# HIGH GRANGE DEVELOPMENTS LTD.

# FORMER POST OFFICE,
# 70 LOWTHER STREET,
# WHITEHAVEN

# ECOLOGICAL STATEMENT

**AUGUST 2025**

1.0 This ecological statement has been prepared in conjunction with a full planning application for the partial demolition and conversion of the ground floor of the former Post Office, 70 Lowther Street, Whitehaven.

2.0 This statement is required to demonstrate that consideration has been given to any of the proposed works directly or indirectly impacting on rare and protected species.

3.0 The nature of the works comprises the demolition of the existing non-original rear extension and the alteration of the ground floor of the main 3-storey building to form a hairdressing/ beauty salon.

4.0 Two existing masonry walls that project perpendicular to the main rear 3-storey wall will be retained to form part of a proposed single storey rear extension.

5.0 The proposal includes the demolition of most of the existing non-original rear extension other than the two walls referred to in 4.0 above.

6.0 For the most part, the existing rear extension to be demolished is a non-original flat roof building with different roof levels. Parapet walls are present on numerous elevations. Some elevations have an eaves detail but with no overhang and the render finishes tight to the underside of the fascia board.

7.0 The rear extension to be demolished also has lean-to pitched slate roof on each side of the large flat roof area. The upper abutment detail is such that it forms a lead flashing abutment with masonry walls. The lower abutment detail is such that it forms a lead valley gutter detail behind a masonry parapet wall. There is no eaves detail/ overhang on the lean-to pitched roofs. The roof slate is tightly fitting with a membrane below.

8.0 The building to be demolished comprises rendered walls which are in reasonable condition with no cracks or major defects. As stated above, the render walls extend to form parapet walls in numerous areas of the building.

9.0 It is abundantly clear from on-site inspection that there is no bat, or any other ecological habitat, associated with this building. The render walls are in reasonable condition, and the flat roof and pitched roof areas are continuous, sealed and watertight.

10.0 Photographic evidence has been included in Appendix A which is considered adequately demonstrates there is no significant risk to any protected species.

11.0 The applicant acknowledges that it is a criminal offence to disturb, or harm protected species should they subsequently be found or disturbed.

12.0 If any protected species are encountered during site works, then work will cease immediately, and the relevant controlling body will be notified. Any subsequent actions that are required will be undertaken in accordance with the relevant guidelines.

