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SECTION 73

MINOR PLANNING AMENDMENTS TO APPROVED CONSENT

APPLICATION REF: 4/21/2242/0L1

FULL RENOVATION OF EXISTING No 11 TERRACE HOUSES

St Bees, 1-11 Lonsdale Terrace, Parish Council, Cumbria

Copeland District

CA27 0BW

M.A.C Architects, Project Number: 2019:303

July 2022

Introduction

The proposed development involves the full renovation of No 11 Grade II listed houses, located at 1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW.

Whilst the terraced properties are heritage assets, they have been much changed over the years, as a result of their changing uses and associated adaption, extension and alteration of time.

This application seeks to make minor amendments to the previously approved scheme Ref: 4/21/2242/0L1, that approved the return of the buildings to their original residential use. Works have commenced on site under the auspices of that consent, but have unearthed various issues that this application seeks to address.

The proposed works are as discrete as possible, working within the auspices of the aforementioned consent whilst also seeking to ensure the long-term maintenance of each unit for the approved(and historic) use. A heritage led approach is proposed that ensures that any changes from the approved scheme are minimised as far as practicable, whilst ensuring that the buildings are brought back into use in an appropriate manner.

In this respect, there has already been a significant amount of investment in undoing previous inappropriate interventions. However, as noted, certain issues have been unearthed as work progressed, which this submission seeks to address as sensitively as possible.

To that end, this statement describes the specific elements of work, considering the changes required from the previously approved scheme, and the reasons for these changes. The proposed solution seeks to minimises the changes involved, enhance the feature itself, whilst ensuring that the use itself is assisted. Any harm or potential loss is ultimately outweighed by the benefit arising not only from bringing the site back to use but also the renovation works themselves. In this respect, it is understood that the efforts of the applicant have appreciated, and this application seeks to maintain the collaborative approach to date.

1.0 - Replacement Roofs to single storey rear extensions to Houses 6,7,8,9 and 10

Once work commenced on site it became apparent that not only had the ceilings to these five properties suffered damage due to water ingress but that they had obscured the significant damage to the roof joists, and that they require replacement. Each house is considered in turn below.

As the cause of the water ingress is the low angle of the rear extensions, which are not steep enough for the slates or tiles. The roof coverings, therefore, need to be replaced with suitable alternatives, otherwise water ingress will persist and cause further damage to any replacement structure and the ceiling finish beneath.

Although the roofs were previously identified for extensive repair – having exposed the structure to undertake the consented repairs, it has been identified that the roof joists are not adequate to support the roof load. The structural engineer has, therefore, advised on the replacement roof rafter sizes required to replace the existing rotten rafters, and these proposed works form part of the updated specification of works before you.

House No 6

Left: It was proposed and approved that the existing utility spaces to be fully renovated.

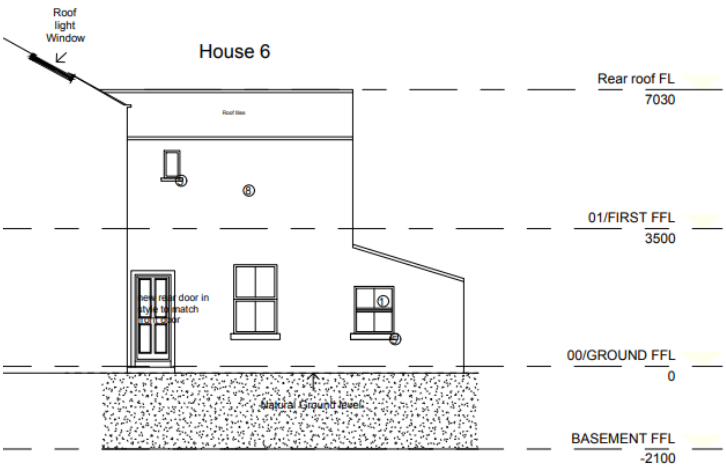
All damp and damaged/blown plasterwork and repair with lime plaster (Solo lime plaster from Lime Centre) and skim and decorate throughout.

Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR have a vapour barrier incorporated so interstitial moisture would be prevented. New heritage style rooflights to replace existing modern style rooflights and to be installed with flashing kit that mounts unit flush with the roof surface.

