

# **HERITAGE STATEMENT**

**REF: 25/01/1071 - HS**

**3 Catherine Street,  
Whitehaven, Cumbria CA28 7PD**

## **1.0 Introduction**

1.1 This Heritage Statement supports a Full planning application for the conversion of 3 Catherine Street, Whitehaven to 4 no. residential units. The statement considers matters in relation to the Conservation Area location, listed buildings and historic structures.

1.2 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. Archaeology is not considered to be relevant to the application and is not dealt with in this statement.

1.3 3 Catherine Street was last used as a doctor's surgery but has been vacated for several years. The construction works that commenced under last planning and listed building consent comprised a significant amount of stripping out internally along with the part construction of the external walls to raise the eastern end of the property to two-storeys in height. The work undertaken is incomplete and of poor standard. See appendix A for photographs of the current state of the existing building.

1.4 3 Catherine Street occupies a prominent location fronting the public highway. Modern buildings such as the telephone exchange and Salvation Army building dominate the immediate vicinity and detract from the Conservation Area setting.

1.5 Somerset House is a Grade II\* listed building located approximately 150m to the northeast of 3 Catherine Street (List UID 1086776). Somerset House is located on Duke Street but faces southwest directly down Catherine Street. There are numerous other buildings between Somerset House and the former Magistrates Court building including the dominant telephone exchange building which is non-traditional and commercial in design and is unusually high for the conservation area location. It is therefore considered that the conversion of 3 Catherine Street to a residential use will not affect the setting of Somerset House.

1.6 Nos. 15/ 16 Catherine Street are Grade II listed buildings located to the southeast of 3 Catherine Street (List UID 1086807). They are a pair of 3-storey, semi-detached dwellings, Victorian in style and fronting the public highway. The conversion of 3 Catherine Street to a residential use will offer an opportunity for a re-development more appropriate to the Conservation Area therefore the setting of nos. 15/ 16 Catherine Street will be enhanced.

1.7 80 Lowther Street (List UID 1279543) adjoins 3 Catherine Street to the southwest. The adjoining (western) part of 3 Catherine Street remains unaltered from an external elevation point of view. There are alterations proposed to the central and eastern parts of 3 Catherine Street which comprise two new door openings, one new window opening and one altered window opening. The proposed external changes are

critical to achieve a successful conversion scheme and would not be detrimental to 80 Lowther Street.

1.8 There are several other Grade II listed buildings in the nearby vicinity. These are 75-77 Lowther Street (List UID 1207864), 78/ 79 Lowther Street (list UID 1086765), 81-83 Lowther Street (List UID 1335989) and the Methodist Church and Sunday School located on the corner of Lowther Street and Scotch Street (List UID 1263963). The main aspect of all these buildings is onto either Lowther Street or Scotch Street and as such it is considered that their setting will not be affected by the conversion of 3 Catherine Street to a residential use.

## **2.0 The Works**

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

(i) 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.

(ii) Internally, the stripping out works by the previous owner/ developer have been extensive and are of poor quality. It is apparent that there are no longer any items that can be salvaged for re-use.

(iii) The conversion of the building to 4 no residential units will utilise all existing structural masonry walls. Where necessary, existing internal door openings will be built up to form separating party walls to align with the Building Regulations. All existing

windows and doors have been re-used where possible although some do need built up and some need altered to achieve a successful conversion scheme.

(iv) All existing internal non-load bearing stud partitions will be removed and replaced with new stud partitions where required.

(v) The eastern single storey part of the building will remain as single storey and 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 with the upper level being room in the roof construction with dormer windows to the front and rear roof slopes.

2.2 The nature and layout of 3 Catherine Street is such that a successful conversion to 4 no. residential units can be achieved that will serve to enhance the immediate setting and contribute positively to the Conservation Area and nearby listed buildings.

### **3.0 Conclusion**

3.1 This Heritage Statement has considered nearby listed buildings and the Whitehaven Conservation Area in relation to the conversion of 3 Catherine Street to 4 no. residential units.

3.2 It is considered that the conversion can be undertaken in a successful manner that will serve to enhance the immediate setting and contribute positively to the Conservation Area and will not affect the setting of nearby listed buildings.

Alpha Design; 20/05/2025.