

Heritage Statement, (and planning support document)

3 Catherine Street, Whitehaven



January 2020

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1.0 Introduction

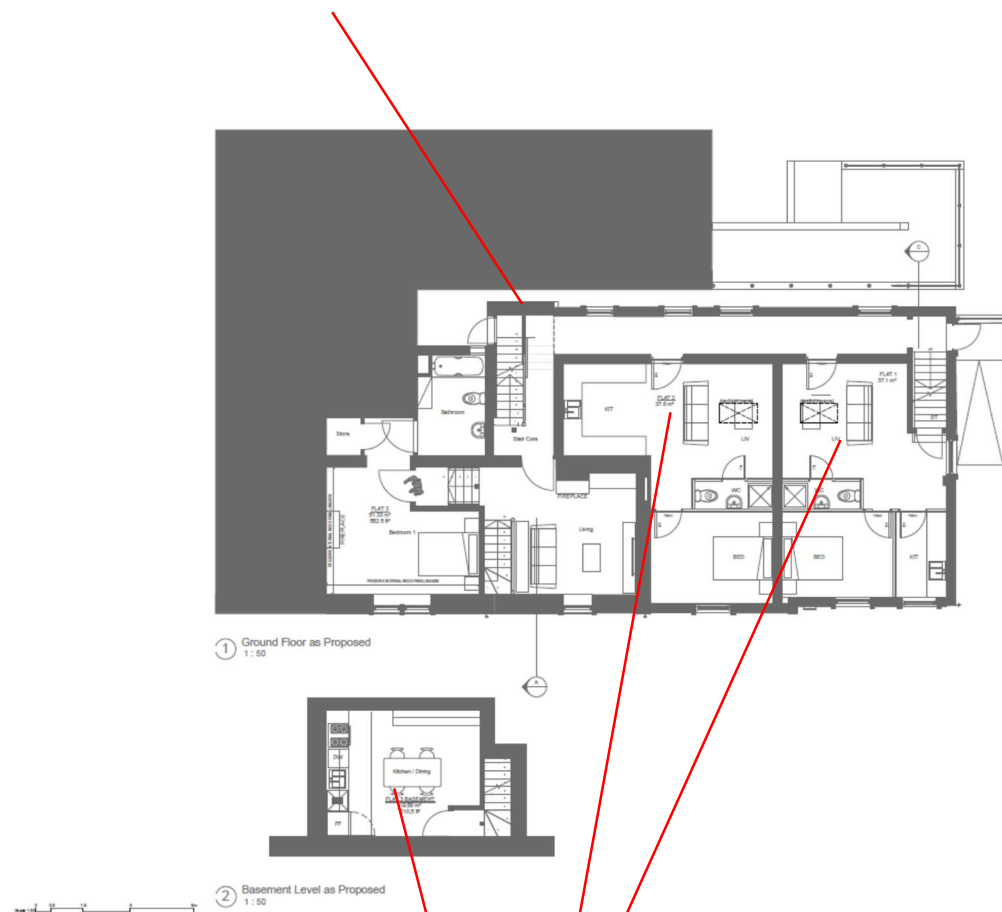
- 1.1 This Heritage Statement has been prepared in support of a revised planning consent and listed building consent to amend the currently approved planning application ref. 4-19-2115/OFL and the Listed Building Consent red. 4-19-2263-OL1 for the change of use from doctors surgery to residential including internal and external changes to no 3 Catherine Street, for the same applicants Mr Perrin and Mr Shaw to Copeland Borough Council.
- 1.2 The revised applications for planning approval and Listed Building Consent are required to update the currently approved scheme so it can be built in accordance with the building regulations. The previously approved scheme has design issues that need to be overcome to comply with the approved documents, the issues are highlighted in section 2 of this statement.
- 1.3 This heritage statement should be read as an addition to the previous heritage statement submitted.
- 1.3 This statement identifies the amendments and highlights the reasons for why they are required to the previously approved scheme, and the impact on the identified heritage assets.
- 1.4 No 3 Catherine Street lies within the Whitehaven conservation area and is connected to a listed building (80 Lowther street list ID: 1279543).

