

Design & Heritage Statement
9 Oakbank, Whitehaven
June 2020

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1. Historical Background

Grade II Listed Building. Listing ref. 1336011. NGR NX 97959 18930

Whitehaven is a town and civil parish in the Borough of Copeland Cumbria. Number 9 Oakbank is within a terrace of large 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.

2. External Photographs

a. Front of the property.

The door into the property is below the steps shown in the photograph below. The door in this photograph leads to the flat which occupies the 1st and 2nd floors.



Bedroom window
on ground floor of 9
Oakbank

Window at the front
of the basement of 9
Oakbank

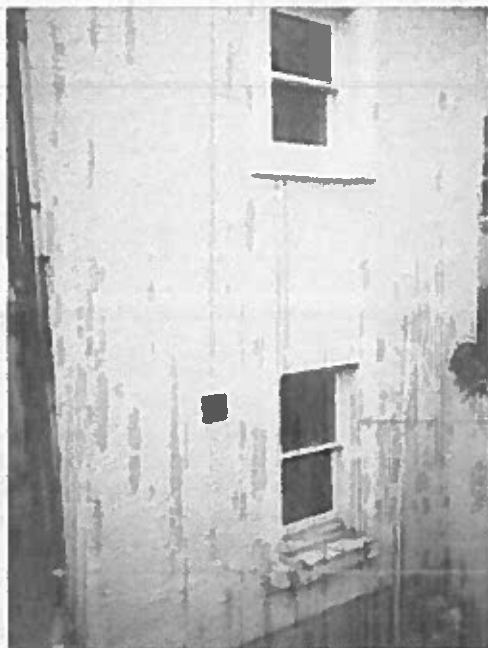
Position of basement
entrance to 9
Oakbank

b. Basement entrance door at the front of the property



c. Rear of the property





Ballroom
entrance at the
rear of the
ground floor of 9
Centura

Position of
ground floor
entrance to 9
Centura

d. Entrance door at the rear of the property



3. Internal Photographs

The following photographs were taken prior to the recent refurbishment work. They provide evidence of the wet rot, dry rot and damp that need addressing immediately, and that no original features have been altered or removed as a result of this work.

- a. Photograph of the basement at the front of the property. Marked as Bedroom in appendix 2.



- b. Photograph of the basement at the rear of the property. Marked as Kitchen in appendix 2.



c. Photograph of the ground floor at the front of the property. Marked as sitting room in appendix 2.



d. Photograph of the ground floor at the rear of the property. Marked as Bathroom in appendix 2.



4. Recent refurbishment work

Due to the extensive wet rot, dry rot and damp the following work has been undertaken as this was considered essential and of an urgent nature.

In the basement the kitchen, radiators, flooring, gas fire and surround, door frames and skirting boards have all been removed. The walls have been stripped back to bare brick and stone. The ceiling was removed so that the joists could be exposed and examined.

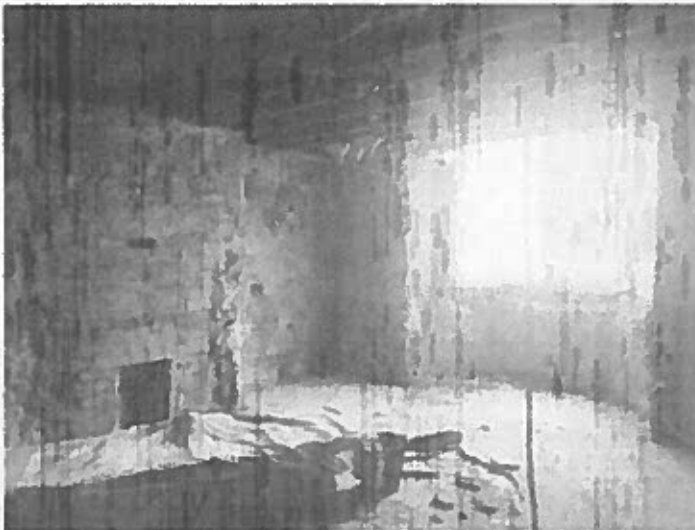
On the ground floor the bathroom and airing cupboard and the stud wall between them have been removed and the walls stripped back to bare brick and stone. The flooring in the bathroom and the vestibule area next to the exterior door has been removed. The bathroom and vestibule ceilings have been removed to expose the joists so they could be examined. The electric

fire in the former sitting room and its surround have been removed. The boiler has been replaced as the existing one was no longer working.

