

DESIGN AND ACCESS STATEMENT.

PLANNING APPLICATIONS PHASE 1 AND 2 HENSINGHAM HOUSE EGREMONT RD WHITEHAVEN .

PROPOSAL (DESIGN)

This planning statement is in support of the proposed development of Hensingham House and associated buildings. The footprint will be maintained, with no additional building, there will be demolition to the south elevation, to remove a sub standard single storey extension, a defective 2 storey extension in the yard area, and defective garage block to the south elevation.

The proposal is for the conversion of Hensingham House and adjoining buildings. to provide 5 No dwellings as detailed plans, and 4 detached dwellings to the west garden area, and old farm yard area. (phase 2)

The current building arrangement, supports the main house (Hensingham house) and 10No flats in the the adjoining buildings. The proposal is noted as (Phase 1) the development will provide a mixture of dwellings :

2 x 4 bedroom houses
3x 3 bedroom houses

The character of Hensingham House will be restored, providing 2, 4 bedroom houses , and 3, 3 bedroom houses in the associated buildings. There will be minimal exterior alterations to maintain the existing character and elevations. Current external finishes will be maintained where possible, with materials sympathetic to the existing elevations.

To minimise impact to current elevations a new door access will be provided to house 4 (east elevation) fronting Egremont Rd. Two new entrances from the gardens will be provided for house 1 & 2 as detailed.

The pedestrian access will remain, to gain entrance for all houses rear yard access (access through passageway) adjacent house 4.

The site is ideally sited for public transport and local amenities, shops, public house, schools and within easy reach of Whitehaven.

PROPOSAL (ACCESS)

The existing access around Georgian House is to be widened, updated and adopted to finally serve all phases of development. The ownership of Georgian House is now in ownership of (Thomas Milburn Property Ltd)

Pedestrian access will be maintained from Egremont road by means of passageway, as detailed site plan.

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SUMMARY

The proposal will restore the impressive Hensingham House back to its former glory, with the removal of flats, and provide quality accommodation and market housing, to the associated buildings, any changes will be sympathetic to its original design, with external finishes and materials, and be in keeping with design and conservation.

The upgraded road will provide better access to the rear of Hensingham House, and facilitate the proposed access for (Phase 2), and in due course phase 3.

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