2.0 Proposed amendments

The approved scheme was developed by Cubic architecture, however, as we have been appointed to develop the working drawings for the scheme for building regulations – it was clear that there were elements of their design that would not comply. These are outlined below:

Ground Floor:

Access is 600mm which is
not enough to give access
or egress to the property

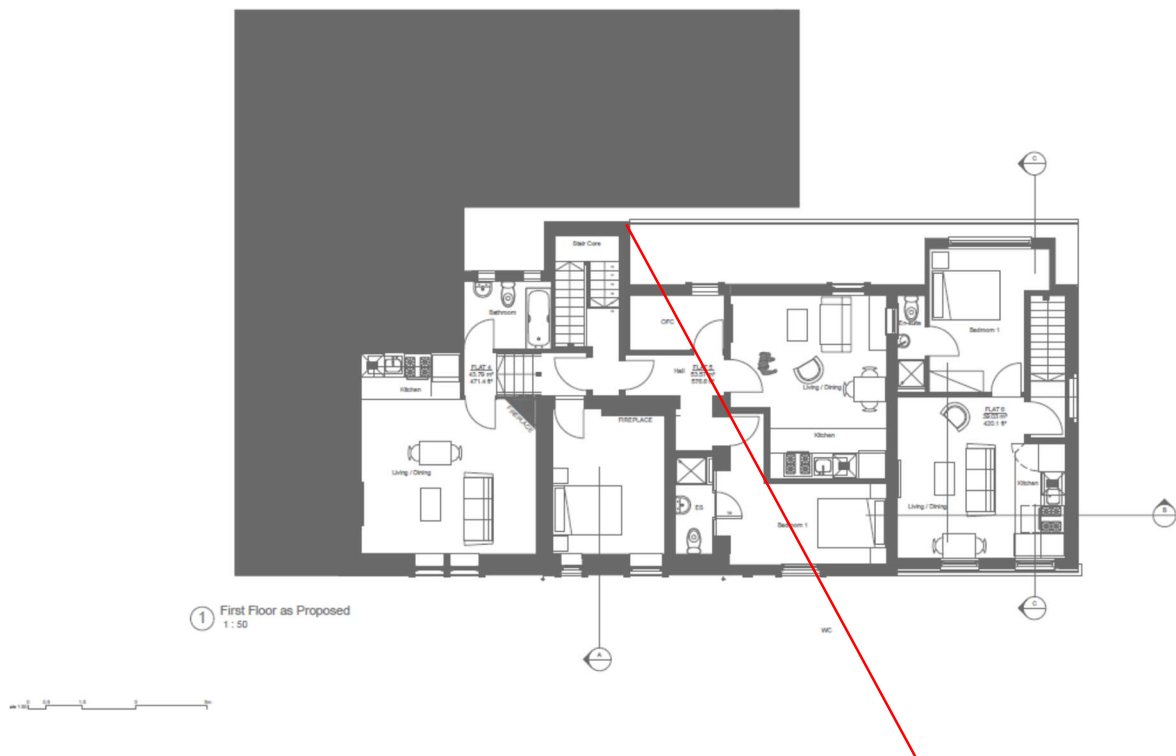


No natural light / ventilation to basement

Or kitchen / living to ground floor apartments

which makes the rooms unsuitable for habitation. For the rooms in both apartments to be compliant they require both natural light and ventilation

First Floor:



Escape access is 600mm
which is not enough to
evacuate the properties.

To overcome these problems and enable the development to be viable, we have had to reconfigure the internal layout, which also has implications on the elevations, we therefore propose the following:

Ground Floor:



Ground Floor Layout

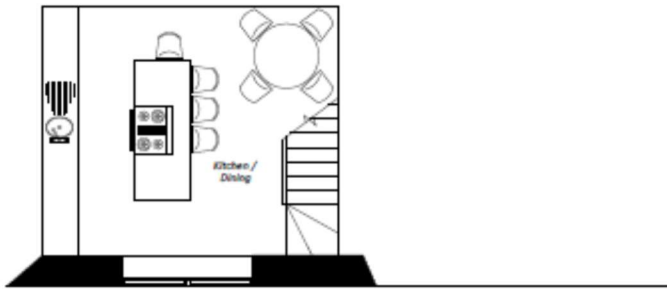
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Entrance to be adjusted to suit revised layout, but to same detail as original entrance in terms of new Georgian style door with fanlight above, and external stone feature surround.



Existing entrance to be reconfigured to suit revised layout.

