

## Heritage Statement and Design Access Statement

### *Provision of Roof Vent for Improved Bathroom Ventilation, 2 Oakbank, Whitehaven, Cumbria, CA28 6HY*

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This heritage statement has been prepared in support of an application for listed building consent for works at the property at 2 Oakbank, Whitehaven, Cumbria, CA28 6HY.

The property is part of a Grade II listed terrace. The details of the listing (List Entry Number 1336011) are shown below:

1. OAK BANK ROAD 1814 Nos 1 to 10 (consec) (Oak Bank Terrace) NX 91 NE 2/98

II GV 2. A complete terrace of larger town houses built circa 1840, 3 storeys, stuccoed. Each house has a moulded doorcase up a flight of steps, with cornice on mask consoles, a bay window, and 2 sash windows on upper floors (the window over the bay being in a moulded architrave with cornice on consoles). The centre and end houses are gabled, with a round-arched window on top floor.

Forms a group with Nos 1 to 6 (consec) Marine Terrace, Oak Bank Road.

Nos 1 to 10 (consec) (Oak Bank Terrace), OAK BANK ROAD shall be amended to read Nos 1 to 10 (consec) OAK BANK.

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Forms a group with Nos 1 to 6 (consec) Marine Terrace, Oak Bank Road. Listing NGR: NX9795918930

The property is not in a conservation area.

### **Proposal**

The proposed work is the addition of a new slate vent in the roof of the rear offshoot to allow for improved ventilation with a mechanical extract fan as part of the refurbishment of an existing bathroom.

Listed building consent is not being sought for any other aspects of the bathroom refurbishment. This is because no features of historic interest could be affected; these other aspects involve replacement of modern bathroom fittings and a modern plasterboard ceiling (see Photos 1-3 in Table 1), no structural alterations are required and there are no additional services or waste outlets required to be provided to the room.

It will be demonstrated that the proposed addition of a new vent would allow guidance on bathroom ventilation in the building regulations to be met and would cause only negligible harm to the architectural or historic character of the property or its setting.

### **Assessment**

Guidance for ventilation of bathrooms in Part F of the Building Regulations states that:

*'Extract Ventilation to outside is required in each kitchen, utility room and bathroom and for sanitary accommodation'* (Paragraph 5.5 of Reference 1).

The bathroom does not currently have extract ventilation to the outside and so does not meet this guidance.

The guidance applicable to listed buildings in the same document states that:

*'When undertaking work on or in connection with a building that falls within one of the classes listed above, the aim should be to provide adequate ventilation as far as is reasonable and practically possible. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings' (Paragraph 3.12 of Reference 1)*

The bathroom experiences significant condensation in current use. Provision of extract ventilation using a roof slate vent to ensure adequate ventilation is reasonable, practical and reduces the risk of deterioration of the building. The potential to harm the character of the building has been considered informed by guidance in policy DM27 from Reference 2 which states that:

*Development which affects Listed Buildings or their setting will only be permitted where it*

- i) Respects the architectural and historic character of the building*
- ii) Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building*
- iii) Does not have a significant adverse effect on the setting or important views of the building*
- iv) Involves a change of use to all or part of the listed building which contributes to the conservation and overall economic viability of the building, and where the use can be implemented without any adverse alterations to the building*

These points are considered below.

#### ***Respects the architectural and historic character of the building***

The external vent is of small size and will be covered with a cowl. The colour will be chosen to blend in with the roof slates. It will be sited on the side of the rear offshoot roof which faces No 3 Oakbank close to existing grey uPVC guttering and rainwater pipes. See Photo 4 in Table 1.

#### ***Avoids any substantial or total demolition, or any demolition that is not related to proposed development affecting the building***

The proposal does not involve any demolition.

#### ***Does not have a significant adverse effect on the setting or important views of the building***

The only change visible from outside the building is the vent through the roof on the offshoot at the rear of the property. This does not affect important views of the building because:

- The vent is discreet. The affected area is approximately the size of one roof slate. A product data sheet showing the small dimensions and discreet appearance of the slate vent and cowl has been included with the proposal.
- The rear offshoot is not the principal elevation and has no items of special architectural or historic interest. Neither the offshoot nor the rear of the main building is mentioned in the listing.
- An identical type of slate vent is already in use on the main roof at the rear of the property. See Photo 5 in Table 1.

The setting of the building is not affected because:

- Other properties in the Oak Bank terrace already use roof outlets for ventilation of bathroom areas.

#### ***Involves a change of use to all or part of the listed building which contributes to the conservation and overall economic viability of the building, and where the use can be implemented without any adverse alterations to the building***

There is no change of use for any part of the building. However, improved to the ventilation of the building contributes towards its conservation and ongoing viability.

### **Conclusion**

- The proposal could cause only negligible harm to the architectural or historic character of the property and does not have an adverse effect on its setting. The proposal contributes towards the conservation and viability.
- Access arrangements are not affected by the proposal.

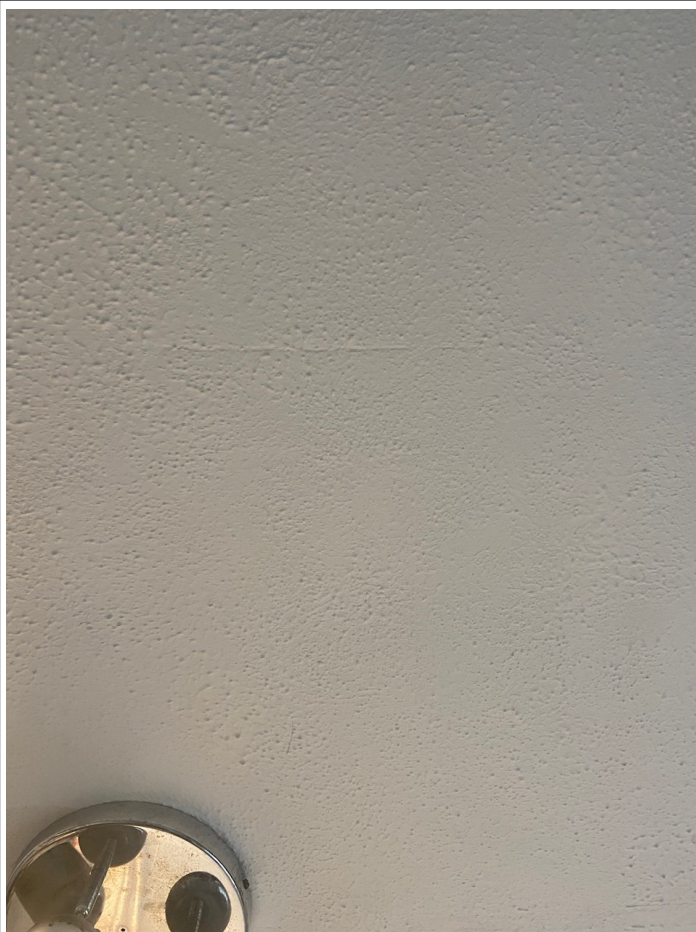
### **References**

- 1 The Building Regulations (2013) Approved Document F1: Means of Ventilation
- 2 Copeland Local Plan 2013-2028

Table 1: Photographs in support of this heritage statement

Photo number	
1	<div data-bbox="360 282 1439 1086"></div> <p data-bbox="360 1120 1216 1158">Current bathroom showing modern fittings, boxing in and skirting</p>

3



Bathroom ceiling showing the modern textured finish. A join between plasterboard sections is visible.

4



View of the rear offshoot. The approximate location of the new slate vent is indicated.

5



An identical type of slate vent already in place on the main roof of the property.