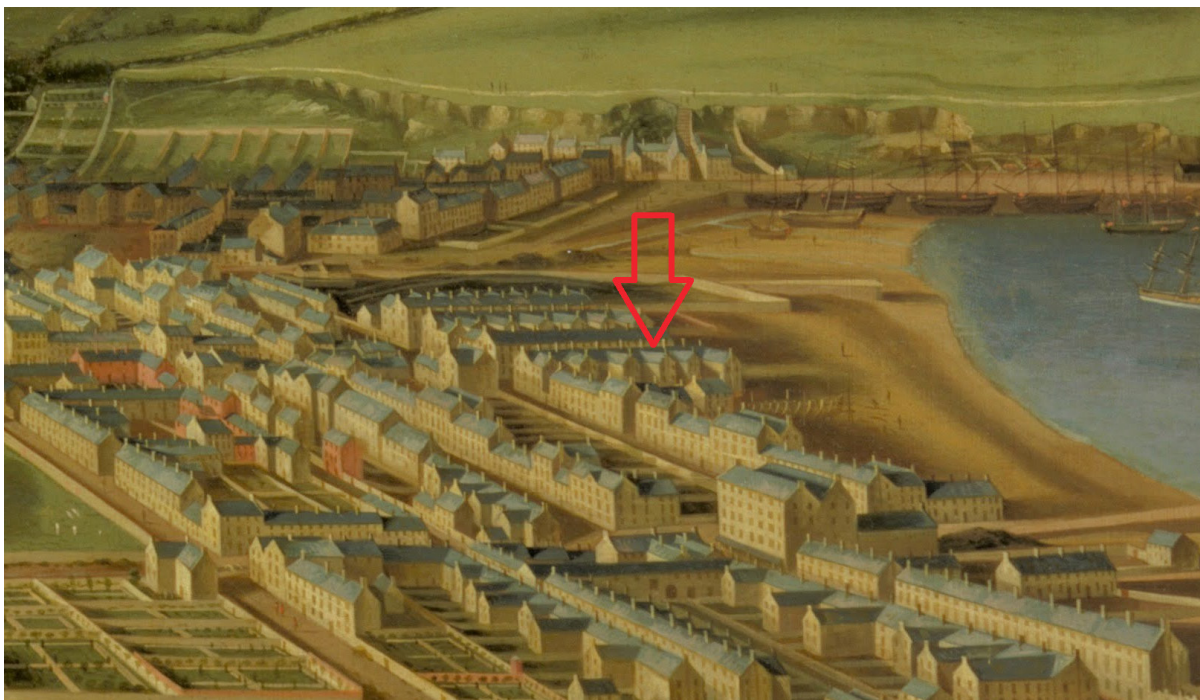
**Existing Staircase Handrail**



**First Floor Front Room Door**



**First Floor Bathroom Door**



## Historical Context

New Lowther Street was developed in the early 18th century, with land reclaimed from the foreshore. Until that point – for the first decades of modern Whitehaven’s existence – Strand Street was the closest point to the sea and was bounded by a tidal slope of mud and sand. You can see this in the Pellin map of 1695 and the continuation of the buildings on King Street, which effectively blocked the view of the harbour from the Flatt (later Whitehaven Castle).

New Lowther Street would have likely been built in around 1717. About when Mark Lane dated from, which was nearby and parallel to New Lowther Street, but which was later covered over by a building called Mark House in the 1960s. This was demolished in about 2010, and the site, currently a temporary car park between the “Black House” and remains of the late Victorian Bath House on the corner of Duke Street and the Promenade, informally retains the name “the Mark House site”.