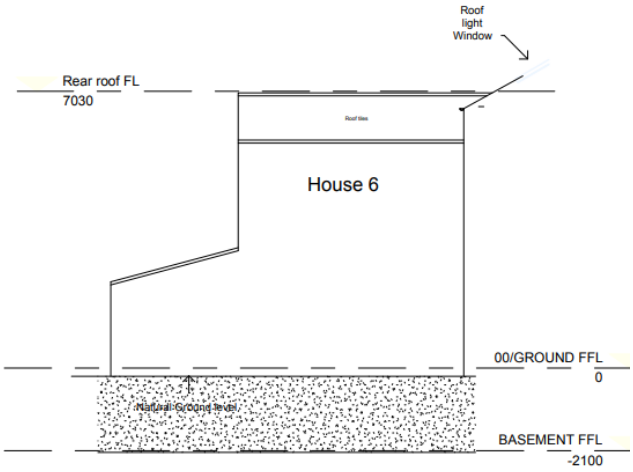
From the rear of house, no 6, a modern dry verge has been applied to the verge of the roof which is completely out of character. See below.

The roof is covered with a modern cement tile with a dry verge detail.

The current roof pitch is 15 degrees.



Elevation 6 (house 6 side elevation)
1 : 100



Elevation 6a (house 6 side elevation)
1 : 100

The proposal is to replace the rotten joists with new joists as recommended by the structural engineer as 45 x 95 C16 GR multi rafters.

The proposal is then to replace the roof itself as the detail attached, with a roof tile that is warrantied at 15 degrees. The proposal is then to apply a traditional wet verge.

House No 7

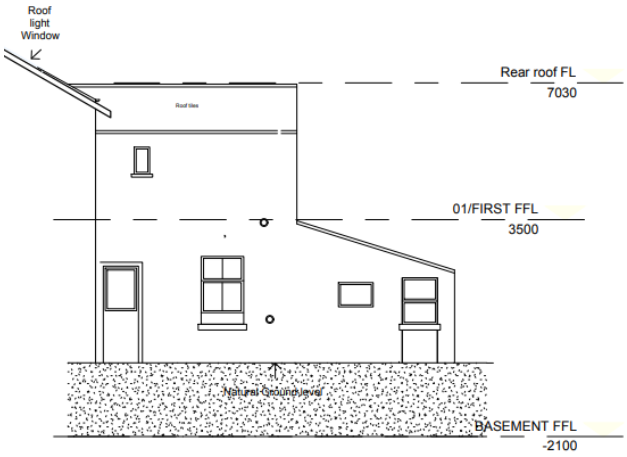
Left: It was proposed the existing utility and WC to be reconfigured.

Blown plasterwork to be removed and reinstated with lime plaster and skim finish.

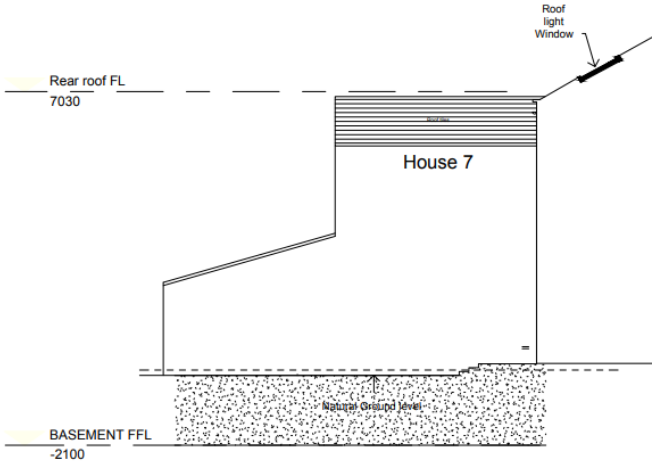
Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR have a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

Below: It was accepted the roof above utility and w.c. requires significant repairs to slate roof and to lead flashings (which require replacement). Blown plasterwork to be removed and reinstated with lime plaster and skim finish. (Solo lime plaster from Lime Centre).

From the rear of house, no 7, a natural slate roof is the finish, however at 20 degrees – the absolute MINIMUM roof pitch, a slate roof is feasible, however the construction of this slate roof is not inaccordance with the Building Regulations as the British Standards Ref: BS 5534:2014 which require slates to be a min size of 500 x 225 with a 135mm head lap, hence why the roof is leaking and again the joists suffering considerable damage.



