

Heritage Assessment
Huntley Guest House,
18 Irish Street, Whitehaven,
Cumbria, CA28 7BU
February 2022



CAMBRIDGE HERITAGE
LIMITED



*Plate 1: Photograph of the front elevation of 18 Irish Street, Whitehaven
January 2023*

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1.0 - INTRODUCTION

1. This Heritage Assessment has been prepared by Cambridge Heritage on behalf of the Applicants (Clear Restoration Whitehaven Ltd) in relation to the submission of planning and Listed Building Consent (LBC) applications at Huntley Guest House, 18 Irish Street, Whitehaven, Cumbria, CA28 7BU, (henceforth referred to as the “site”).
2. The site is an Italianate Grade II Listed Building (List UID: 1279555) first constructed in the 18th century.¹ It is four storeys tall with a raised, rusticated ground floor level to the front elevation. The building is accessed via the raised principal ground floor entrance and a second tradesman’s passageway door to the lower ground level.
3. The front elevation of the building has a symmetrical appearance to the upper levels, with four windows to each of the upper storeys dividing the façade into four principal bays. Windows consist of 2x2 sliding sash windows at ground and first floor levels and timber casements and 4x8 sash windows at basement and second floor. The basement is currently lit by a single window (the corresponding opening has been blocked).
4. Historic features to the front elevation include the rusticated ground floor with render/ stuccowork, the general fenestration arrangement with timber windows decorated by surrounds and console brackets, in addition to the slate covered roof and gable end corresponding chimney stacks.
5. Negative elements of the existing composition include the generally poor exterior condition of the building, in particular the deterioration of the stucco string courses and window surrounds and the roof covering. These parts of façade are proposed to be fully restored as part of a comprehensive scheme of repairs. Modern plastic gutters and downpipes also have the capacity for replacement with more appropriate black painted cast iron versions to enhance the contribution of the host building to the townscape.
6. Historically, Huntley Guest House has been in use as a guest house however in recent times it has no longer been admitting guests. The building was evidently

¹ The application site building is illustrated cartographically on the 1840 tithe apportionment map and stylistically appears to date from the late C18.

converted in the 20th century with extensions to the rear and through alterations to the interior spaces including the insertion of bathroom facilities inside many of the bedrooms in conjunction with its previous use as a guest house. The key historic internal features are the central staircase core and the front rooms to the principal floors.

7. The planning and Listed Building Consent (LBC) applications are for internal and external alterations to the host building to assist in the continued use as a furnished holiday let (Class C1). The proposal includes the sensitive restoration and conversion of the building to assist in securing a long-term sustainable use for the asset, in support of its long-term conservation. The determining authority for the planning and LBC application is Copeland Borough Council (CBC).



Figure 1: Historic England Asset Mapping (red line site boundary indicated)²

Designations

8. The application site building was first listed in July 1949. It appears to be contemporary with the adjacent attached building (No. 17 Irish Street). Both listing descriptions state that the assets are ‘GV2’ indicating that they were primarily listed for their group value. It is evident that the interior of the asset was not inspected at

² <https://historicengland.org.uk/listing/the-list/map-search>

the time of listing. For completeness, the official listing description for 18 Irish Street has been reproduced:

'IRISH STREET 1. 1814 (South Side) No 18 NX 9717 NW 4/67 20.7.49.

II GV 2. C18. Stuccoed. 3 storeys, the ground floor having channel joints to ashlar courses, with cornice at 1st floor sill level. Original door with architraves, cornice on consoles. 3 windows on ground floor, 4 each upper floor, the ground floor ones having cornices and console brackets.

Nos 17 to 20 (consec) form a group.

Listing NGR: NX97391179183'.⁴

9. The site is located within the setting of many statutorily listed buildings (**Figure 1**). Both adjacent buildings on the south side of Irish Street are Grade II Listed: No. 17 (1086757) and Nos. 19-20 Irish Street (1086758). Opposite the site at the junction of Irish Street with Roper Street there are a collection of Listed Buildings which include Nos. 28 (1208082), 29 (1336016), 30 (1086741) and 36-38 Roper Street (1208088).
10. The site is in Whitehaven Town Centre and High Street (WTCHS) Conservation Area which is centred on the historical core of the town. The Conservation Area was designated to provide statutory protection for Whitehaven which is one of the earliest and most complete post-medieval planned towns in England. The Appraisal and Management Plan was adopted in April 2009. A summary of the significance of the Conservation Area is provided in **Chapter 3**.

Planning History

11. There is no planning history on the Council's website pertaining to this site.

Pre-Application Feedback (PAA/22/0076)

12. Pre-Application advice was received from the LPA on July 7th 2022 in relation to a proposal for secure the use of the building as a single use furnished holiday let (PAA/22/0076).

³ <https://historicengland.org.uk/listing/the-list/map-search>

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1279555>

13. The response established the principle of holiday let accommodation subject to meeting all material planning considerations including tourism and heritage considerations and noted that further details and submitted evidence would be required to provide an assessment of the conversion in relation to these criteria.
14. It is noted that the response suggested the Applicant email the LPA's Conservation Officer to discuss the requirements in relation to the Listed Building and obtaining Listed Building Consent. Further information was requested via email on 3 August 2022 but unfortunately not response was received.

Planning and LBC Applications

15. The planning and Listed Building Consent (LBC) applications are for internal and external alterations to assist in securing the continued use of the building as Visitor Accommodation (Class C1). This will include repair and restoration works to the exterior and interior of the asset to facilitate a long-term sustainable use. Full details of the proposed scheme are set out in **Chapter 4** of this report which also provides an assessment of the impact of the proposal on the significance of the Listed Building and the character and appearance of the Conservation Area.



