

10 Duke Street, Whitehaven

Design and Access and Heritage Statement

S U M M I T
T o w n P l a n n i n g

1. Background and Overview

- 1.1 This Heritage Statement has been produced to support proposals for external works to be carried out at 10 Duke Street, Whitehaven. It relates to the provision of a new door opening with fan light to provide the ability to separate the upper floors from the ground floor space, installation of security gate to existing entrance door, repainting of render and painting of existing door black.
- 1.2 The existing 2nd floor windows will be replaced with new double glazed windows with a 12mm slim line glass detail.



- 1.3 The works are to facilitate bringing the building back in a productive use.
- 1.4 The building is within a conservation area

2. The Site

- 2.1 The building is within the Whitehaven Town Centre Conservation Area. The conservation area reflects the Georgian history of Whitehaven and its port status during that time. Duke Street is a main street within the street pattern of the town and remains a significant route through the town. The historic harbour lies to the west of the site and Duke Street provides a view through to this area.



- 2.2 The building can be seen there with its original awning which was a typical detail of the street. These have since generally been removed and are no longer in evidence.
- 2.3 The shop front has been retained in relation to its overall dimensions although new plate glass windows have been installed and a modern door installed.
- 2.4 In relation to the Conservation Area, the building sits in the Georgian grid pattern which typifies Whitehaven. The building is not listed but there are a number of listed buildings within the vicinity of 10 Duke Street, generally those which frame the junction with Tangier Street. These buildings are unaffected by the proposed works. The Whitehaven Town Centre and High Street Conservation Area Character Appraisal notes that this area of the town was laid out from 1790 and provides an important vista from south east to north west linking the town with the harbour area.

- 2.5 The building is currently unoccupied and the proposed works will enable the building to be used in a more appropriate way by separating the offices from the retail space and improve the overall appearance of the area in this location.

3. Statement of Significance

- 3.1 The document 'Conservation Principals, Policies and Guidance' by English Heritage set out the heritage values by which significance could be assessed. These are as follows:
- Evidential value - the potential of a place to provide evidence about past human activity;
 - Historical value - the way in which past people and events can be connected through a place to the present;
 - Aesthetic Value - the way in which people draw sensory and intellectual stimulation from a place;
 - Communal Value - the meanings of a place for the people who relate to it or where it is in a collective event or memory.
- 3.2 The site has been used as a office with alterations carried out to its former shop front. The potential for the building to reveal any information about past human activity beyond its former use is considered to be low.
- 3.3 In relation to its historical value, the building is not associated with any famous people or historical events. Its historical value is its location within the overall street pattern. It is considered to have low-medium historical value.
- 3.4 The aesthetics of the building have been changed over the years as it has transitioned from a traditional shop to office space. Windows have all generally been modified and replaced although the dimensions remain as built. The exterior does contribute positively to the overall aesthetic of the buildings in this area and can be considered medium to high.
- 3.5 The building has a link to the commercial development of the town and therefore can be considered to have a medium communal value.

4. Proposed Works

- 4.1 The works are proposed to enhance the building and improve its overall appearance within the terrace of units, also to enable it to meet modern business requirements and ensure a viable future.
- 4.2 Proposed works requiring planning permission:
- Insertion of new door - this will enable the upper floors to be used separately to the ground floor space providing for the building to be used in a more flexible manner and become more attractive to the general market. Ensuring that the building can find a tenant will secure its future and bring the building back into use which will have a positive effect on the Conservation Area in this location. It is considered that this will not have an impact on the appreciation of the conservation area by the public but will contribute to the long term financial future of the building.
 - Replacement of windows to 2nd floor. This will enable the building to function in a more sustainable and attractive fashion. The street exhibits a number of window styles and the overall appearance of the windows which have suffered due to their height will be improved.
 - Repainting of the existing door - the door is modern and currently painted blue, painting it black will be a more appropriate colour within the street scene.
 - Repainting the render. The colour has been chosen to reflect the heritage colours of the age of the building. It is considered that this will have a positive impact on the Conservation Area.
- 4.3 The proposed works will contribute to the buildings being brought back in to a productive long term use, contributing to the improvements of Whitehaven Town Centre.
- 4.4 Internally, the provision of the food will allow the upper floors to be used independently in accordance with local and national policy to provide more flexible spaces within town centres:



- 4.5 There will be no alteration to the external appearance of the building save for the insertion of the proposed new door to the street. There are a number of other buildings in which similar works have been carried out in order to provide for separate entrances to upper floors:





This shows 10 Duke Street where the door will be inserted and the adjacent property which has a separate door to the retail space and the upper floors.

5. Conclusion

- 5.1 It is concluded that the development for the alterations of this heritage asset conforms to the requirement of paragraph 195 of the National Planning Policy Framework (NPPF) with the proposals made to minimise negative impacts on the significance of the heritage asset - namely the conservation area.
- 5.2 In accordance with paragraph 202 of the NPPF the public benefits of the proposals include:
- Enhancement of the aesthetic appearance of the building which will have a positive effect on the surrounding buildings (including those which are listed) and the Conservation Area;
 - Providing for the use of the building for the future by allowing it to be used in a more flexible manner.
- 5.3 It is considered that the value of these public benefits outweighs any minor harm which would be attributed to the limited use of modern materials and the insertion of a new door opening.
- 5.4 The proposed separation of the upper floors to allow them to be used independently of the ground floor space and the works to accommodate such are considered to be compliant with local and national policies.