# APPENDIX A

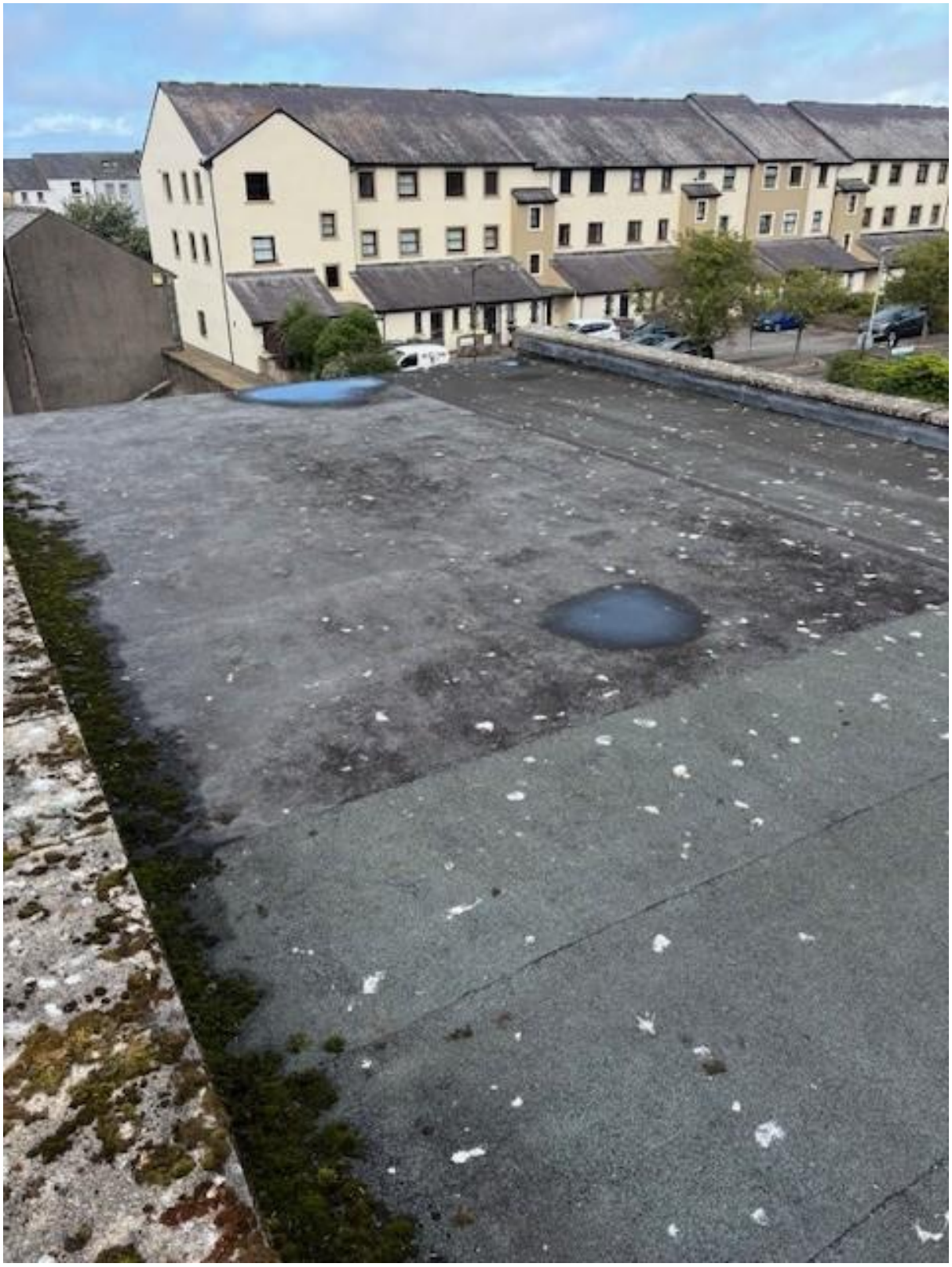

IMAGE 1.
VIEW OF FLAT ROOF SHOWING FLAT ROOF AND PARAPET WALLS ON TWO STOREY PART OF REAR EXTENSION.

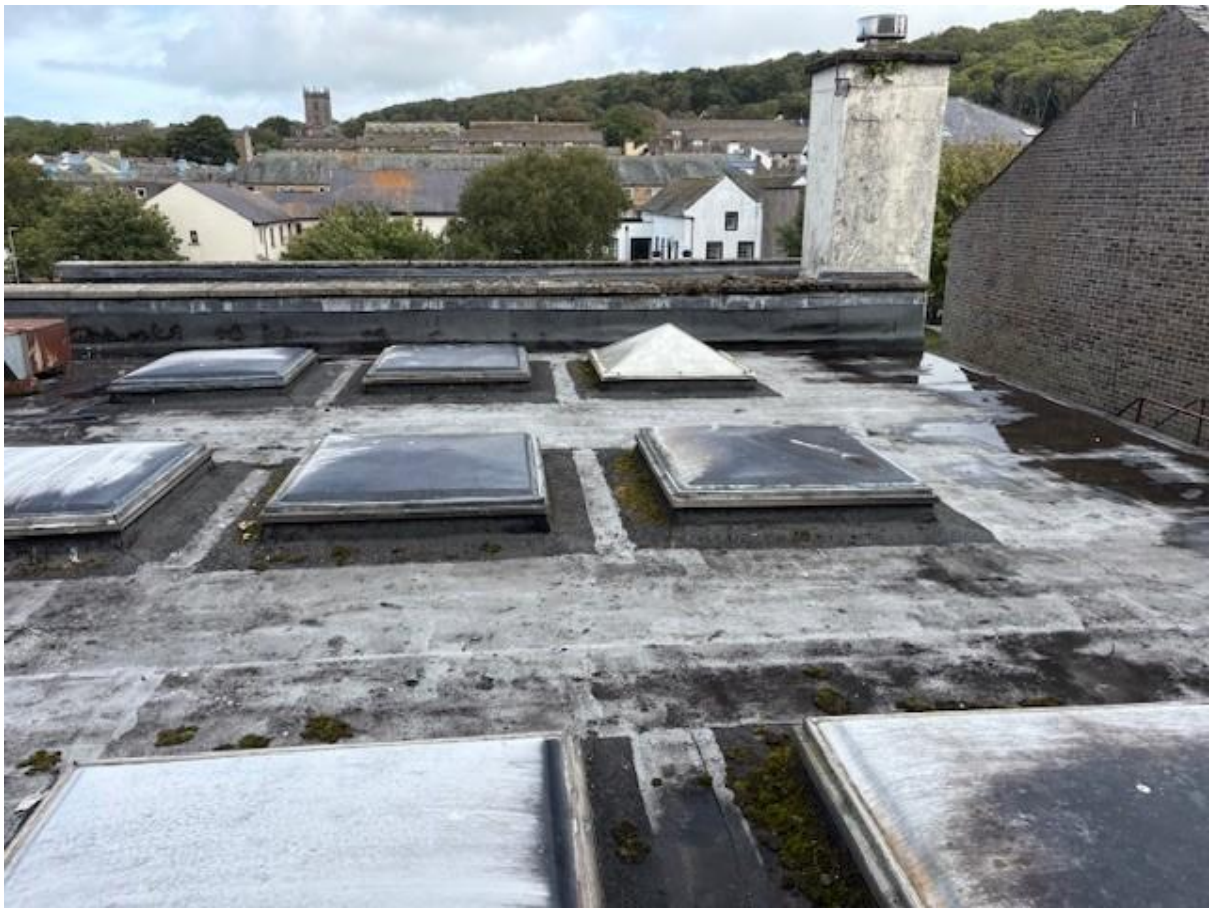

IMAGE 2.
VIEW OF SINGLE STOREY FLAT ROOF WITH ROOFLIGHTS OVER FORMER MAIN POST OFFICE HALL.