Figure 2: Proposed front visualisation (UPP)



Figure 3: Proposed rear visualisation (UPP)

Purpose of this Report

16. The purpose of this Heritage Statement and Impact Assessment is to assist the Local Planning Authority (LPA) with the determination of the planning and LBC applications by providing information relevant to the historical development and heritage significance of 18 Irish Street, a Grade II Listed Building, and its contribution to the character and appearance of the Whitehaven Conservation Area.
17. The report is intended to evaluate the significance of the Grade II Listed Building and provide a proportionate assessment of the potential impact(s) of the proposal on that significance, in accordance with paragraph 194 of the National Planning Policy Framework (NPPF; 2021).
18. This assessment has been informed by a combination of desk-based research into the asset and a site visit undertaken by Cambridge Heritage in January 2022. The report should be read in conjunction with the full drawn submission and Design & Access Statement prepared by UPP Architects and Town Planners.

2.0 - HERITAGE LEGISLATION AND POLICY

Legislative Background

1. In considering whether to grant planning permission and LBC, and in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the decision maker must pay special regard to the desirability of preserving the building, its setting or any features or special architectural or historic interest.
2. Section 72(1) of the same act requires that special attention must also be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
3. There is a strong presumption within the legislation against the granting of permission for works or development that would harm the significance of a heritage asset, i.e. a listed building or a conservation area, though the presumption will plainly be lessened if the harm is ‘less than substantial’ within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

National Planning Policy Framework (2021)

4. The NPPF constitutes the Government’s current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise. The document was updated in July 2021.
5. Section 16 of the NPPF contains policies relevant to conserving and enhancing the historic environment. Paragraphs 194 to 198 of the NPPF deal with proposals affecting heritage assets, with much emphasis placed on “significance”, defined in Annex 2 as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

6. Paragraph 194 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. The setting of a heritage asset can also contribute to its significance.

7. Conservation (for heritage policy) is defined in Annex 2 of the NPPF as:

‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’

8. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. What sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

9. Paragraph 197 of the NPPF states:

‘In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.’

10. The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 199 to 202 of that document. There may also be no harm. Harm is defined by Historic England as change which erodes the significance of a heritage asset.

11. Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

12. National Planning Policy Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law has described substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
13. Paragraph 202 of the NPPF deals with less than substantial harm to the significance of designated heritage assets, and states:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

14. Paragraph 207 of the NPPF acknowledges that not all elements of a conservation area ‘will necessarily contribute to its significance.’ This is also true of listed buildings or unlisted buildings: modifications and alterations may have been carried out which do not contribute to the heritage value of that asset.

Local Planning Policy

15. Applications for planning permission are decided in accordance with the Local Development Plan unless material considerations indicate otherwise. The applications will therefore be assessed against the Copeland Local Plan 2013-2028.
16. Policy DM27 – Built Heritage and Archaeology states that development proposals which protect, conserve, and where possible enhance the historic, cultural and architectural character of the Borough’s historic sites and their settings will be supported.
17. Part B of Policy DM27 states that have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted. This part of the policy is not considered relevant in this instance as the proposal would not impact any Scheduled Monuments.
18. Part C of Policy DM27 relates to development in Conservation Areas and states that it will only be permitted where it preserves or enhances the character and appearance of the area, and where appropriate, views in and out of the area. The LPA will pay special attention to:

i) How new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape

ii) The impact of any proposed works to trees with regard to policy DM28

iii) The design of any proposals for new or altered shopfronts and / or signage, which should be an integral part of the design and avoid the use of internally illuminated signage

19. Part D of Policy DM27 relates to development which affects Listed Buildings, stating that development 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

20. Part E of Policy DM27 relates to archaeology and states that permission will not be granted if the impact of a development proposal on potential archaeology is unacceptable.

21. Policy ENV4 – Heritage Assets, states:

The Council's policy is to maximise the value of the Borough's heritage assets by:

A Protecting listed building, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value

B Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use

C Strengthening the distinctive character of the Borough's settlements, through the application of high-quality urban design and architecture that respects this character and enhances the settings of listed buildings

Policy DM27 supports this policy, setting out the Council's approach to development which affects built heritage and archaeology.

Copeland Local Plan 2021-2038: Examination

22. The Council submitted the Local Plan for independent Examination on 16th September 2022. Copeland Borough Council held a public consultation on the final draft of the new Copeland Local Plan 2021-2038 between January-March 2022.

Although not yet adopted, this document is a material consideration in the determination of the applications.

Historic England Guidance

23. The following supplementary planning guidance documents prepared by Historic England have been considered in the preparation of this assessment:

- GPA1 - The Historic Environment in Local Plans Local Plan Making
- GPA2 - Managing Significance in DecisionTaking in the Historic Environment
- GPA3 - The Setting of Heritage Assets. and Views
- Historic England Advice Note 1 (2nd. Ed.)- Conservation Areas Appraisal, Designation and Management
- Historic England Advice Note 2 - Making Changes to Heritage Assets
- Historic England Advice Note 10 - Listed Buildings and Curtilage
- Historic England Advice Note 12 - Statements of Heritage Significance.

3.0 - ASSESSMENT OF HERITAGE SIGNIFICANCE

1. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objectives, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of assets.
2. Change is only considered to be harmful if it erodes the significance of a heritage asset. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.
3. An assessment of the heritage significance of the host Listed Building and its contribution to the character and appearance of the Conservation Area is provided below. The descriptions are proportionate to significance of the assets' and are sufficient to understand the nature that the change would have on their heritage value.

Historical Background

Irish Street

4. Irish Street runs from Newtown area of Whitehaven at the end of James Street until it reaches the end or Roper Street, near the application site, whereupon it changes into Scotch Street. It dates back to the time of Sir John Lowther who thought the name might encourage Irish merchants to settle in the town.⁵
5. The historical development of this part of Whitehaven broadly fell into two distinct phases: the medieval and later Georgian planned town, and the area beyond to the south further along Pow Beck Valley. With regards to the street pattern and arrangement, the historic planned town layout can be seen in the north-east/south-west orientated Queen and Irish Streets and the main north-west/south-east route of Lowther Street.
6. In 1665 Sir John Lowther's agent, Thomas Tickell, granted a plot to the south west of the new development that lay on a lane running alongside the north side of

⁵ <http://www.whitehavenandwesternlakeland.co.uk/whitehaven/irish-st.htm#:~:text=Irish%20Street%20runs%20from%20Newtown,to%20settle%20in%20the%20town.>

Hodgson's Croft, a large and irregular tenement. Tickell Lane became known as Queen Street and its alignment seems to have determined parts of Irish Street. Lowther later bought Hodgson's Croft in 1672, but by this time the angle of the new street line had been established.