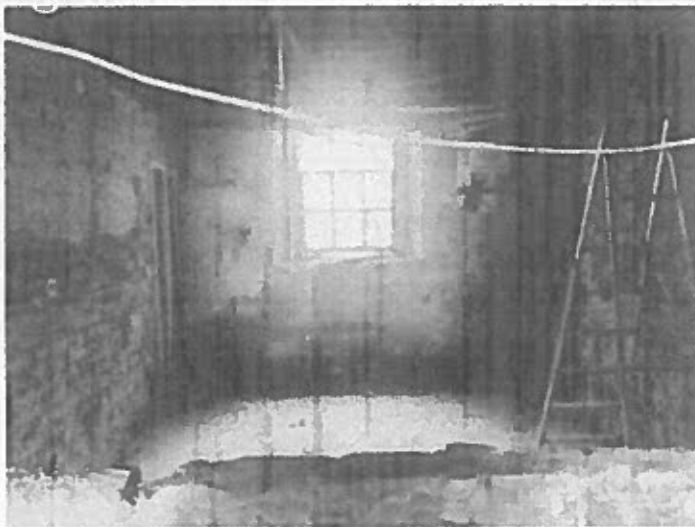
No features that could have been considered to have special architectural or historical importance have been removed during this work. Any such features appear to have been removed during previous refurbishments.

The following photographs have been taken since the refurbishment work was carried out.

- a. Photograph of the basement at the front of the property. Marked as Bedroom in appendix 2.



- b. Photograph of the basement at the rear of the property. Marked as Kitchen in appendix 2



- c. Photograph of the ground floor at the front of the property, Marked as sitting room in appendix 2.



- d. Photograph of the ground floor at the rear of the property, Marked as Bathroom in appendix 2.



5. Proposed further works - Basement

In the basement we propose removing all the internal walls and the chimney breast at the rear of this floor to create the layout in appendix 3. A structural engineer has been engaged and his specifications are included in appendix 4. The small room behind

the existing stairs will remain and be converted into a cloakroom. The staircase will be removed and a replacement installed in the same position. See photographs below.

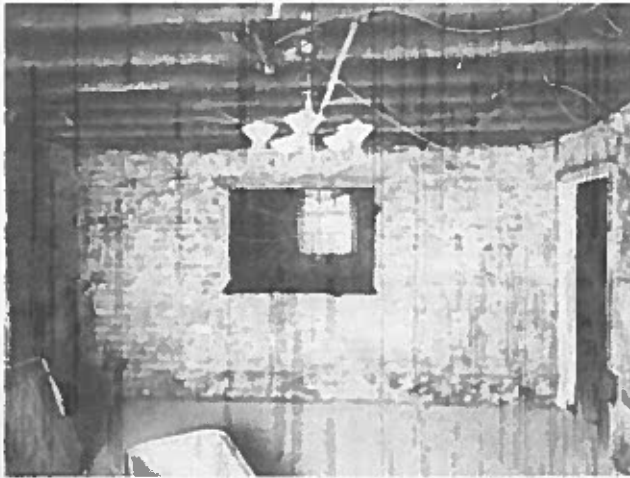
a. Wall to be removed and replaced by B1 in engineers specification



b. Wall to be removed and replaced by B2 in engineers specification



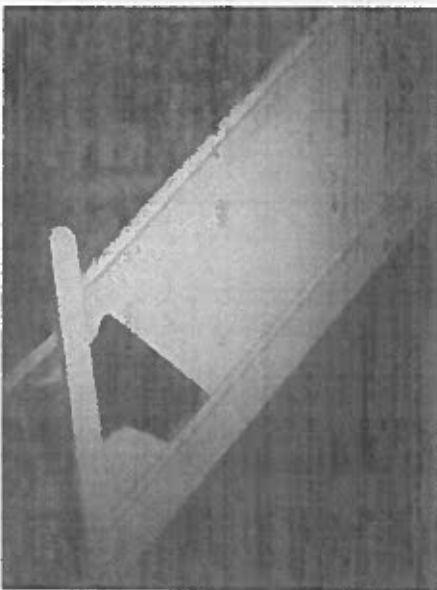
c. Wall to be removed and replaced by B3 in engineers specification



d. Chimney breast to be removed and replaced by B4 in engineers specification



e. Staircase to be removed.