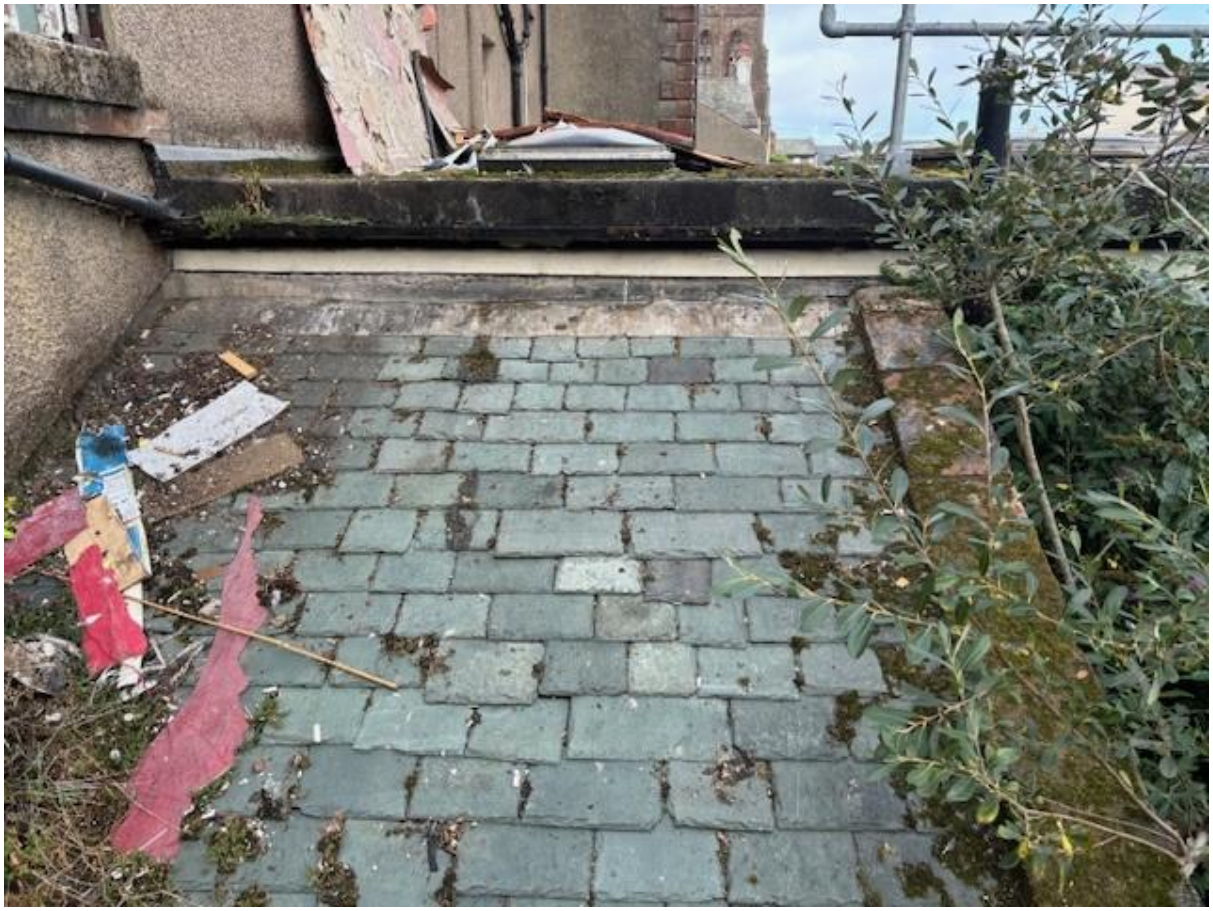

IMAGE 3.
VIEW OF PITCHED ROOF SHOWING LEAD FLASHING ABUTMENT, PARAPET WALL AND TIGHTLY FITTING SLATE.

