

DESIGN & ACCESS/ HERITAGE STATEMENT

REF: 24/02/1055 – HS

HIGH GRANGE DEVELOPMENTS LTD.

**CHANGE OF USE & RE-FURBISHMENT OF FORMER PACK HORSE
PUBLIC HOUSE TO COMMERCIAL OFFICES,
28 LOWTHER STREET,
WHITEHAVEN**

1.0 Introduction

1.1 This Heritage Statement supports a planning application for a change of use and full re-furbishment of 28 Lowther Street, Whitehaven (former Pack Horse public house) to commercial offices. The statement considers matters in relation to the Grade II listing of 28 Lowther Street, Whitehaven Town Centre Conservation Area location and nearby listed buildings. Archaeology is not considered to be relevant to the application and is not dealt with in this statement.

1.2 According to the Heritage England website, there are two other listed buildings within the immediate locality. These are 26B/ 27 Lowther Street (former Barclays Bank) and 59 Lowther Street (TSB Bank). Both are also within the Whitehaven town centre Conservation Area.

1.3 The application property/ site is also Grade II listed (List Entry Number 1279531) and is within the town centre Conservation Area. The Listing Description is appended to this Heritage Statement and refers to the exterior of the property only along with reference to forming a Group with 26B/ 27 Lowther Street.

1.4 The application property/ site was the former Pack Horse Public House which ceased trading in June 2022 during covid and has been vacant ever since. The site currently comprises a 3-storey building plus basement and a rear yard with outbuilding used for parking and general storage. The building itself has some architectural merit and does contribute to the setting of the nearby listed buildings and the Whitehaven town centre Conservation Area generally.

1.5 It is considered that there are wider planning and sustainability benefits to the community by undertaking a major re-furbishment scheme to restore the exterior of the building and to meet modern day expectations in terms of an internal fit-out.

2.0 The Works

2.1 The proposed external re-furbishment of the front (Lowther Street) elevation involves the removal and replacement of all existing sliding sash windows like for like along with repairs to the front entrance door, roof slate/ lead soakers and rainwater goods. Full re-decoration is also proposed.

2.2 The proposed external re-furbishment of the rear elevation involves the removal and replacement of all existing sliding sash windows along with repairs to the two existing fire exit doors. The rear roof slope can be described as being divided into three with repairs only required to the lower two sections, but the upper section requires the slate to be replaced. Lead soakers will also be checked and replaced as required. The existing uPVC rainwater goods will be replaced with new black uPVC rainwater goods.

2.3 Internally the floor plan layout on each level will generally remain the same thus preserving what remains of the historic plan layout.

2.4 A new timber stud partition with door will be introduced to create a new meeting room for visitors at ground floor entrance level. Other than this there are no other alterations to the ground floor layout. A general re-furbishment will be undertaken which will include new 30-minute fire doors being introduced on certain openings to align with the Building Regulations requirements for means of escape.

2.5 A new timber stud partition with door will be introduced at first floor level to create a protected landing area leading to the existing fire exit door. There are three existing fireplaces which will be retained in-situ but concealed behind new timber stud framing to create a bulkhead. A general re-furbishment will be undertaken which will include new 30-minute fire doors being introduced on certain openings to align with the Building Regulations requirements for means of escape.

2.6 At second floor level, it is proposed to remove one existing timber partition to create a larger storage area. There is one existing fireplace which will be retained in-situ but concealed behind new timber stud framing to create a bulkhead. A general re-furbishment will be undertaken which will include new 30-minute fire doors being introduced on certain openings to align with the Building Regulations requirements for means of escape.

2.7 It is considered that the proposed re-furbishment of this outdated commercial property will serve to enhance and contribute positively to the listed

status and Whitehaven town centre Conservation Area without detriment to the historic or architectural character of the listed building itself or to nearby listed buildings and the Whitehaven town centre Conservation Area generally.

3.0 Significance of the existing listed buildings.

3.1 26B/ 27 Lowther Street is a Grade II listed building – List Entry Number 1335986 (Listing Description is appended to this Heritage Statement). The building includes the former Barclays Bank and is immediately adjacent to the application property/ site. The Listing Description confirms that 26B/ 27 Lowther Street form a Group with 28 Lowther Street. The adjacent properties are therefore directly related to the application site.