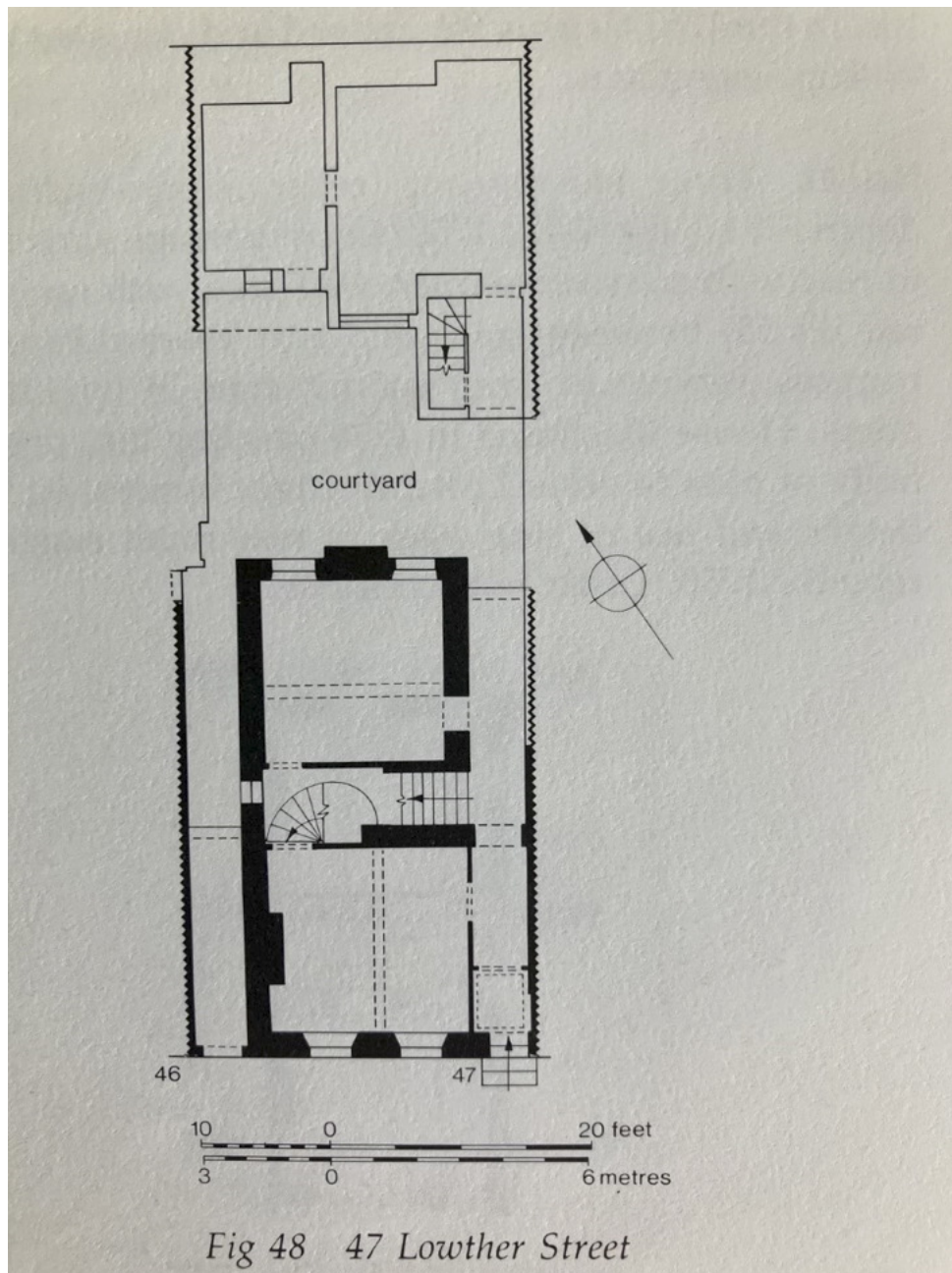
New Lowther Street was a consequence of deregulation and the granting of cheap leases by Sir James Lowther, son of Sir John (d. 1706) who had been instrumental in outlining most of Whitehaven’s early development plan and principles. New Lowther Street’s houses were well liked by sea captains, it being a convenient location for them to keep an eye on their ships as well as the warehouses that made up a large proportion of the buildings between Strand Street at the harbourside.

