

DESIGN AND ACCESS STATEMENT

**HIGH GRANGE DEVELOPMENTS LTD.
3 CATHERINE STREET,
WHITEHAVEN CA28 7PD**

25/01/1071 – DAS

PROCESS / USE

The application seeks Full planning approval for the conversion of 3 Catherine Street, Whitehaven to 4 no. residential units.

The property benefits from extant consents to convert to 6 no. dwellings under planning ref: 4/21/2139/0F1 and Listed Building Consent 4/21/2140/0L1, both dated 23/11/2021. Site works were commenced by the previous owner but then ceased in the early stages of refurbishment and the property was placed in Auction House for sale. It has been agreed with the LPA that a lawful start has been made thus securing the previous consents in perpetuity.

The site is located within the Whitehaven town centre boundary and Whitehaven Conservation Area. There are existing listed buildings in the vicinity but none of them are affected by conversion of 3 Catherine Street to a residential use. Refer to separate Heritage Statement for further details.

AMOUNT

The conversion results in 4 no. residential units and provides a good mix of accommodation as follows:

Unit 1 – GF level; 1 bed apartment.

Unit 2 – FF level; 2 bed apartment.

Unit 3 – GF level; 1 bed apartment.

Unit 4 – 2-storey; 2 bed cottage.

LAYOUT

The application site comprises the building footprint only along with a narrow path along the rear (northern elevation). The existing layout remains unaltered.

SCALE

The scale and massing of the existing building is a mix of two storey of differing heights and single storey.

The scale and massing resulting from the conversion scheme remains the same except that the single storey (eastern) part of the building utilises the new roof space to create room in the roof accommodation in unit 4.

LANDSCAPING

The application site comprises the building footprint only along with a narrow path along the rear (northern elevation) therefore hard landscaping, soft landscaping and boundary treatment don't apply to the application.

APPEARANCE

Other than the eastern single storey part of the building, the existing slate roofs will be retained. The existing slate has already been removed on the eastern single storey part of the building and stored for re-use.

The eastern single storey part of the building will not be raised to two storey as per the previous consent. In this regard, the works undertaken by the previous developer to raise this part of the building to two storey will be removed and the building returned to single storey. The current scheme does however propose to use the roof space of this part of the building to create a two-storey property (unit 4) with the upper level being room in the roof construction with dormer windows to the front and rear roof slopes.

The existing external render finish will be retained, repaired as required and re-decorated.

The existing windows and doors will be replaced as per the submitted (and previously approved) details.

ACCESS

The application site comprises the building footprint only along with a narrow path along the rear (northern elevation). As such the parking provision remains as it was when the building was used as a doctor's surgery and as per the extent planning permission i.e. parking is on-street or in adjacent car park.