3.2 59 Lowther Street is also a Grade II listed building – List Entry Number 1335988 (Listing Description is appended to this Heritage Statement). The building includes the Savings Bank and is located directly opposite the application property/ site. The Listing Description confirms that 59 Lowther Street was previously listed twice under List entry 1086726 and that the entry was removed from the List on 6th May 2015. The property is still however relevant to the application site by virtue of proximity within the Conservation Area.

3.2 It is considered that the proposed re-furbishment of 28 Lowther Street will have a positive effect on the Grade II listed status of the application site and immediately adjacent Grade II listed buildings. It will also contribute positively to the Whitehaven town centre Conservation Area setting.

4.0 Conclusion

4.1 The proposed re-furbishment of 28 Lowther Street been considered in respect of the Grade II listed status, other listed buildings in the immediate locality and the Whitehaven town centre Conservation Area.

4.2 The nature of the proposed works is described in section 2.0.

4.3 According to the English Heritage website, there are two listed buildings within the immediate locality. These are 26B/ 27 Lowther Street (former Barclays Bank) and 59 Lowther Street (Savings Bank). Both are also within the Whitehaven town centre Conservation Area.

4.4 The listed buildings have been described and assessed in terms of their historic significance in relation to the proposed development in section 3.0. The assessment concludes that they are unaffected by the proposed development.

4.5 It is considered that there are wider planning and sustainability benefits to the community by ensuring a viable and continued use of this commercial property/ site. A viable and continued use is essential to the continued preservation, enhancement and maintenance of the listed building in relation to other listed buildings in the immediate locality and the Whitehaven town centre Conservation Area.

LISTING DESCRIPTIONS

PACK HORSE PUBLIC HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1279531**

Date first listed: **12-Sep-1972**

List Entry Name: **PACK HORSE PUBLIC HOUSE**

Statutory Address 1: **PACK HORSE PUBLIC HOUSE, 28, LOWTHER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **PACK HORSE PUBLIC HOUSE, 28, LOWTHER STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **Whitehaven**

National Grid Reference: **NX 97321 18148**

Details

LOWTHER STREET 1. 1814 (South West Side) No 28 (Pack Horse Public House) NX 9718 SW 6/170 II GV

2. C19. 3 low storeys, stucco, the ground floor grouted horizontal joints. Panelled door and fanlight in moulded doorcase set inside a larger frame of panelled pilasters, frieze and cornice. 2 sash windows on each floor (double on 1st floor), in moulded frames.

Nos 26B, 27 and No 28 (Pack Horse Public House) form a group.