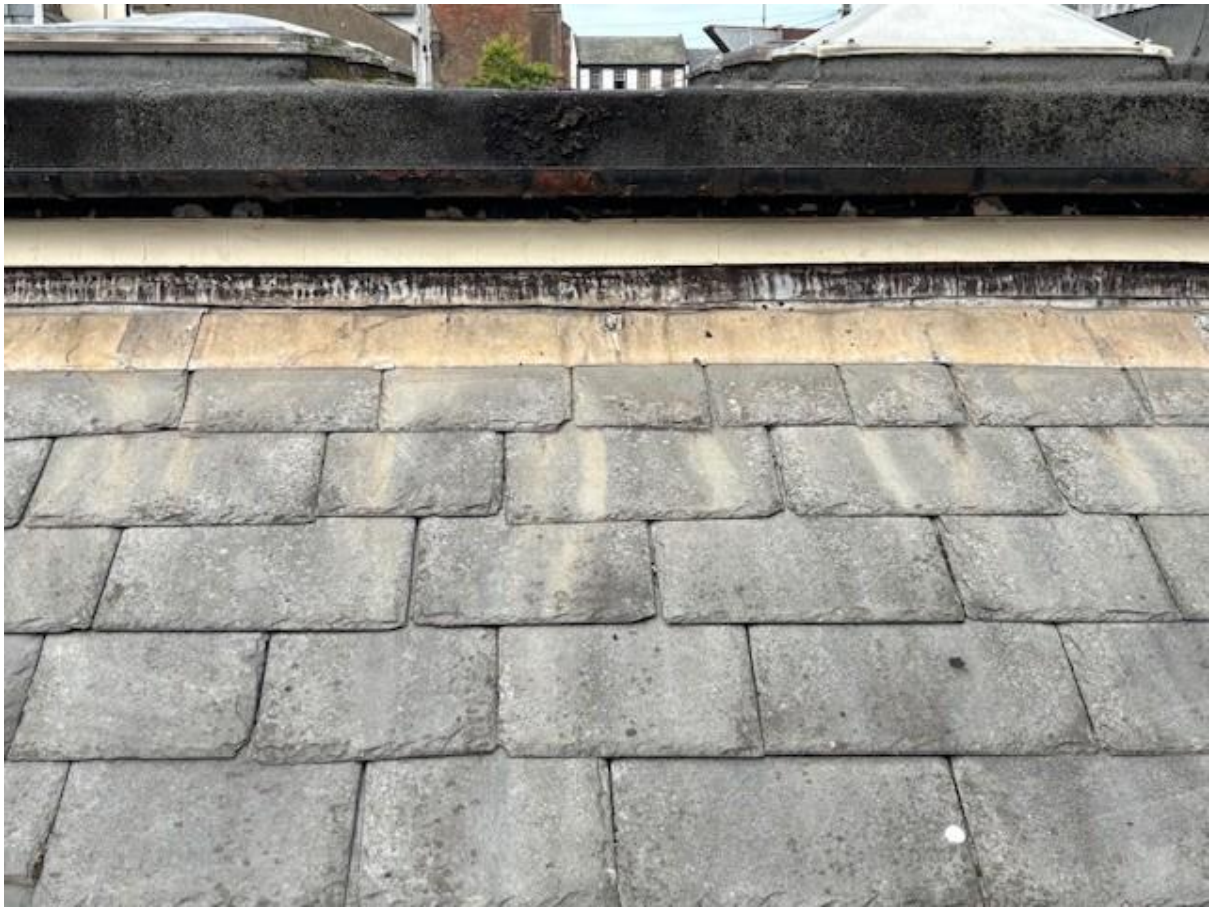

IMAGE 4.
VIEW OF PITCHED ROOF SHOWING LEAD FLASHING ABUTMENT AND TIGHTLY FITTING SLATE.