Elevation 7 (house 7 side elevation)



Elevation 7a (house 7 side elevation)

For the reasons outlined above the proposal is then to replace the roof itself as the detail attached with a roof tile that is warrantied at 20 degrees. The proposal is then to apply a traditional wet verge.

House No 8

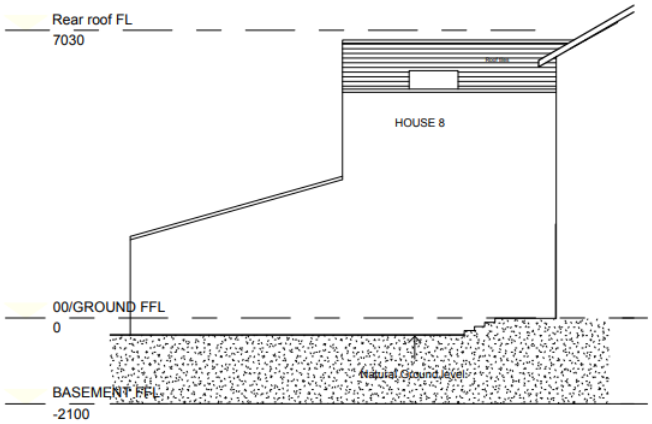
Left and below: It was proposed the existing wc and utility area is to be reconfigured. All internal finishes to be stripped out and ceilings, walls, and floors to be made good.

Roof to be repaired and ceiling to receive new insulated plasterboard.

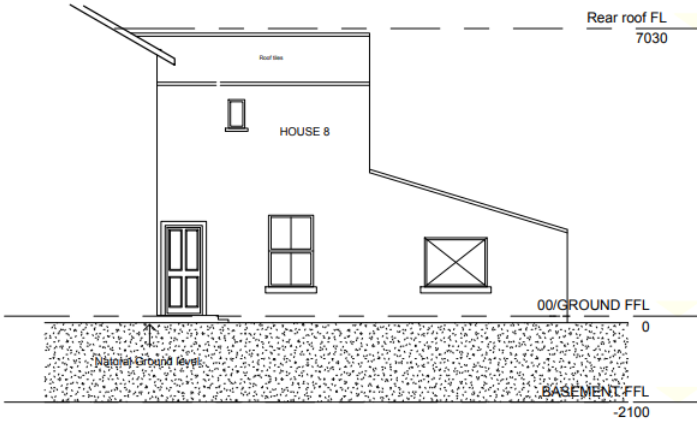
Apply an insulated plasterboard 62mm thick to underside of ceiling. The Laminated plasterboard and PIR have a vapour barrier incorporated so interstitial moisture would be prevented. New rooflights to be installed with flashing kit that mounts unit flush with the roof surface.

From the rear of house, no 8, a natural slate roof is the approved finish, at 20 degrees. This is the absolute MINIMUM roof pitch where a slate roof is feasible, as acknowledged by Building Regulations - British Standards Ref: BS 5534:2014. However, the roof itseld does not accord with the Building Regulations, as the same British Standard require slates to then be a min size of 500 x 225 with a 135mm head lap. The low pitch along with the slate sizes, and the location of the buildings, is why the roof is leaking, leading to the considerable damage to the joists (as demonstrated by the photographs

below).



Elevation 8a (house 8 side elevation)



Elevation 8 (House 8 side elevation)

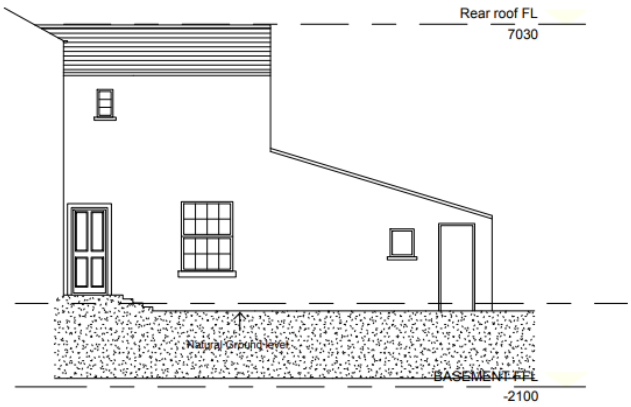
For these reasons, the proposed amendment to the approved plans is to replace the roof itself as shown by the detail attached above, with a roof tile that is warrantied at 20 degrees. The proposal is then to apply a traditional wet verge.

