

HERITAGE STATEMENT FOR ALTERATIONS TO A LISTED BUILDING NO 10 HOWGILL STREET WHITEHAVEN

Location/dwelling

No 10 Howgill Street is a Grade 2 listed building of three storeys in height, pleasantly proportioned built around 1760. It is located close to the town centre of Whitehaven. It has a single storey rear extension which accommodates the kitchen and a small sitting area, access via doors to the rear patio and garden.

The single storey rear extension has a glazed roof with-upvc frames and lead cap flashings at the sides and rear where it is attached to a smaller higher section of slated roof.

It is totally unsuitable in its present location, not only visually, but allowing conditions internally to be too hot and summer and too cold in winter.

Significance on the listed asset of the glazed roof

The glazed roof adds no significance to the listed asset, it detracts from it.

Proposal

The proposal is to remove the glazed roof completely and replace with a solid roof, slated, and flashed in with Code 4 lead to existing parapets. The roof pitch as shown will accommodate a slate roof with special fixing to suit the low pitch.

The Velux rooflights (MK08 type), or similar approved will be installed to throw light down in to the room below.

The roof will be insulated (warm roof type), with PIR boards all to comply with current Building Regulations.

Significance on the listed asset of the proposal

The proposal as stated will enhance the Heritage asset (no 10), and will improve internally the comfort conditions enjoyed by the occupants of the room below.

Possible Impact

Evaluating the impact of the proposal on the asset, can be summed up briefly in a few words. It will provide a significant improvement over what is in place now, the unsuitable glazed roof.

Justification/Mitigation

The proposed works are justified for the reasons as stated above. No mitigation measures are proposed to the existing asset because the proposal will cause no harm to the asset, it will improve matters considerably.

FLOOD RISK ASSESSMENT 10 HOWGILL STREET WHITEHAVEN

Although located within the town centre flood risk zone the property had never flooded in recent times which go back on record as the last sixty years.

In 1963 the basement area was subject to some water ingress at the time of heavy rain and a high tide. Like most properties in this part of Whitehaven, the sump in the cellar provided an access for the water to dissipate quickly.

The dwelling is also some 700mm higher from street level to FFL ground floor so the likelihood of flooding at ground floor level is remote or simply nonexistent.

DESIGN AND ACCESS STATEMENT

Design Statement

We would confirm that in our opinion the D and A statement in this respect of the proposed works is not applicable.

The works comprise of a replacement glazed roof with a new slate roof, on a listed Grade 2 dwelling.

The many components of a normal design and access statements DO NOT apply. The only one which might, would be "appearance".

We are replacing the glazed roof with a local slate roof which is an asset to the dwelling as described in the Heritage Statement.

Access Statement

Not applicable in respect of this proposal.

RL

11/7/23