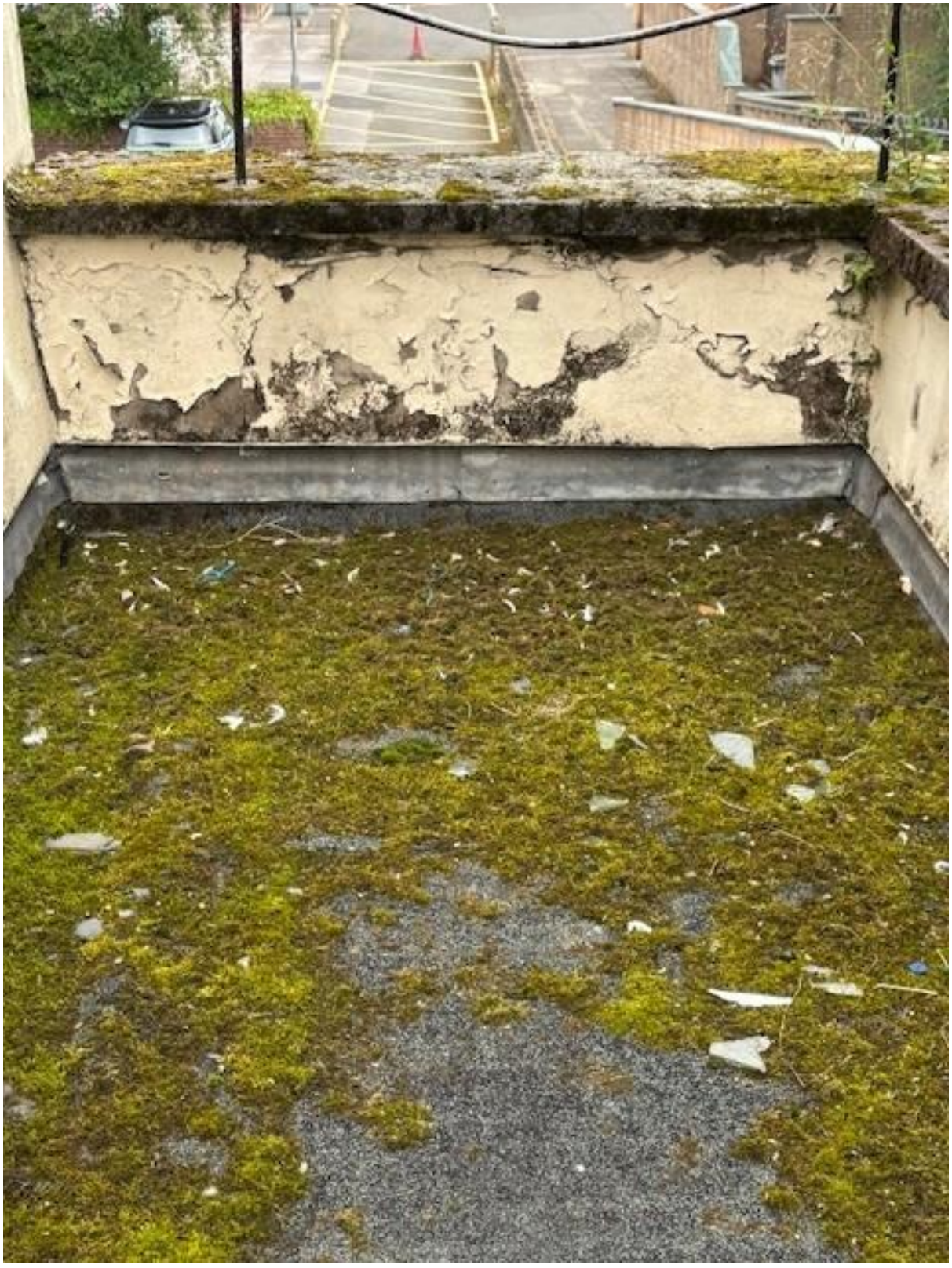

IMAGE 5.
VIEW OF CONTAINED FLAT ROOF FACING SCHOOLHOUSE LANE WITH PARAPET WALLS ON ALL SIDES AND LEAD FLASHING ABUTMENT.