7. Irish and Scotch Streets lay alongside the boundary wall to Whitehaven Castle, or The Flatt as it is more locally known, which was built in 1696. At that time, the castle was owned by the Fletcher family and was subsequently bought and extended by Sir John Lowther in 1675.
8. By 1718, parts of the wall had been breached to accommodate new development along Irish Street that took place in the early C18 in a piecemeal way based on the speculative sale of parcels of land. Howgill Street, running south off Irish Street, was added in 1770.
9. As is noted in the Appraisal (p.10), the development of Whitehaven is unusual for a planned town in that the Lowther family did not retain land ownership. Sir John Lowther did however introduce a number of building regulations from 1699. The regulations stipulated that buildings had to front the street, be constructed in terraces and be of three storeys in height. They give a sense of cohesion within which there is a variety of individual architectural expression.

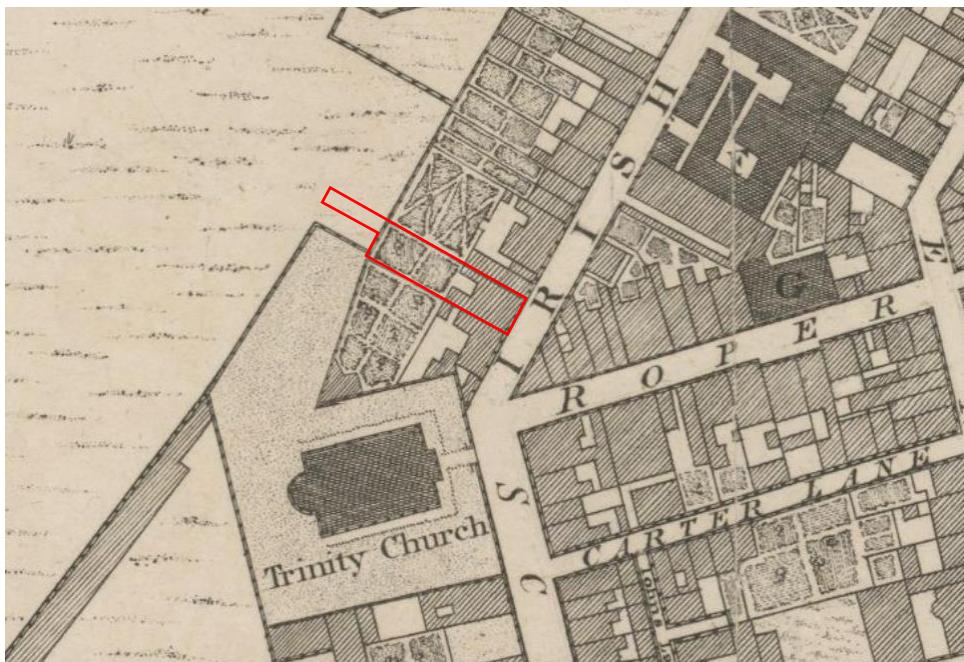


Figure 4: Plan of the town & harbour of Whitehaven in the county of Cumberland from an actual survey anno 1790; J. Howard; engraved by J. Russell.

Cartographic Evidence

The Site – 18 Irish Street (Grade II)

10. The application site building appears from both cartographic evidence and observations on the site visit to have been constructed in the mid-18th century. It first appears in detail on the Plan of the town & harbour of Whitehaven in the county of Cumberland by J. Howard which was surveyed in 1790 (Figure 4).
11. It is notable from the 1790 plan that each of the impressive Georgian buildings in the terrace along this part of Irish Street evidently originally had landscaped rear gardens which appear to have been elaborate.
12. At the rear of 18 Irish Street the early maps show the original building had two linear closet returns which ran along the rear boundaries of the site with the adjacent properties. These closet returns are on a different footprint to those which exist today, and the map regression provides clear evidence of change at the back of the site over the course of the 19th and 20th centuries.
13. While the building has a ‘U’ shape at the rear on the early maps and plans from 1790 to 1861, the rear of the structure had been altered by 1923, and again with further modifications during the inter-war period. The internal passage-way leading from the front to the rear of the building is first detailed on the OS maps from 1923.

