

HERITAGE STATEMENT

THE PROPOSED FORMER RESIDE IN THE CONVERSATION AREA OF HENSINGHAM AND WAS A FORMER PUB DATING BACK TO LEAST 19TH CENTURY IT HAS UNDERGONE MATERIAL CHANGES TO FENESTRATION AND THE EXISTING WINDOWS ARE NO LONGER PRESENT AND MODERN UPVC TYPE HAVE BEEN INSTALLED

ALL NEW WINDOWS AND DOORS WILL FOLLOW IN THE SAME MANNER, AND WILL ONLY MAKE CHANGES TO MAKE COMPLIANCE WITH BUILDING CONTROL.

AS THESE CHANGES ARE CURRENT WE FEEL IT IS A CONDITION ANY WINDOWS/DOOR DETAILING

DESIGN & ACCESS

PROPOSAL : CHANGES OF USE OF FORMER PUBLIC HOUSE TO 2 NO. DWELLINGS (1 NO. TO BE USED AS HMO)

HISTORY

THE FORMER CLOSED DOWN APPROXIMATELY 15 YEARS AGO AND HAS VARIOUS APPLICATIONS FOR CONVERSION, THE LATER CONVERSION INTO THREE DOMESTIC DWELLINGS (4/23/2017) WHICH WAS APPROVED. SOME MINOR WORKS HAD COMMENCED BUT WERE CEASED. MY CLIENT HAS PURCHASED FOR FURTHER CONVERSION INTO A 10 ROOM HMO.

APPEARANCE

THE EXTERNAL FACADES WILL REMAIN AS EXISTING, ONLY CHANGES TO WINDOWS AND DOORS WILL BE MADE FOR BUILDING CONTROL PART L REQUIREMENTS, WINDOWS WILL BE MODERN UPVC AS EXISTING

ACCESS

THERE IS A SMALL AMOUNT OF PARKING FOR TWO CARS ACCOMPANIED WITH A FREE CAR PARKING WITHIN TWO MINUTE WALKS ADJACENT TO BROOK BANK AS SHOWN ON THE SITE PLAN. TRANSPORT LINKS ARE EXCELLENT IN THE MAIN ROUTE FROM THE TOWN CENTRE GIVING ACCESS FROM TRAINS AND BUSES ALLOWING PEOPLE TO COMMUTE TO SELLAFIELD OR WALK TO THE HOSPITAL

CONCLUSION

THE PART CONVERTED PUB WILL BE EASILY CONVERTED WITH NO DETRIMENT TO THE CHARACTER OF THE BUILDING AND WILL ENHANCE THE AREA PROVIDING NECESSARY ACCOMMODATION TO SUPPORT LOCAL EMPLOYMENT

Statement of Housing Need

Extract from SHMA

Policy SS3 (Housing Needs, Mix and Affordability) of the adopted Local Plan (2013-28) includes policies in relation to affordable housing. In particular the Plan notes 'Applications for housing development should demonstrate how the proposal helps to deliver a range and choice of good quality and affordable homes for everyone. A Development proposals will be assessed according to how well they meet the identified needs and aspirations of the Borough's individual Housing Market Areas as set out in the Strategic Housing Market Assessment, by... including a proportion of affordable housing which makes the maximum contribution (consistent with maintaining the viability of the development) to meeting identified needs in that market area'

The following tables and analysis aim to justify the need for the proposed development and in particular the HMO housing type.

The table below has been extracted from the SHMA, it looks at the number of Houses in Multiple Occupation. From the table it is concluded that the proportion of HMOs is below regional and national averages. The level of sharing households has increased over the decade analysed 2001-2011 but the increase has been modest in comparison to other areas. This analysis highlights the lack of HMOs within the area. Thus reinforcing the need for the proposed development.

	2001	2011	Change
Copeland	2.2%	2.4%	0.2%
Cumbria	2.4%	2.6%	0.2%
North West	2.7%	3.4%	0.7%
England	3.7%	4.5%	0.8%

Source: Census (2001 and 2011)

The household composition by tenure within Copeland has also been analysed within the SHMA. As can be seen by the table below, HMOs which fall under the 'other households' category make up the second lowest housing type within Copeland at 2.9%. Once again highlighting the need for HMOs.

	Owner-occupied		Social rented		Private rented		Total	
	Hhs	% of hhs	Hhs	% of hhs	Hhs	% of hhs	Hhs	% of hhs
Single person aged 65+	2,559	11.8%	1,148	20.3%	316	10.2%	4,023	13.2%
Single person aged <65	2,860	13.1%	1,393	24.6%	1,042	33.6%	5,295	17.3%
Couple aged 65+	2,501	11.5%	256	4.5%	81	2.6%	2,838	9.3%
Couple, no children	5,072	23.3%	496	8.8%	481	15.5%	6,049	19.8%
Couple, dependent children	4,570	21.0%	701	12.4%	483	15.6%	5,754	18.8%
Couple, all children non-dependent	1,984	9.1%	217	3.8%	62	2.0%	2,263	7.4%
Lone parent, dependent children	560	2.6%	893	15.8%	350	11.3%	1,803	5.9%
Lone parent, all children non-dependent	663	3.0%	319	5.6%	81	2.6%	1,063	3.5%
Other households with dependent children	395	1.8%	108	1.9%	55	1.8%	558	1.8%
Other households	613	2.8%	137	2.4%	150	4.8%	900	2.9%
Total	21,767	100.0%	5,668	100.0%	3,101	100.0%	30,536	100.0%
Total dependent children	5,525	25.4%	1,702	30.0%	888	28.6%	8,115	26.6%

Source: Census (2011)

LOSS OF AMENITY

The public house has recently been approved for a change of use from a public house to a domestic dwelling in August 2023. Therefore, the justification for changing the use from a public house to a residential property has already been made.

In addition, the proposal looks to utilise the existing building that is currently in a bad state, the renovation will improve its condition. The introduction of 10 bed spaces will benefit the local area helping to meet its demand for a property of this type as illustrated in the Strategic Housing Market Assessment (SHMA). And the need for housing in general within the area. The SHMA document points out the need for affordable housing, the introduction of the HMO property will help to achieve this need.

The housing need within the area will be addressed in more detail in the 'statement housing need' section of this document.