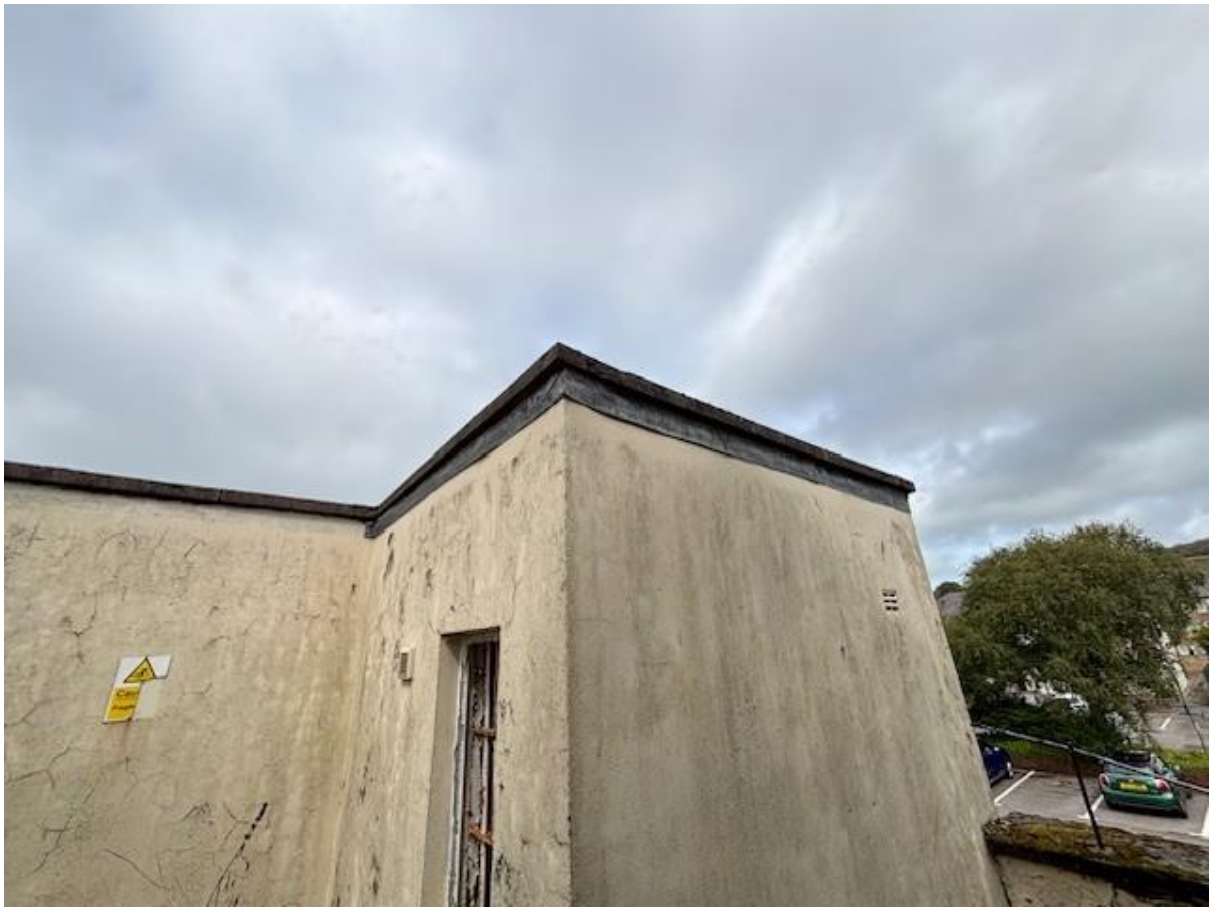

IMAGE 6.
VIEW OF TWO STOREY FLAT ROOF SHOWING FASCIA BOARD WITH NO OVERHANG AND TIGHTLY FINISHED RENDER.