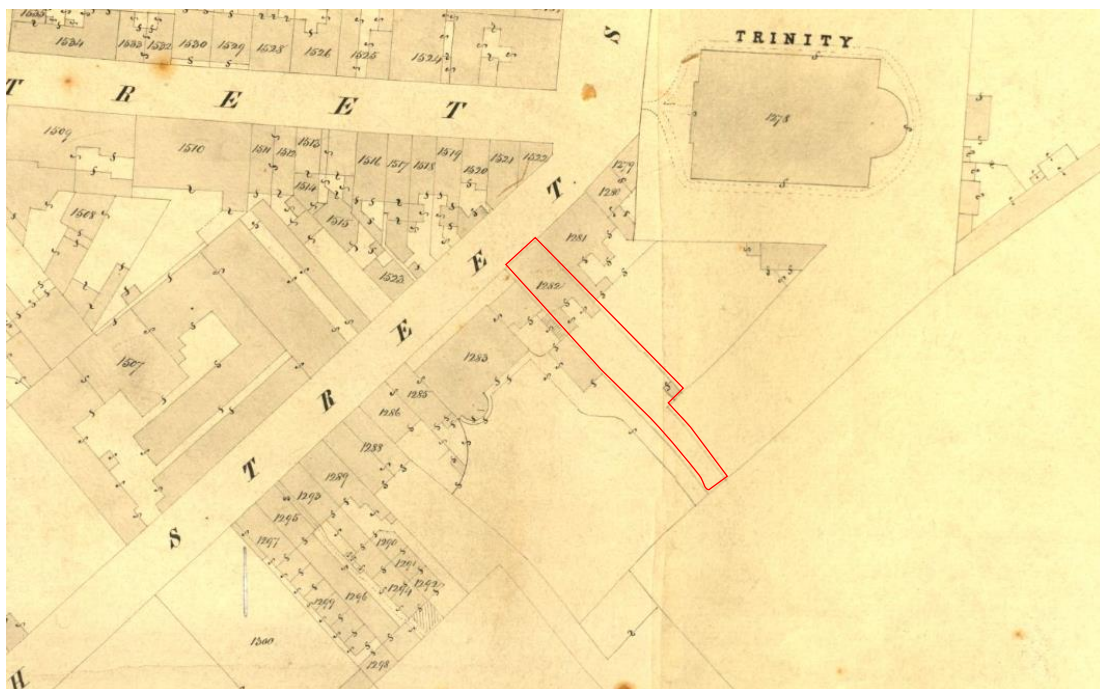


Figure 5: Whitehaven in the County of Cumberland tithe apportionment map (1840)



Figure 6: Cumberland LXVII.2 OS map; surveyed 1861-1863; published 1874



Figure 7: Cumberland LXVII.2 OS map; revised 1923; published 1925



Figure 8: Cumberland LXVII.2 OS map; revised 1938; published 1945



Figure 9: Photograph of the front elevation of 18 Irish Street, Whitehaven (22 Aug 2000; Reference: IOE01/02679/32; Rights: © Mr Julian Thurgood. Source: Historic England Archive)



Figure 10: Photograph of the front elevation of 18 Irish Street, Whitehaven, January 2022 (note: photographs illustrate how the colour of paint to the exterior of the assets is ever evolving)

18 Irish Street (Grade II Listed Building)

Summary of Heritage Value

- 18 No. 18 Irish Street is of heritage value as a prominent 18th century building characterised by its Italianate form, scale and proportions. The architectural style of the building is inspired by classical architecture, with a focus on balance.
- 19 The Listed Building reinforces the special architectural and historical interest of the conservation area and represents a particular moment in British architectural, economic and social history when the Industrial Revolution was catalysing the development of Whitehaven. It provides illustrative evidence of post-medieval town planning in the area and the development of Guest Houses for tourism.
- 20 The heritage significance of the Listed Building is discussed below with reference to the four key components of significance as set out within the National Planning Policy Framework (2021):
- Architectural interest: The asset is of architectural value as a C18 building to the south of the central core of Whitehaven, which displays a wealth of

historic fabric, features and detailing which provide evidence of the architectural fashions of the period in which it was originally constructed.

- Externally, element of the composition which contribute to its architectural interest include its sophisticated and relatively grand Italianate form, its fenestration arrangement, proportions, scale and symmetry, and use of locally distinctive building materials.
- The front elevation of the building displays many features which are traditionally associated with the period in which it was constructed. These include a raised, rusticated ground floor level which functions as the ‘piano nobile’, traditional 6-panelled doors, string courses, sash windows with cills, surrounds and console brackets, in addition to a slate roof covering.
- Internally, the heritage value of the building is multi-faceted but principally relates to the retention of some historic fabric, the surviving historic floorplan, and the historic circulation of spaces, with the rooms being accessed from an original stair core in the middle of the building. The heritage value of the various elements of the interior spaces are detailed below:
 - Basement Level: At basement level significance is mainly derived from the retention of three elements: the staircase leading down to the lower level of the building, the flagstone flooring, and the historic timber frame which is visible (**Plates 2-7**). The timbers overhead have chamfered beams with ogee stops. It is evident that over the years there have been many structural works at basement level to secure the property which include phases of stonework, brickwork, and concrete breeze blockwork (**Plates 2-5**).
 - Ground Floor Level: At ground floor level the building retains important surviving elements of the original arrangement, including principally the staircase and the front rooms. In the front rooms the historic windows and shutters survive, as do some historic joinery, such as doors, and floorboards (**Plates 8-12**). Between the front and rear rooms at ground floor level the openings between the spaces has historically been boarded-up to divide the spaces (**Plates 8-9**). These timber boards are not assessed as being of

heritage value. The fireplace to the front room is to be restored and made operational as part of the proposal. The modern single-storey rear kitchen space is not of any heritage interest and similarly very limited historic features remain to the rear closet return.

- **First Floor Level:** To the first floor it is principally the staircase and the front rooms which contribute to the significance of the building, as they retain the highest level of historic fabric (**Plates 14-17**). The basic division and circulation of spaces appears to be largely unchanged at this level. In the two front rooms some historic features survive, principally the fireplaces and surrounds, the floorboards, and panelling to one interior elevation of each room. The rear rooms are of less heritage interest, having been converted into bathrooms and secondary bedroom spaces (**Plates 18-20**).
- **Second Floor Level:** At second floor level the building retains a sense of the historic floorplan and basic division of spaces with some limited historic fabric retained, such as floorboards (**Plates 21-22**). This level of the building is nevertheless assessed as being of lesser heritage value than the ground and first floors, which retain a greater degree of historic fabric, features and detailing. Above the roof structure is worthy of protection and despite not being visible contributes to the significance of the asset.
- **Historical interest:** The building is of historical value as a Georgian townhouse designed in a classical style to a high standard. Its historical interest derives from the fact that it is a physical reminder of the past, providing an insight into the building methods and architectural fashions that were prevalent during the 18th, 19th and 20th centuries. The building has group value with the adjacent assets which form part of a historic group along this part of Irish Street. Dating from the Georgian period, the building has historical significance in that it provides an insight into the social, economic, and cultural conditions of the time and serve as a valuable example of the architectural style and construction techniques of the period.

- Artistic interest: There is no known artistic interest associated with the building besides from the artistic merit and craftsmanship which is inherent in its architecture.
- Archaeological interest: An assessment of the archaeological value of the site is beyond the scope of this assessment.

19. In summary the heritage significance of the Listed Building derives from its architectural and historical interest as a prominent Italianate mid-18th century building which retains a good level of historic fabric, features and detailing.