From the Matthias Read painting of 1736 (above, with arrow indicating 46), painted when the houses were less than twenty years old, we can see that this row was all originally built with projecting rear wings. A form typical of early-18th century Whitehaven, which appears to be the case from the painting, was for a single-cell front with a newel (spiral) stair behind it, past which was accessed a wing containing a second cell, heated by a fireplace and stack at the gable end. The rear wings at New Lowther Street all appear to have been lost, but there is a feature in the cellar that appears to be the location of the original spiral stair. By the time of the Howard map of 1790, it appears that these rear wings had already been heavily modified or removed, and the whole area is densely overbuilt. You will note from the map and the painting that the row of buildings was at that time longer than it is now. This is because Strand Street was widened – I think in the 1960s – at which time the end buildings were demolished.



The date of 46 Lowther Street is given as c.1720 by the Royal Commission on the Historic Monuments of England, book *Whitehaven 1660-1800* by Sylvia Collier and Sarah Pearson. The site was granted to an Anthony Borrowdale, mason, on the 16th April 1715. The site included space for three houses, and was spilt up by 1729, when the house was owned by a mariner named John Barrow. His widow occupied the house in 1762, and in 1770 it was let to a John Steel, who paid tax on ten windows. The original front door opened straight into the front room, and this was revealed when the render was removed in 1979. The building was altered in the 19th century – the doorway into the ginnel, the mullioned front windows and the staircase date from then.

The next-door house, Number 47 (plan below), dates from about the same time and is to a similar design although the original site appears to have been granted to a joiner named Thomas Jackson, rather than Anthony Borrowdale, on 15th Dec 1709. In this, it appears from the front that there is no ginnel to the rear courtyard, but in fact it originally shared the passage at 46, and later the yard access shifted to inside the house, behind the front cell. This house featured a newel stair, the remains of which are still visible in the cellar, but this was replaced in the mid-18th century with a closed-string transverse stair, as can be seen in the plan. Probably the same happened at 46. Presumably the revised ginnel arrangement at 47 dates from the same time its staircase was reconfigured.



# Heritage Statement

The proposed internal alterations will have minimal impact to the buildings character and do not affect any existing features or details. The improvements will however bring the building to modern standards and provide increased accessibility use for the rooms.

Similarly the proposed works at the rear, with the doorway and replacement window to the lean-to have a minor impact of the building. The proposed detailing of the rear doorway is inkeeping with the buildings character and appearance and again will improve the accessibility and use-ability of the property.

Overall, we consider the proposals to be minor and that the advantages and improvements they bring fully justify them to be approved.

## Proposal Details

All of the proposed ensuite have been designed so that there is no extraction to the front elevation. The proposed extraction locations are marked on the proposed plans in blue. A black uPVC vent cover will be used externally.





Internal stud partition walls will be floor to ceiling and finished with a plaster skim and painted white. The interior walls and floor of the ensuite are to be tiled and all sanitary goods are to be white.

New Internal doors will be White, Grained, 6 panel doors.



The thermal upgrade to the internal face of external walls, will be detailed in full accordance with Building Regulations and manufactures installation guidelines. Providing a vapour barrier to prevent interstitial condensation. Cold bridging will be minimised, such as around window reveals etc..



Proposed External rear door, or similar  
To be a Painted Timber Door.  
Finished in off-white, muted pastel or an earthy colour



It is proposed to paint the building exterior with a Mid Grey Masonry Paint with darker Grey contrasting door and window surrounds.

The existing rear ground floor window, to be removed and replaced with a door, is a single glazed timber sash window, painted white. Each sash has 6 panes of clear glass. While it is difficult to date the age of the window and glazing, it does not appear to be of significant historical importance.





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