The proposal is to dig up the existing floor to install insulation, underfloor heating and a new concrete sub-floor. The depth of the existing foundations will determine how deep we can go down and therefore the amount of insulation we can install. Our plan is to dig up a small section to find the existing foundations so that we can agree a specification with Building Control. If we cannot dig low enough to include an underfloor heating system then new radiators will be installed to heat the basement. The final sub-floor will be screed in preparation for new stone, tile, wood or vinyl flooring.

When we dig up the floor we will locate the existing drain so that the waste from the new cloakroom and the kitchen can access this.

All walls in the basement will be tanked before being dry lined and plastered. The tanking will cover the edges of the floor too as is standard practice. We may clad sections of the walls with stone or brick slips instead of plastering to create decorative features.

If there are any ceiling joists that need replacing this will be done before the ceilings are covered in plasterboard and skimmed.

A flue inspection will be carried out by a professional heating engineer to determine whether a wood burning stove could be installed in the chimney breast at the front of the basement. If this is not going to be possible a gas or electric fire will be installed.

The electricity meter will be moved up to the ground floor by Electricity North West. Exact location to be agreed but it will either be in the bedroom directly above where it is now or outside the kitchen window.

The new fitted kitchen will be designed to incorporate the sections of wall needed too support the new steel beams.

New LED lighting will be installed throughout the basement.

Timber door casings, skirtings etc will be reinstated, and all interior walls and woodwork will be painted.

6. Proposed further works – Ground floor

Further investigation is needed in the property above the bathroom but we expect the joists will need to be replaced, and with larger ones to provide adequate support for the bathroom that is in the room directly above. The owner of the property above has already agreed to provide access and that their bathroom can be removed in order to conduct a thorough assessment.

The bathroom internal stud wall and the airing cupboard will be reinstated, although the position of the bathroom door will change and will become a pocket door. A new floor will be installed in the bathroom and in the area by the back door. Any insulation requirements to be agreed with building control. A new bathroom will be fitted with tiles on the floor and walls.

The former sitting room will be converted into a bedroom. This will include a freestanding bath. The structural engineer will provide a specification for strengthening the floor once we have chosen a bath. The fireplace and surround will be replaced with a decorative fireplace and/or surround but there will not be a working fire in the room.

We may restore the floorboards in both bedrooms or just cover them with another form of flooring.

New radiators will be installed in all rooms on the ground floor.

New lighting will be installed throughout the ground floor.

Any skirting boards, mouldings, coving and plasterwork will be retained and we will replace any missing sections with the same style.

All interior walls will be painted or wallpapered. All woodwork will be painted

7. Proposed further works - Exterior

Both exterior doors to be replaced with either composite or UPVC doors in a panel and glazed style similar to the photograph below. Colour to be finalized, but it will not be the same colour as the current doors.

a. Example door style for front and rear of property



New exterior lights will be added in a style similar to the photograph below.

b. Example exterior light with PIR for front and rear of the property



With the exception of the kitchen window all the existing windows will be retained, and repaired as needed. The kitchen window needs to be replaced. There is a drain in the well directly outside the window, which is below the level of the back yard. To provide access to this drain for maintenance the window should be replaced with a lift and turn model. We are proposing a white composite or UPVC window with Georgian bars in keeping with the style of the other windows.

There is no obvious damage to the exterior house or garden walls but any repairs done will only be like for like.

Repairs are needed to the flat roof above the bay window at the front of the property and to the chimney, when the scaffolding is erected to carry out this work a full inspection of the roof will be carried out. Any repairs to the roof and chimneys will be like for like.

There is a need to install additional drainage in the yard at the rear of the property to prevent rainwater entering the property. Further investigation is needed but the current proposal is to install aco drains with galvanized steel grating.

All 4 storeys of the exterior of the property will be repainted. The owner of the property above has agreed to this and to share the costs. Colours for the walls and stonework to be agreed with them.