Plates 2-3: Photographs of the basement with flagstone floor and areas of breezeblock wall



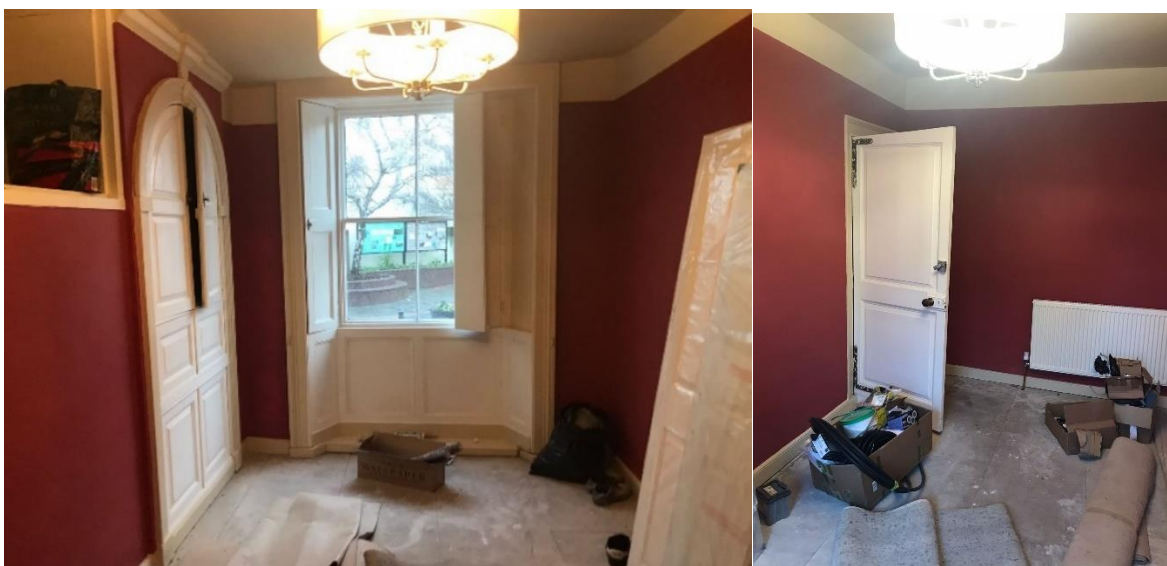
Plates 4-5: Photographs of the basement with historic flagstone floor and areas of historic stone/ brick walling. Note: the timbers overhead have chamfered beams with ogee stops.



Plates 6-7: Photographs of the staircase at ground/ basement levels



Plates 8-9: Photographs of the front and rear room, ground floor



Plates 10-11: Photographs of the front room, ground floor



Plates 12-13: Photographs of the staircase at ground/first floor



Plates 14-15: Photographs of the front room, first floor



Plates 16-17: Photographs of the front room, first floor



Plate 18: Photograph of the store-room to be converted into bathroom, first floor



Plates 19-20: Photographs of the closet return space, first floor



Plates 21-22: Photographs of the front rooms, second floor



Plates 23-24: Photographs of the roof structure, attic level

Whitehaven Town Centre Conservation Area

Summary of Heritage Value

- 21 Originally settled by Irish-Norse Vikings in the C10, Whitehaven's historic town is mainly a C17 and C18 creation of the Lowther family. In 1630, Sir Christopher Lowther purchased the estate and used Whitehaven as a port for exporting coal from the Cumberland Coalfield, in particular to Ireland.
- 22 Until the mid-C17, Whitehaven was a modest fishing village, before it was rapidly developed as a port and industrial town by the Lowther family. It became one of the largest ports in north-west England.
- 23 Whitehaven was briefly described at the beginning of the C19 as follows:

*'WHITEHAVEN, now the most populous town in Cumberland, and the most populous in the North of England except Newcastle and York, has no parochial rights, but is still considered as one of the townships of St. Bees.'*⁶

- 24 The manor of Whitehaven, called in ancient records Whytthoven (i. e. White-toft-haven), which had belonged to the priory of St. Bees, was purchased in his father's life-time by Sir Christopher Lowther, second son of Sir John Lowther, of Lowther, in Westmorland, who built a mansion near the town for his own residence.
- 25 In the reign of Queen Elizabeth, there was only a small fishing village at Whitehaven, containing six houses. Its subsequent increase in population during the C18 and C19 were in part catalysed by Acts of parliament for improving the

⁶ Daniel Lysons and Samuel Lysons, 'Whitehaven', in *Magna Britannia: Volume 4, Cumberland* (London, 1816), pp. 22-26. British History Online <http://www.british-history.ac.uk/magna-britannia/vol4/pp22-26> [accessed 30 January 2023].

- town and harbour, passed in 1708 and 1711. Another act, for making the former more effectual and repairing the roads leading to the town, was passed in 1740.
- 26 The trade at Whitehaven consisted chiefly in the exportation of coal, lime, freestone, alabaster, and grain; and the importation of West Indian, American, and Baltic produce; flax and linen from Ireland; and pig-iron from Wales.
- 27 By the 19th century there were six ship-builders' yards at Whitehaven: the vessels built at the port were in historically great repute. There was also an extensive manufactory of sail-cloth, established in the year 1786, and some large rope-yards.
- 28 A market at Whitehaven on Thursday, and a yearly fair on the 1st of August, were granted to Sir John Lowther, Bart. by King Charles II. in 1660. In the C19 there were three weekly markets,—Tuesday, Thursday, and Saturday, for butcher's meat, fish, flour, oatmeal, and other provisions.
- 29 With regards to materials, many of the building in the conservation area are constructed from the pale brownish grey carboniferous Whitehaven sandstone which is local to the area. The nearby St Bees rich red permo-triassic sandstone is also used on many traditional buildings. St Bees is a fine grained and consistently textured sandstone and is very workable as a building material. When wet the mica in the stone gives it a sparkling effect and tends to be used for the more prestigious buildings.
- 30 Most of the Georgian and Victorian buildings were built of random stone and typically covered with a lime render and lime washed to make them more weather resistant. Today many of these rendered houses are brightly painted which adds liveliness to the character and appearance of the Conservation Area. By contrast, the door and window surrounds were often of dressed sandstone, although most have been painted over the years.
- 31 Traditional roofs are finished with local Lakeland slate laid in diminishing courses or regular coursed Welsh slate and are fitted with cast iron rainwater goods. Boundaries, railings, roads and pavements all have their role to play in adding richness to the historic environment in Whitehaven.