House No 9

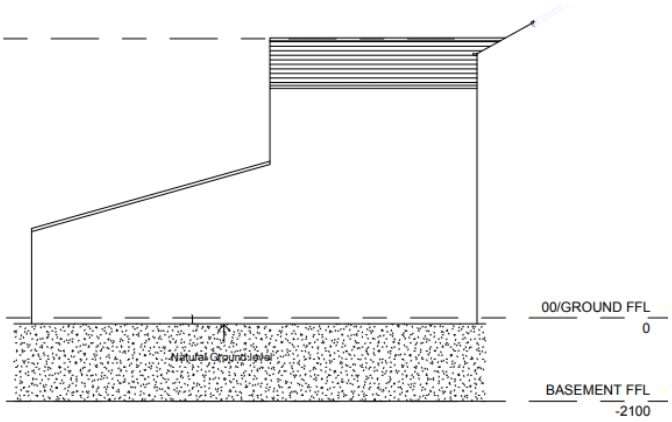
Left and below: The existing shower block ceilings and walls were concealed with moisture resistant boards. So while it was acknowledged that some minor repairs would be required, the extent of repairs required are far greater than envisaged, now that the existing finishes have been stripped out – please see the before and after photographs above and below.

Now that they have been exposed, it is clear that the original joists have been replaced in most of the roof, unfortunately with new joists that are completely inadequate for the loads involved, and will require replacement with suitable sized joists.

It is also noted that this roof comprises a modern cement tile that is to be replaced with slate, so as to be consistent with the other rear extensions.



Elevation 9 (House 9 side elevation)



Elevation 9 (House 9 side elevation)

The pitch to this roof is also only 17 degrees, the low pitch not only been unsuitable for purpose but also a direct contributor to the damage identified. As this is a later extension, it is proposed to raise the pitch to the minimum required level, to prevent further issues. The change would not, however, be readily apparent, if at all.

For the reasons outlined above the proposal is then to replace the roof itself as the detail attached, with a roof tile that is warrantied at 20 degrees. The proposal is then to apply a traditional wet verge.

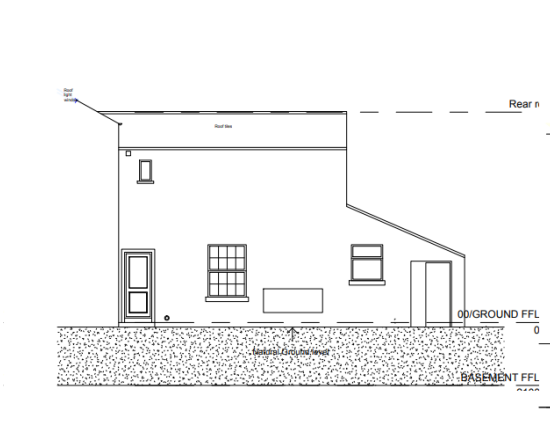
House No 10

Left and above: The existing shower block ceilings and walls were concealed with moisture resistant boards. Therefore, whilst certain repairs works were also acknowledged as being required, the extent and nature of those repairs need to be confirmed (as they are greater than once originally envisaged).

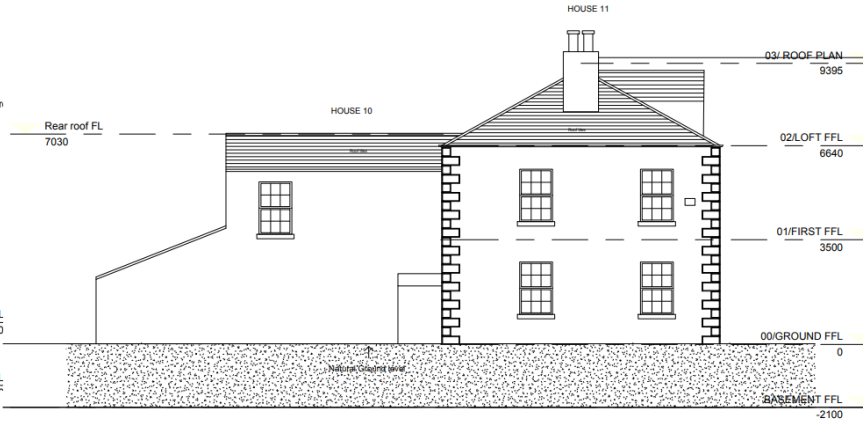
As for the other properties, once stripped out, the structure is exposed to reveal substandard rotten joists which have undergone inappropriate repairs. The joists are insufficient for the roof load and will require replacement.

