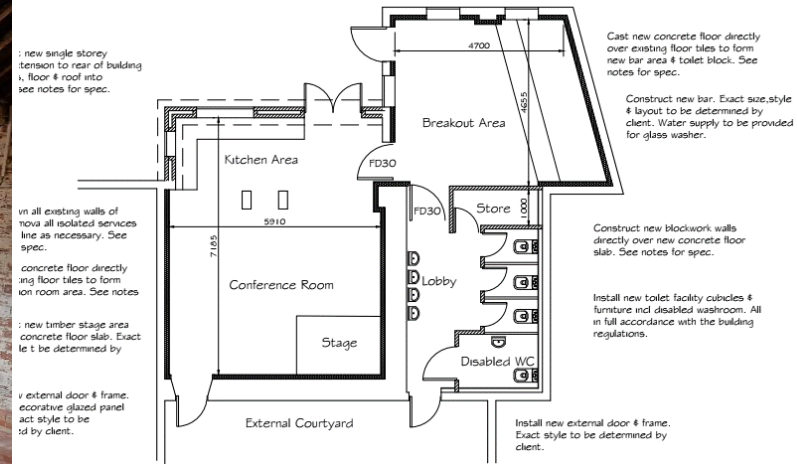


Heritage Statement– Land to rear of 27 Market Place, Egremont CA22 2AG

Proposal:

Conversion of former brick house bakery building to conference facility.

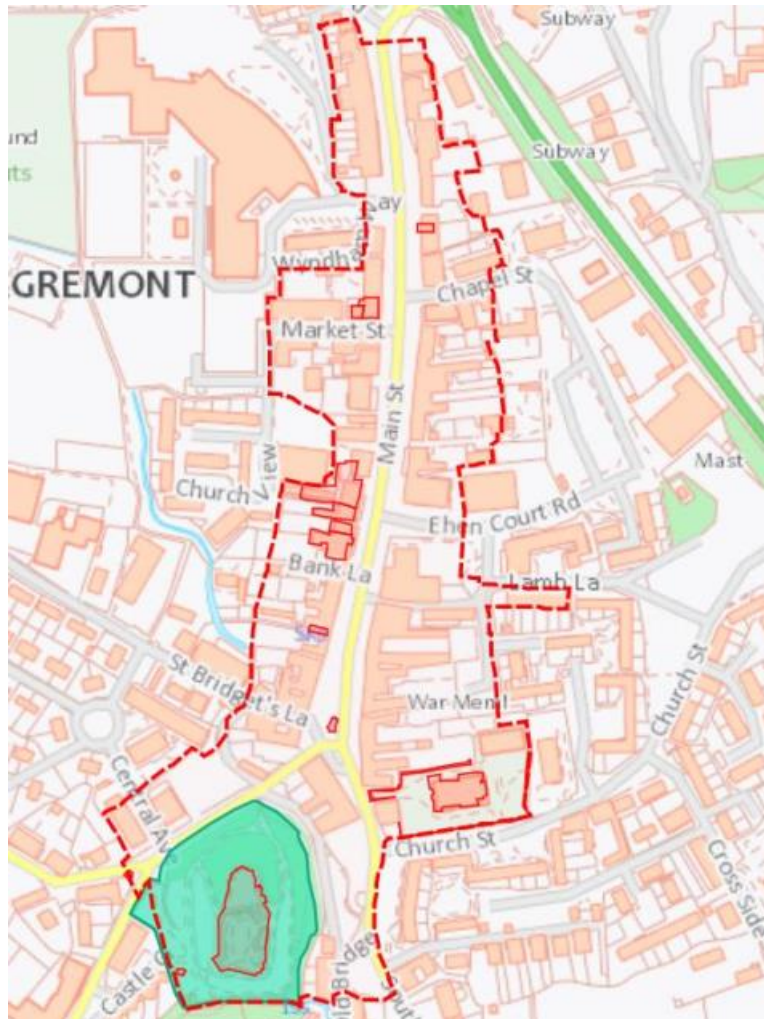


Applicant: Emma Ralls Wealth Management Ltd, 27 Market Place, Egremont, Cumbria, CA22 2AG

1st May 2024

1.0 Introduction

- 1.1 This Heritage Statement is a brief document produced to focus on the impact the development has on Egremont Conservation Area. This analysis builds on the Planning Statement/Design & Access Statement dated May 2024 and included in this same planning application. Particularly paragraphs 5.19 to 5.25 that deal with Conservation and Design and how the development is in accordance with the NPPF, Local Plan and Emerging Local Plan.
- 1.2 Egremont Conservation Area was designated in 1985 and covers 8.5 hectares of the town centre. The below image shows the extent of the Conservation Area and the listed buildings (edged red) contained within in:-



2.0 Copeland Conservation Areas Design Guide (Adopted December 2017)

- 2.1 The LPA produced a design guide in December 2017 that covered all 9 conservation areas that were within what was then Copeland Local Planning Authority including Egremont Conservation Area. Egremont's Conservation Area is described as:-

Egremont is a planned town with the wide Main Street running on a north / south axis leading to the Market Place close to Egremont Castle. Main Street accommodates most of the town's retail and commercial businesses in two and three storey buildings and is central to the town's conservation area.

The streetscape is colourful with many rendered elevations in a variety of mainly pastel shades, interspersed with prominent red sandstone properties. The mature trees that line Main Street contribute to the special character of this conservation area.

The rest of the document focuses on common features throughout all the conservation areas and highlights sensitive features to change such as chimneys, shop front, satellite dishes being introduced etc.

3.0 Egremont Draft Conservation Area Appraisal October 2020

- 3.1 Although not a adopted document the above document was produced by the Council and goes into a greater appraisal of Egremont's Conservation Area.
- 3.2 The document sets out the evolution of Egremont from a fort being present at Egremont Castle since the 1st century AD, the castle itself bring built in the 12th century to the Egremont Market Place establishing itself from late 13th century onwards.
- 3.3 Market Place today is assessed in the appraisal:-

The Market Place is the heart of Egremont as a town. It has lost quite a bit of its detailing, but the street layout and general positions and massing of the buildings have likely remained fairly consistent since the late- or shortly post-medieval period. There is 800 years of history in this location, although the area has an air of neglect that sadly hasn't correlated with a high survival of pre-19th century fabric or detailing, as is sometimes the case where development pressure has historically been low.

and reference is made to 26 to 29 Market Place being "a handsome 19th century row of buildings that frames the wider space well" No reference is made to the rear of the properties where the proposed development is housed.

- 3.4 A Map is produced highlighting buildings that make a positive impact on the conservation and it includes 27 Market Place but not the building to the rear:-



Figure 69 Egremont conservation area, showing listed buildings (purple) and positive townscape elements (green)

4.0 Impact of Proposed Development on the Conservation Area

- 4.1 The proposed development looks to retain an existing building but demolish and rebuild a small element of the building. The proposed works will bring the building back into a viable use. The location of the building means that it is hidden from public view and has no tangible impact on people's perception of the Conservation Area. However the positive impact it has is that it provides a viable use for the building, reveals a part of the conservation that was previously hidden and brings into full use a burgage plot. Burgage plots are seldom seen as they are they are often hidden by terraced buildings at the front.