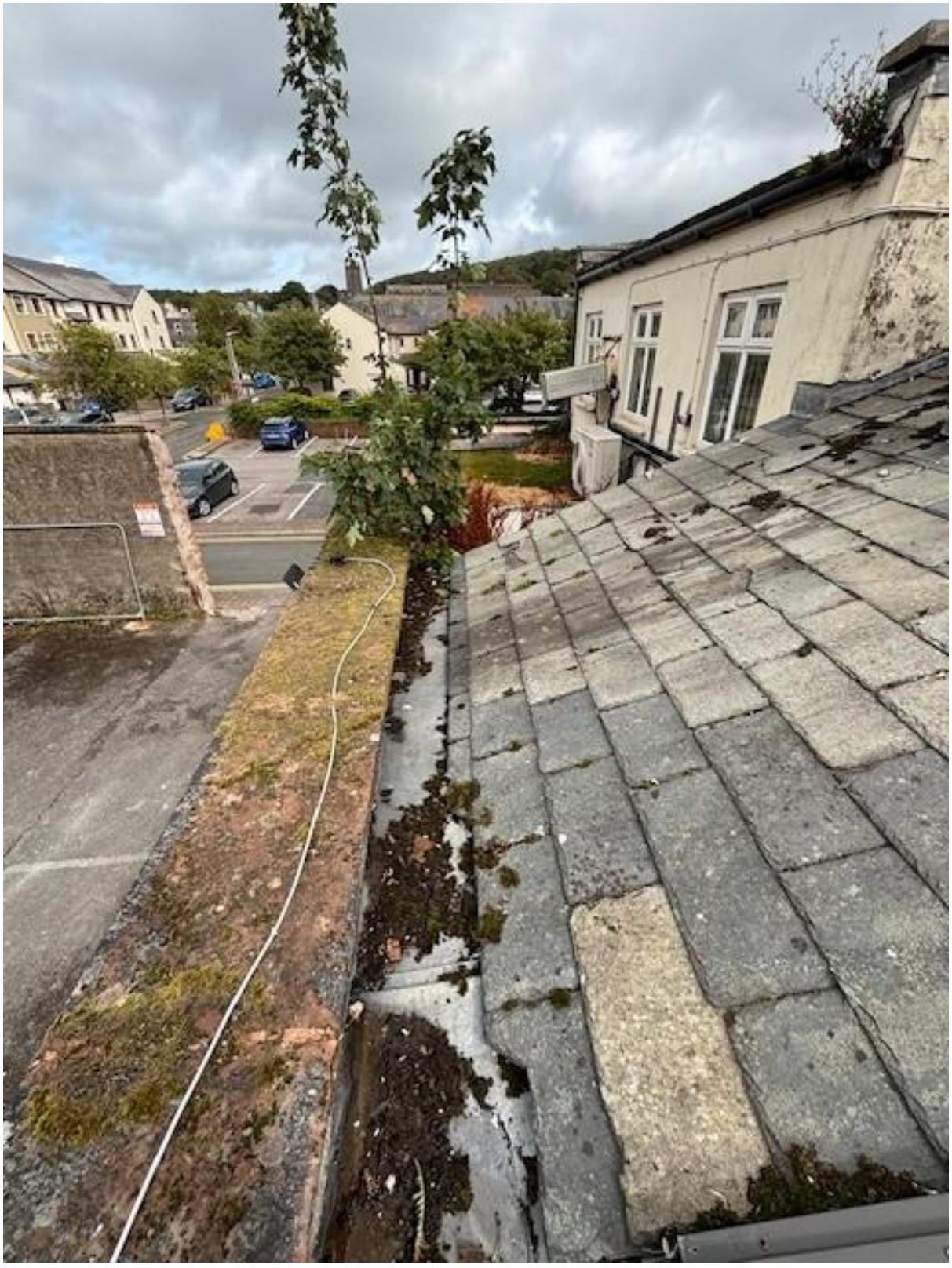

IMAGE 7.
VIEW OF PTICHED ROOF AND LEAD VALLEY GUTTER FACING FORMER HSBC CAR PARK WITH SINGLE STOREY AND TWO STOREY FLAT ROOFS BEYOND.

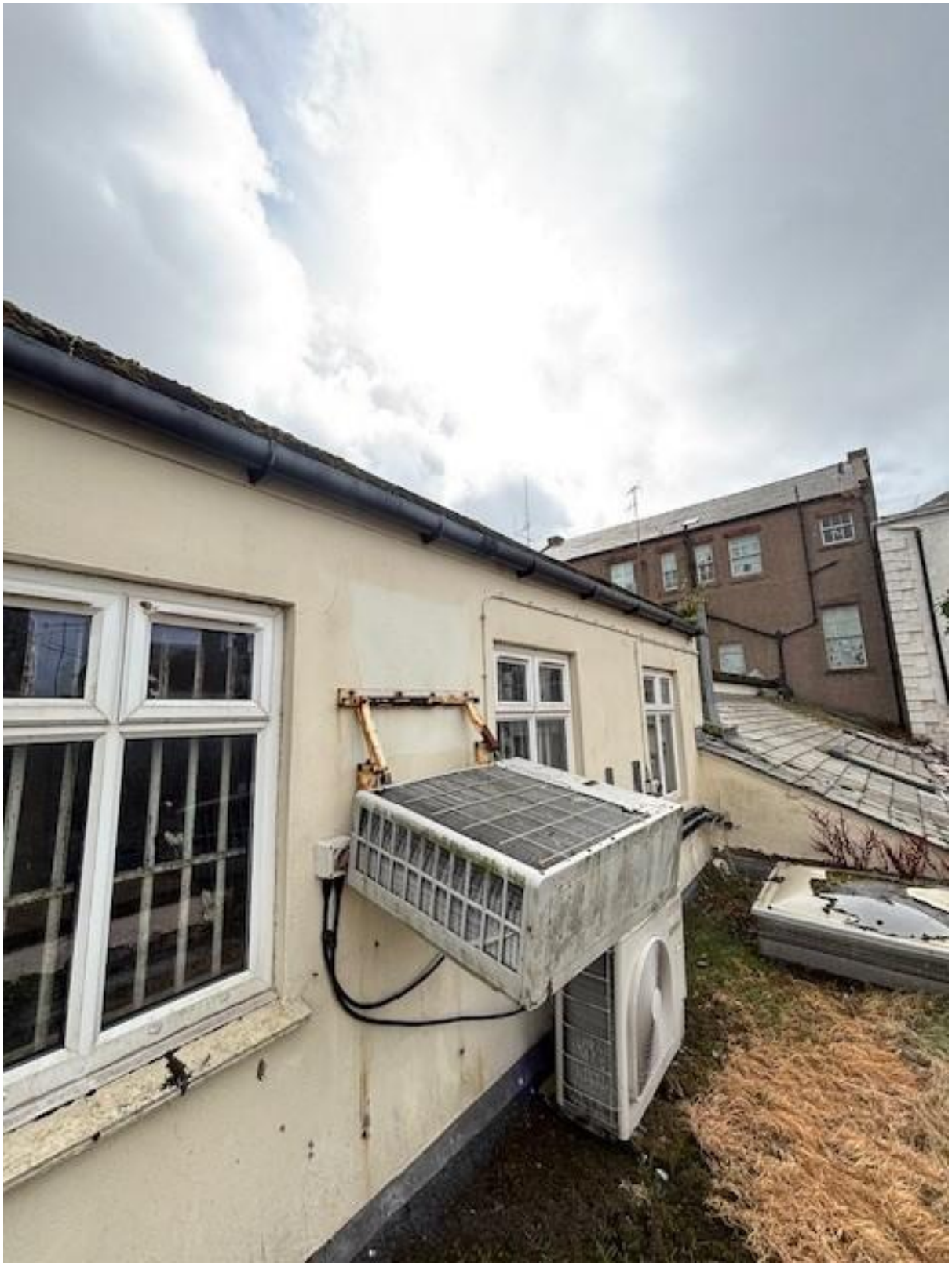

IMAGE 8.
VIEW OF TWO STOREY FLAT ROOF SHOWING FASCIA BOARD WITH NO EAVES OVERHANG AND TIGHTLY FINISHED RENDER. THE LEAN-TO PTICHED ROOF BEYOND SHOWS THE UPPER LEAD FLASHING ABUTMENT DETAIL OF THE SLATED LEAN-TO ROOF WITH THE SINGLE STOREY FLAT ROOF.