Figure 11: Aerial photograph of 'The town, Whitehaven, from the south-east, 1929'
(Historic England - EPWo29190)



Figure 12: Aerial photograph of 'Whitehaven Harbour and environs, Whitehaven, 1933'
(Historic England - EPWo42101)

4.0- PROPOSAL AND IMPACT ASSESSMENT

1. This chapter of the report appraises the proposal submitted for planning permission and LBC and its impact on the historic environment, specifically on the significance of the Grade II Listed Building and its contribution to the character and appearance of the Conservation Area. It seeks to support the LPA and provide information on the potential for the proposal to preserve and enhance the significance of the designated heritage assets affected.

Summary of Proposal

2. In summary, the planning and Listed Building Consent applications are for internal and external alterations to the building to assist in securing its continued use as a furnished holiday let (Class C1). The proposal includes the sensitive restoration and conversion of the building to assist in securing a long-term sustainable use, in support of its long-term conservation.
3. External works involve restoration and repair works to the front elevation and roof to the preserve the façade and enhance its contribution to the character and appearance of the townscape. At the rear, the only modification proposed is the addition of a free-standing hot tub on the existing paving which will have no impact on historic fabric.
4. Internal works proposed in association with the change of use are limited to minor alterations to the existing arrangement, restoration of historic fabric, features and detailing, including positive interventions to the floorplan, and the replacement of 20th century fabric of no heritage interest.
5. There are several associated heritage and public benefits which would result from the proposal, ranging from the installation of more appropriate fabric and features where they have been lost, and the restoration and repair of existing historic fabric, in addition to improvements to accessibility and the circulation of spaces.

External Works

6. The proposed external works to the building are illustrated on **Figure 13** which have been annotated to describe the repair/ restoration works. In short, the works to the front elevation are intended to secure the façade of the asset which is in a relatively poor condition and restore the principal contribution that the building

makes to the character and appearance of the building through actively managing its fabric, features and detailing.



Figure 13: Proposed front visualisation (UPP)

7. All repair works are to be undertaken by a suitably qualified conservation specialist with experience with Listed Buildings to ensure that no damage is caused to historic fabric during this phase. As highlighted on the proposed visualisation (Figure 13), the repair and restoration works currently proposed include:

- Repair of external timber front 6-panelled doors.
- Localised repair/ restoration of historic windows.
- Replacement of modern plastic gutters and downpipes with black painted cast iron versions.
- Replacement of existing bannisters with traditional cast iron banister in mid-C18 style.
- Localised repair of render, in particular to string courses, window surrounds and console brackets.
- Slate roof cleaned by hand with a brush and water at low psi.
- Repair and re-painting of chimney stacks.
- Once repair works complete, the front elevation is to be re-painted to the same colour that it was in the year 2000 (Figure 9).

8. The above works to the front elevation of the asset are assessed as resulting in either a positive or neutral change to the heritage value of the asset and as a whole will preserve and enhance the contribution that the building makes to the character and appearance of the Conservation Area.
9. At the rear of the site the only changed proposed is the installation of a free-standing hot tub on top of the existing paving (**Figure 14**). This modest structure will not be permanently fixed and will not impact historic fabric
10. Policies ST1, ST2 and DM9 within the Copeland Local Plan encourage the re-use of existing buildings for tourism within the confines of the settlement boundary and this change will assist in securing the building for that purpose.
11. The hot tub is therefore assessed as resulting in a neutral change to the significance of the Listed Building and its contribution to the character and appearance of the Conservation Area given that:
 - It will be free-standing.
 - It will not require the removal of any historic elements which contribute to the heritage value of the asset.
 - It has been sensitively located adjacent to the modern flat-roofed kitchen extension.
 - It will assist in securing a sustainable use for the asset in line with Local Policy.



Figure 14: Proposed rear visualisation (UPP)

Internal Works

12. The internal and external alterations to the building proposed to secure its use as a single furnished holiday let (Class C1) are summarised below:

- Basement Level:** At basement level it is proposed to restore the historic flagstone flooring which partially remains in situ. Where localised areas of the flagstones have been lost over time, it is proposed to re-introduce matching flags. Restoration of the floor is assessed as a positive intervention.
- Ground Floor Level:** At ground floor level a number of positive changes are also proposed which will assist in restoring a more traditional and appropriate appearance to the spaces. To the front rooms, limited alterations are to be undertaken aside from the repair of historic fabric of (floorboards and joinery) and the restoration of the fireplace, which is to be made operational with the introduction of a traditional log burner. Both the restoration of the floorboards, joinery, and fireplace are assessed as positive interventions.

