

KS2023-A0600

Heritage Statement

Conversion and change of use into 2 x 2 bedroom 3 person holiday lets and loft dormer conversion into 1 x 1 bedroom 2 person holiday lets with internal alterations



INTRODUCTION

The building is not listed but is located within the Whitehaven Conservation Area and in a prominent part of the town centre along Kings Street which features many prominent buildings (see location plan below). The change of use proposals includes modest alterations to the external features of the building which are considered to protect the traditional character and appearance of the building and this part of the Conservation Area. A traditional gable end dormer will be added to the rear elevation and which will incorporate slate tiles to match the existing roof finish.

The proposals also include the demolition of a small lean to at the rear of the property to allow for an external bin store to be created. The proposed demolition is small in scale and does not require planning permission. It is largely dilapidated and in a poor structural condition and as such is not considered to be of historical interest. It is considered that the proposals comply with Policies ENV4 and DM27 of the Copeland.



A STATEMENT OF IMPORTANCE

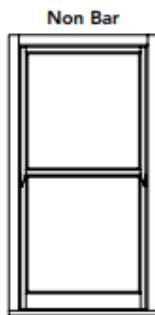
The upper two floors of the building are to be converted into holiday lets.

The works to the property to facilitate this change of use include:

- Structural repairs where required
- The conversion of the upper two floors of the building to holiday lets

The conversion work will include:

- Replacement of damaged windows where required (the initial proposal is for replacement windows to be slimline double glazed uPVC lookalike sash windows). These would be to the same dimensions as the existing windows. We are not selecting a particular manufacturer, but would look to use something similar to the Timberweld Heritage Collection for example.



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- Removal of part of walls in selected areas as shown on drawings
- New kitchen extract vent through side wall.
- Original doors to be upgraded to fire doors where possible. Removal of doors and replacement with new (panelled) fire doors where existing doors are no longer appropriate.
- New drainage to link into existing SVP.
- Fire protection to staircase enclosure.
- Intermediate floors – all floorboards to be lifted. Fire protection and acoustic insulation between joists and new acoustic floor covering laid over joists.

IMPACT ASSESSMENT

The front exterior elevation is in generally fair condition.

The layout of the new holiday lets have been designed to minimise the impact on the existing building.

Door openings through original walls are to be left in their current locations, and when they are suitable in terms of fire rating and security, doors will be retained and re-used.

Internally few of the original features remain.

Furthermore, as the proposals only affect the existing building, there will be no impact on buried archaeological remains

Although the interior of the building has been substantially modified it is possible that traces of original finishes may be present concealed by the later additions. The progress of the works will be monitored during the stripping out phase for any items of interest.

Note that all works will be undertaken by suitably qualified, competent operatives to ensure work is carried out with minimal harm to the historic fabric of the building.

CONCLUSION

The original aspects of the building will be retained where possible although the internal spaces have dilapidated quite badly and there have been a number of alterations made internally over time. The proposal has a minimal impact on the historic value of the building, and the works internally and any local repairs will prevent any further deterioration and keep the building in a good state of repair for the foreseeable future.