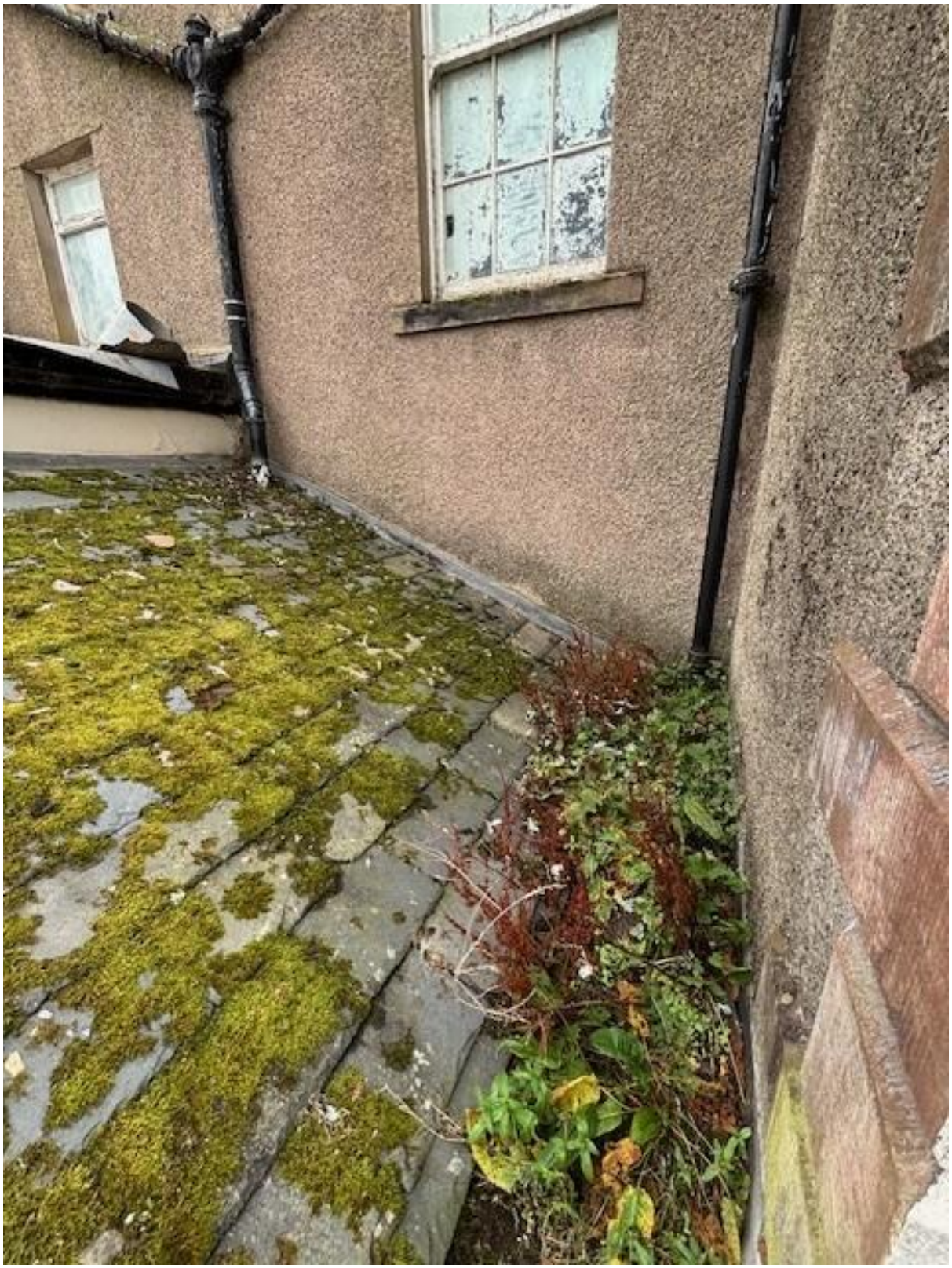

IMAGE 9.
LEAN-TO PITCHED SLATE ROOF ABUTMENT WITH MAIN 3-STOREY REAR WALL SHOWING UPPER LEAD FLASHING ABUTMENT, LEAD VALLEY GUTTER AND TIGHTLY FITTING SLATE.