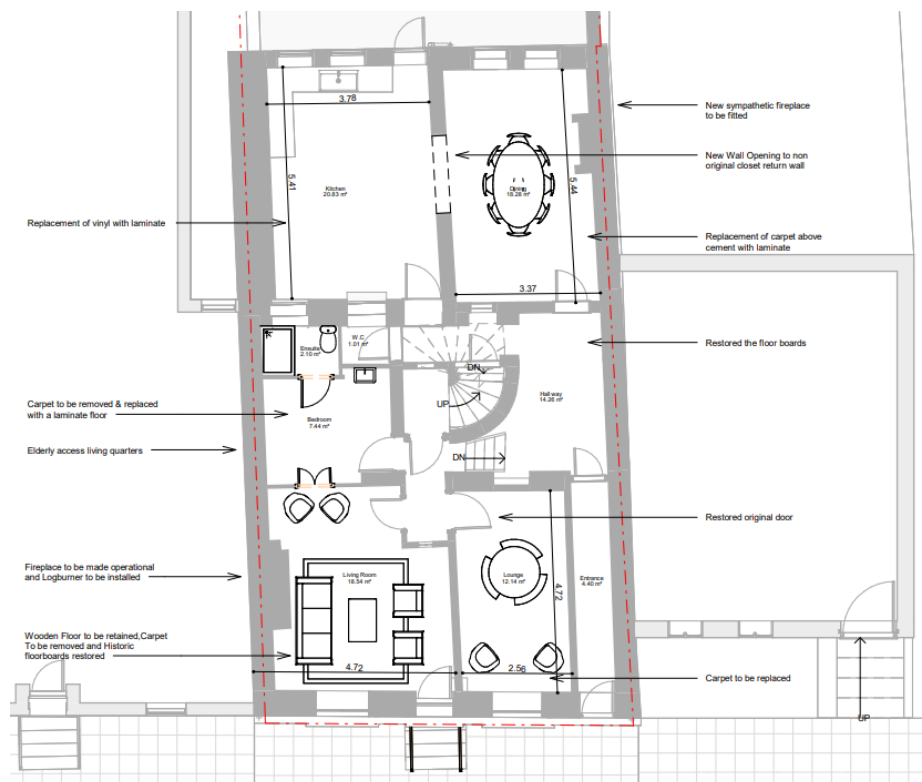


Figure 15: Proposed ground floor (UPP)

- **Ground Floor Level:** Between the front and rear spaces it is proposed to remove the timber boarding of no heritage value and restore the rooms back to their original arrangement, i.e. connected to one and other. Under the proposals, double-doors will be introduced into the opening to allow for a more historically accurate arrangement. These are to be traditionally fitted with timber 6-panelled doors. This is a positive modification.
- **Ground Floor Level:** To the lower-ground floor passageway and rear hallway, it is proposed to replace the carpets which are laid on the concrete floor with laminate flooring. This is assessed as a neutral change given that the historic flooring has been lost and the existing concrete floor to these areas is not of heritage value.
- **Ground Floor Level:** At the rear of the building to the modern kitchen extension and closet return, it is proposed to create a single modest opening between the spaces new openings between the two spaces. It is accepted that these alterations will require the removal of a nominal amount of historic, albeit probably not original fabric, i.e. a small area of brick partition wall. The key considerations when it comes to deciding whether or not to remove historic fabric are discussed below:
 - (i) The significance of the fabric: Is the fabric an important part of the building's history or architecture? In this instance it is considered that the areas of wall to be removed make a very limited contribution to the significance of the asset, given that it is at the rear of the building to the closet return which appears to have been reconstructed. The removal of a small section of the wall would not detrimentally impact the overall significance of the asset and would facilitate improved accessibility.
 - (ii) The condition of the fabric: Is the fabric in poor condition and beyond repair? While the fabric here is not in particularly poor condition, the proposed repair and restoration works elsewhere to this floor would easily be capable of outweighing any minor loss of historic fabric resulting from this alteration.
 - (iii) The need for changes or renovations: Are the proposed changes or renovations necessary for the continued use or preservation of the building? The removal of a small section of wall will improve the circulation

of spaces to the rear of the building in areas which have already been changed. The alteration would assist in securing a long-term sustainable use for the asset.

- Ground Floor Level:** In the kitchen space at the back of the building it is proposed to replace the existing vinyl floor with laminate flooring. In the rear sitting room the carpet laid on concrete floor will be replaced with laminate. A traditional fireplace surround in a mid-C18 style is also proposed to be installed in this room so that the space can assume a more appropriate appearance than existing.

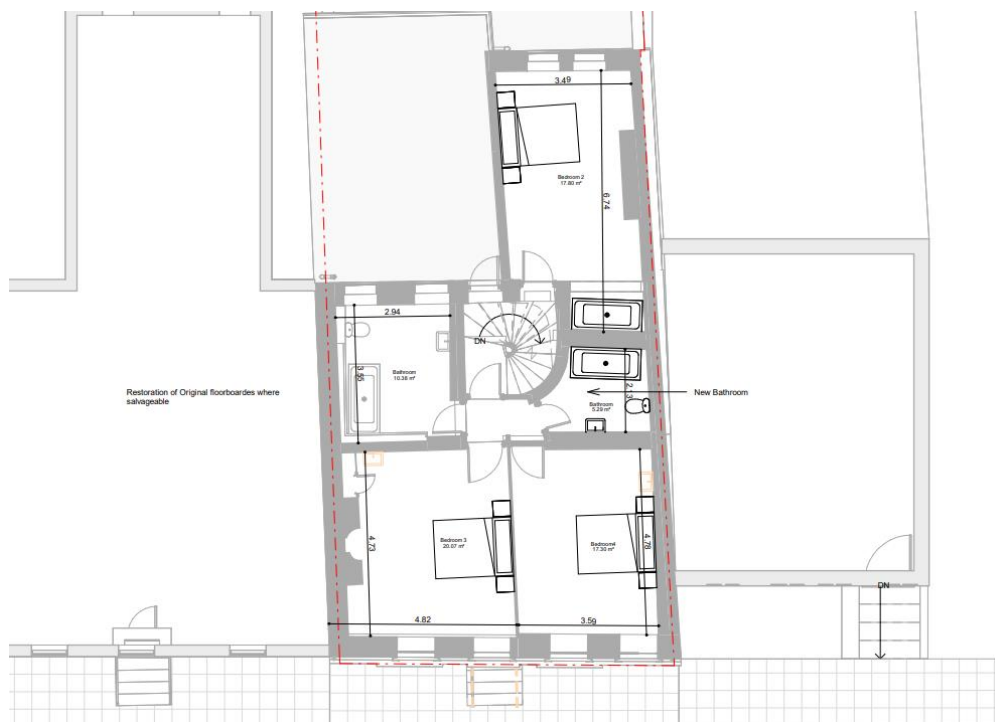


Figure 16: Proposed first floor (UPP)

- First Floor Level:** At first floor level the restoration works proposed include the repair of the existing staircase and original floorboards where they remain in situ, and the restoration of the original fireplaces in the front bedrooms. One new bathroom is proposed to the existing store space. This bathroom is to be accommodated using the existing plumbing system and will not require wall alterations to the room. In the rear bedroom to the rebuilt closet return the exposed brick wall is to be clear varnished. There are no changes to the floorplan proposed at this level of the building.