Listing NGR: NX9732118148

Legacy

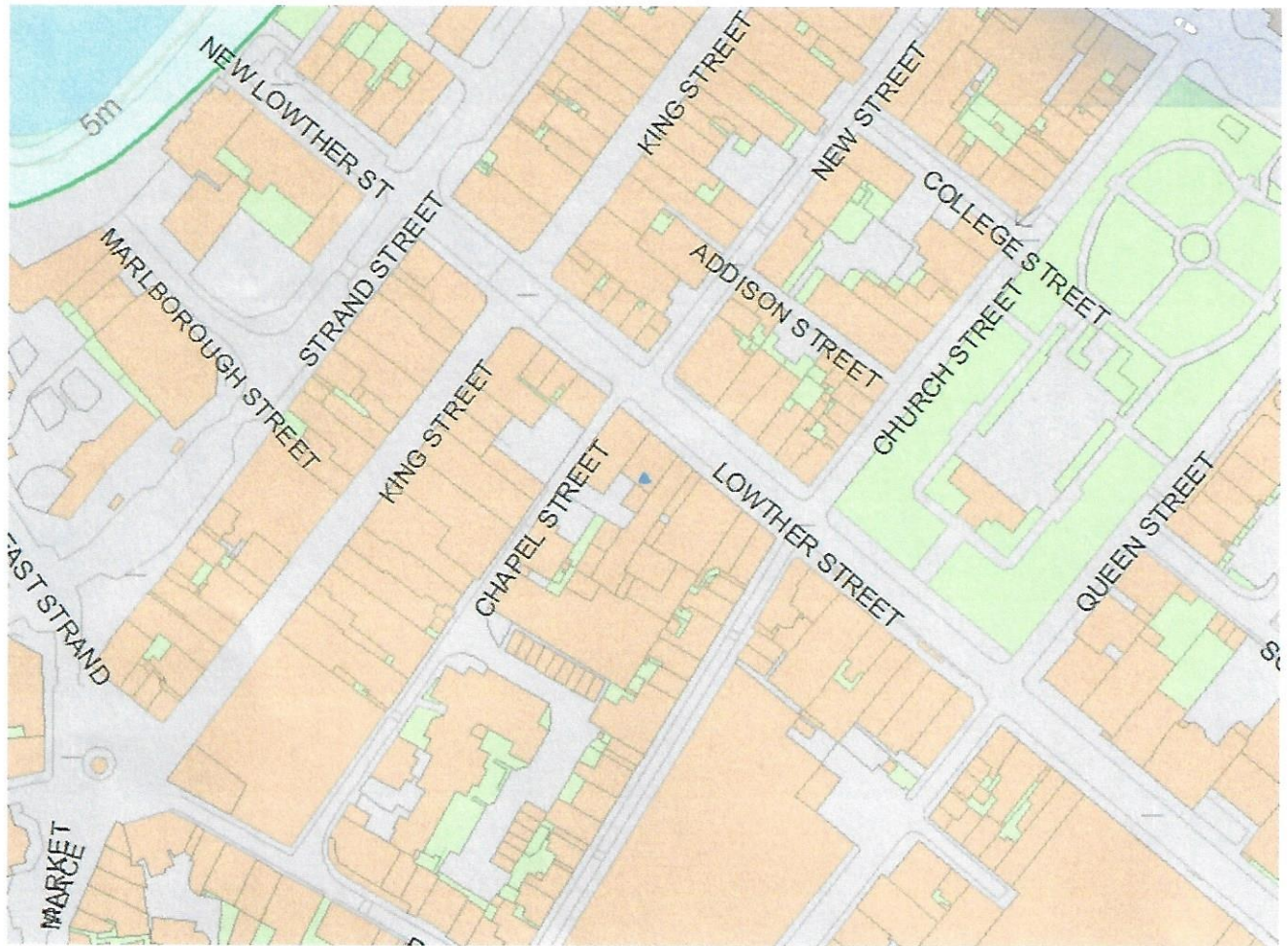
The contents of this record have been generated from a legacy data system.

Legacy System number: **75992**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

BARCLAYS BANK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1335986**

Date first listed: **12-Sep-1972**

List Entry Name: **BARCLAYS BANK**

Statutory Address 1: **27, LOWTHER STREET**

Statutory Address 2: **BARCLAYS BANK, 26B, LOWTHER STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **27, LOWTHER STREET**

Statutory Address: **BARCLAYS BANK, 26B, LOWTHER STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **Whitehaven**

National Grid Reference: **NX9733218145**

Details

LOWTHER STREET 1. 1814 (South West Side) No 26B (Barclay's Bank) No 27 NX 9718 SW 6/169

II GV 2. Both share the same architectural front. Ionic columns on ground floor; shop front at No 27 has 2 large round arches (one a shop window, the other a yard entry). 1st floor has 5 and 3 double windows in round arches, and top floor has single sashes. Cornice bands.

Nos 26B, 27 and No 28 (Pack Horse Public House) form a group.

Listing NGR: NX9733218145

Legacy

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Legacy System number: **75991**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

SAVINGS BANK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1335988**

Date first listed: **19-Jul-1949**

List Entry Name: **SAVINGS BANK**

Statutory Address 1: **SAVINGS BANK, 59, LOWTHER STREET, WHITEHAVEN**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SAVINGS BANK, 59, LOWTHER STREET, WHITEHAVEN**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **Whitehaven**

National Grid Reference: **NX9733818176**

Details

The asset was previously listed twice also under List entry 1086726. This entry was removed from the List on 6th May 2015. This List entry was subject to a Minor Amendment on 27/05/2015.

NX 9718 SW 6/81

LOWTHER STREET (North East Side) No 59 (Savings Bank)

20.7.49.

II

Incorporates No 42 New Street which forms return side elevation. Early C19, classical. Stuccoed. 2 storeys.

Lowther Street elevation has shallow Doric portico with 4 partly fluted columns, plain entablature, and cast iron balustrade. 1st floor divided by flat Doric pilasters into 3 bays, with double pilasters at outer corners. Windows with moulded architraves and cornices. Entablature and Royal Arms over centre bay. New Street return elevation has 4 1st-floor bays with attic storey to 2 left-hand bays. 2 right-hand bays have banded rustication on ground floor with string course between ground and 1st floors. Ground floor has 4 sash windows with doorway to far left. 1st floor of 2 left-hand bays has 2 sash windows with half-height attic windows above. 1st floor of 2 right-hand bays has a sash window and a blind window, both with moulded architraves and cornices above.