Basement:



Provide new windows to
Allow for natural daylight /
ventilation to basement



First Floor:

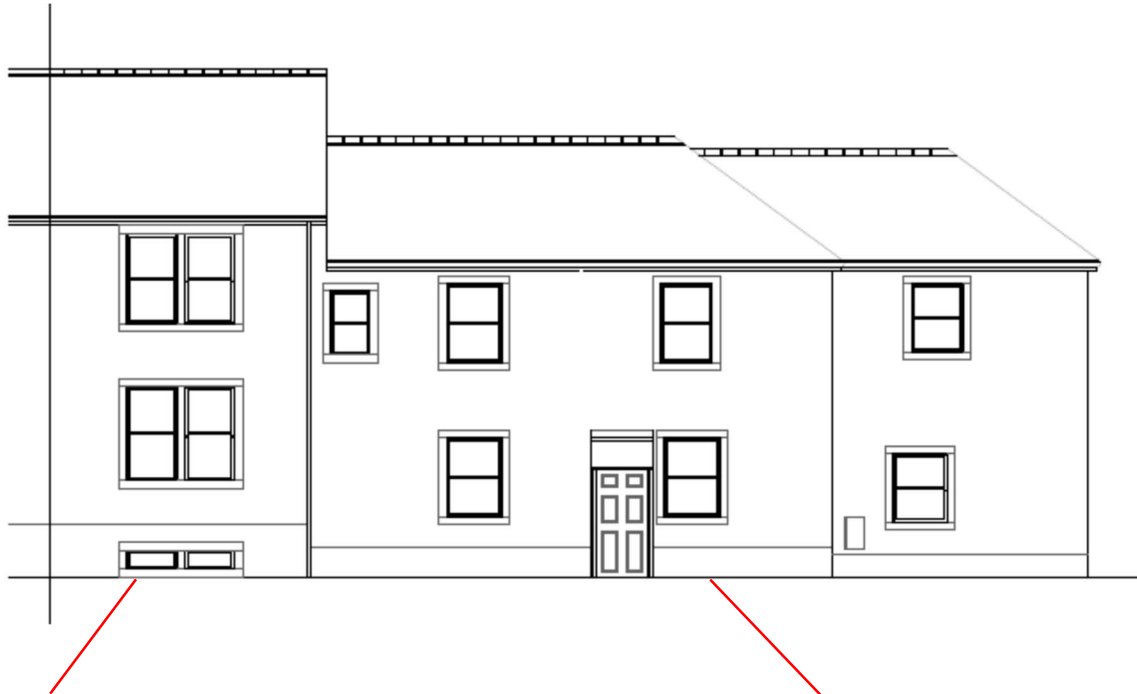
Existing staircase is removed and a new staircase to be provided to make better use of space internally.



First floor reconfigured to accommodate revised staircase and amended to make more efficient use of space.

Revised elevations:

Front Elevation:

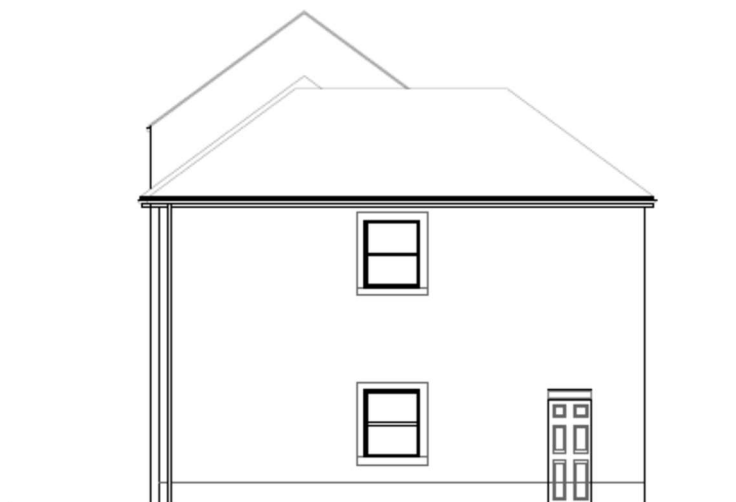


New windows to basement

Retain existing door opening reconfigured

The revised elevations would further enhance the Catherine Street streetscene. The new windows would be heritage style double glazed style as the previous approved application.

Side Elevation:

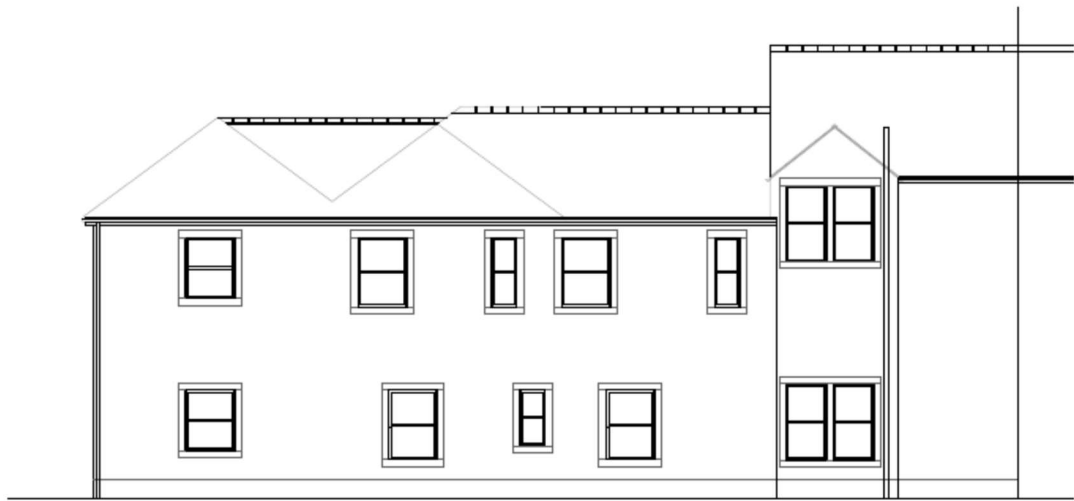


Building extended at first floor

Roof materials and wall materials to be as previously approved.

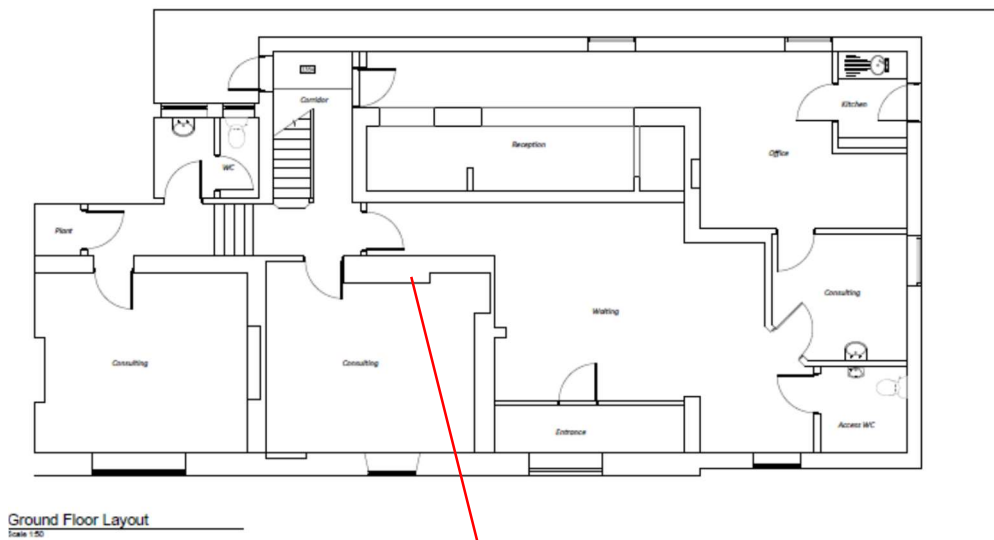
Existing doorway to be retained with new Georgian style door to be provided to be in keeping with the property.

Rear Elevation:



Rear elevation reconfigured to be of a more traditional appearance, by extending the first floor at the rear, and incorporating traditional heritage style windows. The roof and wall materials will be carefully selected to match the existing, and the revised elevation is of an architectural style that reflects the prevailing character of the front elevation and adjoining listed building.

It is proposed to retain all the original internal features within the apartments as per the approved application with the exception of the one of the fire place in apartment 3, which we propose to retain and relocate to be a feature within the reconfigured lounge.



3.0 Assessment – Justification Statement

This report has been prepared to be read in conjunction with the previous Heritage statement, as our proposals seek to make amendments to the previous submission.

The proposals seek to ensure that the characteristics of the development respect the sensitivity of the conservation area and the grade II listed property next door. The minor changes will sustain the significance and appearance of the heritage asset.

The impact of the proposed works would be low and allows for the building to be effectively utilised as 6 no new apartments.

It is proposed that while we have made these amendments to the approved scheme, the proposed works still satisfy the relevant clauses of the NPPF and Copeland local plan. These are consistent with local policies and national conservation policies and national conservation principles and we therefore request that these amendments be granted approval.

In summary, the revised proposals remain in keeping with the strong architectural form of No 3 Catherine Street. The amendments to the rear elevation are more in keeping with the Georgian design ethos.

The proposals will further enhance the area and will provide additional housing to the area. The characteristics of the proposals respect the sensitivity of the conservation area as well as the conditions of the grade II listed building. The minor changes are required to overcome the issues of building control requirements that the previously approved scheme would not comply with, while sustaining the significance and importance of a heritage asset.