- **Second Floor Level:** At second floor level no changes are proposed to the arrangement. The doors and floorboards are to be restored.

Summary of Impacts

18 Irish Street (Grade II LB)

13. The proposal has been sensitively designed to ensure that the impact of the works on historic fabric is kept to a minimum and that the elements which contribute to the significance of the Listed Building are adequately restored and preserved.
14. This will in effect enhance the heritage value of the building and allow for the key elements contributing to its significance to be actively conserved in a manner which will allow them to be appreciated and experienced for generations to come.
15. Importantly, the historic room division and arrangement across all levels will not be modified and the only changes proposed to the floorplan are at the rear ground floor level where a modest opening is proposed between the modern kitchen space and the re-built closet return.
16. Key elements of the proposal which will assist in securing a long-term sustainable use for the heritage asset include:
 - Restoration and repair of the principal street-facing elevation
 - Restoration of basement flagstone floor
 - Reinstatement of principal ground-floor level spaces through removal of inappropriate partition between front and rear rooms and replacement with traditional double-doors
 - Restoration of staircase
 - Reinstatement/ repair of traditional fireplaces and surrounds
 - Refurbishment of existing windows and shutters
 - Repair and refurbishment of historic joinery, including doors and floorboards
17. Each of the works proposed is assessed as making either a positive, minor positive, or neutral impact on the significance of the asset and therefore in totality the scheme submitted for planning permission and LBC will preserve the heritage significance of the Listed Building and its contribution to the character and appearance of the conservation area.

18. The proposed works would assist in securing a long-term sustainable use for the application site building in support of its long-term conservation. The front elevation of the building would be fully restored and repaired through a comprehensive scheme of works and similarly its interior is to be carefully modified to ensure that there is limited impact on any historic fabric of heritage value.
19. There is preservation for the purposes of the decision maker's duty under section 16(2) and 66(1) of the Planning Act, 1990. For the avoidance of doubt, none of the works proposed are assessed as resulting in any level of harm to significance of the Listed Building and therefore paragraphs 200-202 of the NPPF are not engaged.

Whitehaven Conservation Area

20. The proposed works would preserve and enhance the contribution that the application site building makes to the character and appearance of the conservation area and would ensure that the positive elements of the buildings exterior are appropriately restored to secure the asset. There would be no detrimental impact on the character and appearance of the Conservation Area. As such, there is preservation for the purposes of the decision maker's duty under Section 72(1) of the Planning Act, 1990.

Policy Compliance

Local Development Plan

21. The planning and LBC applications would comply fully with all relevant local planning policy, including the heritage and conservation specific policies contained within the Copeland Local Plan 2013-2028.
22. With regards to Policy DM27 – Built Heritage and Archaeology, the applications are compliant with the requirements of this policy and will adequately protect, conserve, and where possible enhance the historic, cultural and architectural character of the host building and its contribution to the Borough's historic environment.
23. In accordance with Part C of Policy DM27, the proposed works to the building will preserve and enhance its contribution to the Conservation Areas. The works will respect the character of the host building's architecture and its historical associations, in addition to the quality of the townscape

24. In accordance with Part D of Policy DM27 which relates to development which affects Listed Buildings, the proposal will respect the character of the asset and avoid any substantial or total demolition. The proposal will not have significant adverse effects on the setting of the asset or any important views of the building. Views towards the Listed Building from the street will be enhanced through sensitive repair and restoration works.
25. The applications also comply with the requirements of Policy ENV4 – Heritage Assets. The proposal will protect the Listed Building and the Conservation Area and will ensure that the heritage asset is put to an appropriate, viable and sustainable use.
26. Furthermore, the reparatory works will help strengthening the distinctive character of the Borough's settlements, through the sensitive repair and restoration fo the façade and interior spaces in a way which respects the character of the building and the settings of the surrounding assets.

5.0 - SUMMARY AND CONCLUSION

1. This Heritage Statement has been prepared by Cambridge Heritage on behalf of the Applicants (Clear Restoration Whitehaven Ltd) in relation to the submission of planning and Listed Building Consent applications at Huntley Guest House, 18 Irish Street, Whitehaven, Cumbria, CA28 7BU.
2. The planning and Listed Building Consent applications are for internal and external alterations to the building to assist in securing its continued use as a furnished holiday let (Class C1). The proposal includes the sensitive restoration and conversion of the building to secure a long-term sustainable use for the asset, in support of its long-term conservation.
3. A number of heritage and public benefits are associated with the scheme. These include securing a long-term sustainable use, the repair and restoration of historic fabric both externally and internally, the removal of modern interventions inside the asset, and improvements to the energy efficiency/ performance of the building.
4. All proposed modifications to the Listed Building are assessed in this report as resulting in either minor positive, or neutral change to the significance of the asset. In effect, the significance of the building, and the contribution that it makes to the character and appearance of the Conservation Area would be preserved and enhanced. There is preservation for the purposes of the decision maker's duty under Sections 16(2), 66(1) and 72(1) of the Planning Act, 1990.
5. The applications would not result in harm to the significance of the Listed Building or to the character and appearance of the Conservation Area: the heritage value of the assets would remain the same and the elements which contribute to the significance of the assets would not be devalued. Paragraphs 200-202 of the NPPF are therefore not engaged.
6. The proposal accords with all relevant national and local planning policy, including the relevant policies in Section 16 of the NPPF. There would be no contravention of heritage and conservation related policies contained within the of the Local Development Plan. There is full compliance with Policy DM27 – Built Heritage and Archaeology and EN4 – Heritage Assets of the Policy Copeland Local Plan 2013-2028.