Listing NGR: NX 97338 18176

Legacy

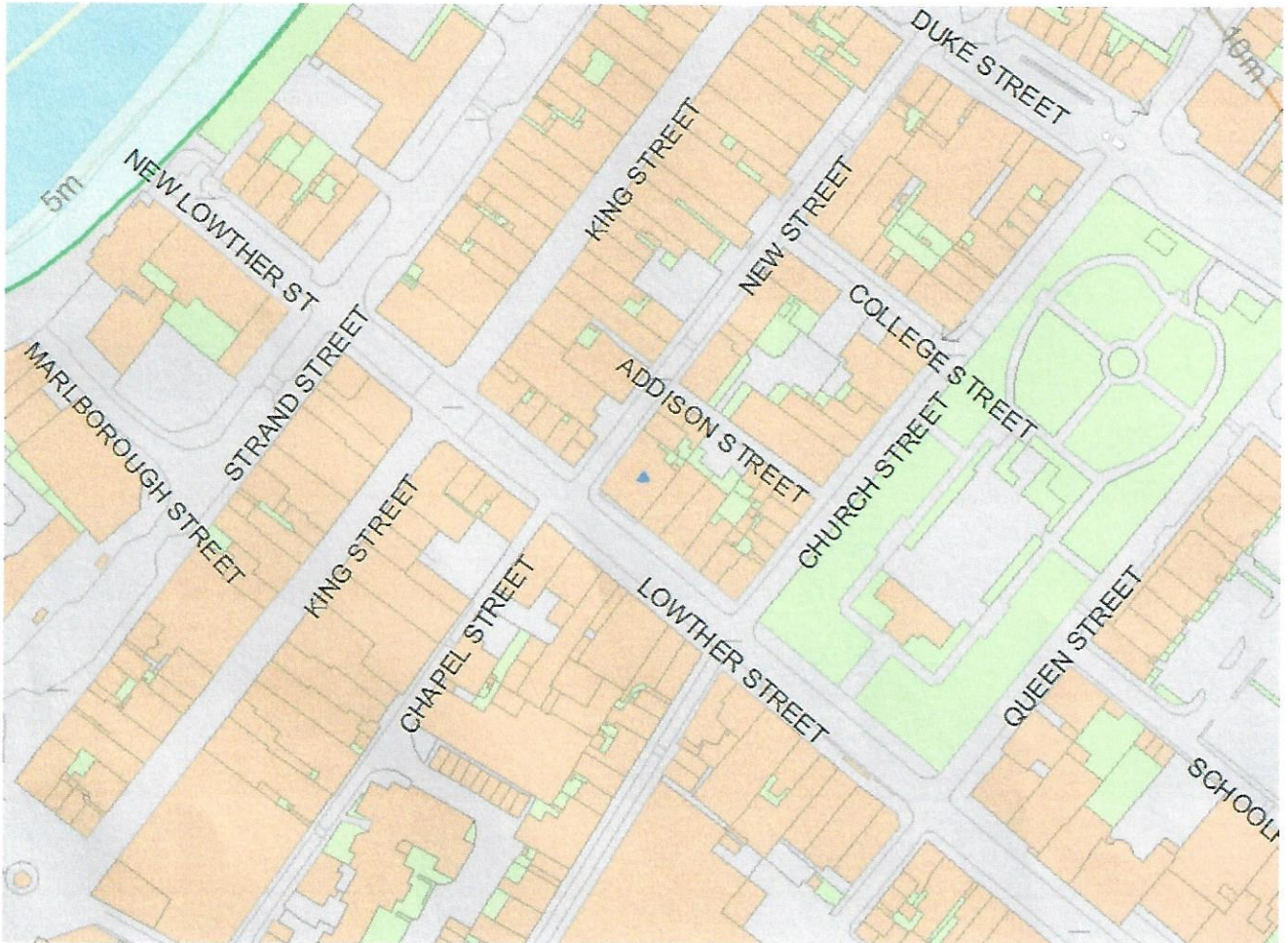
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Map

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