The existing roof is covered in natural slate.

From the rear of house, no 10, a natural slate roof is the finish, however at 20 degrees – the absolute MINIMUM roof pitch, a slate roof is feasible, however the construction of this slate roof is not inaccordance with the Building Regulations as the British Standards Ref: BS 5534:2014 which require slates to be a min size of 500 x 225 with a 135mm head lap, hence why the roof is leaking and again the joists suffering considerable damage.

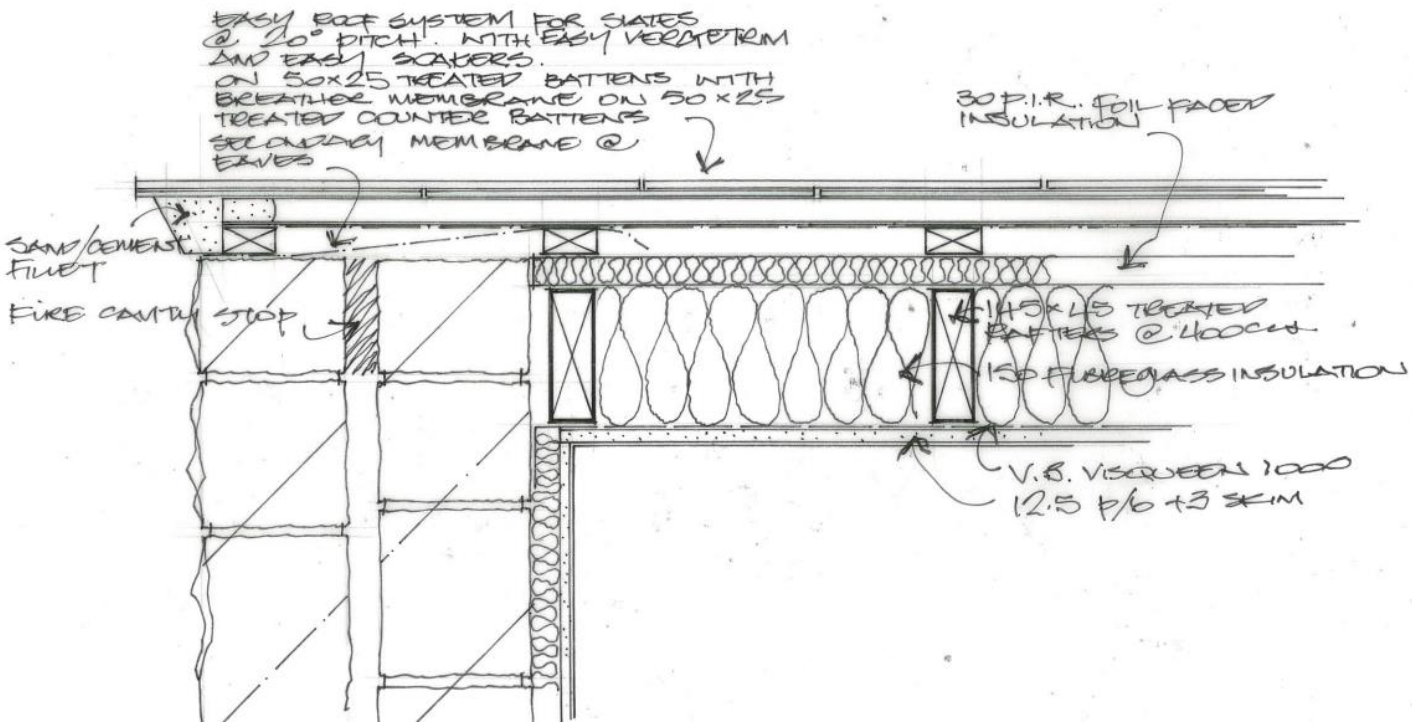


Elevation 10 (House 10 side elevation)

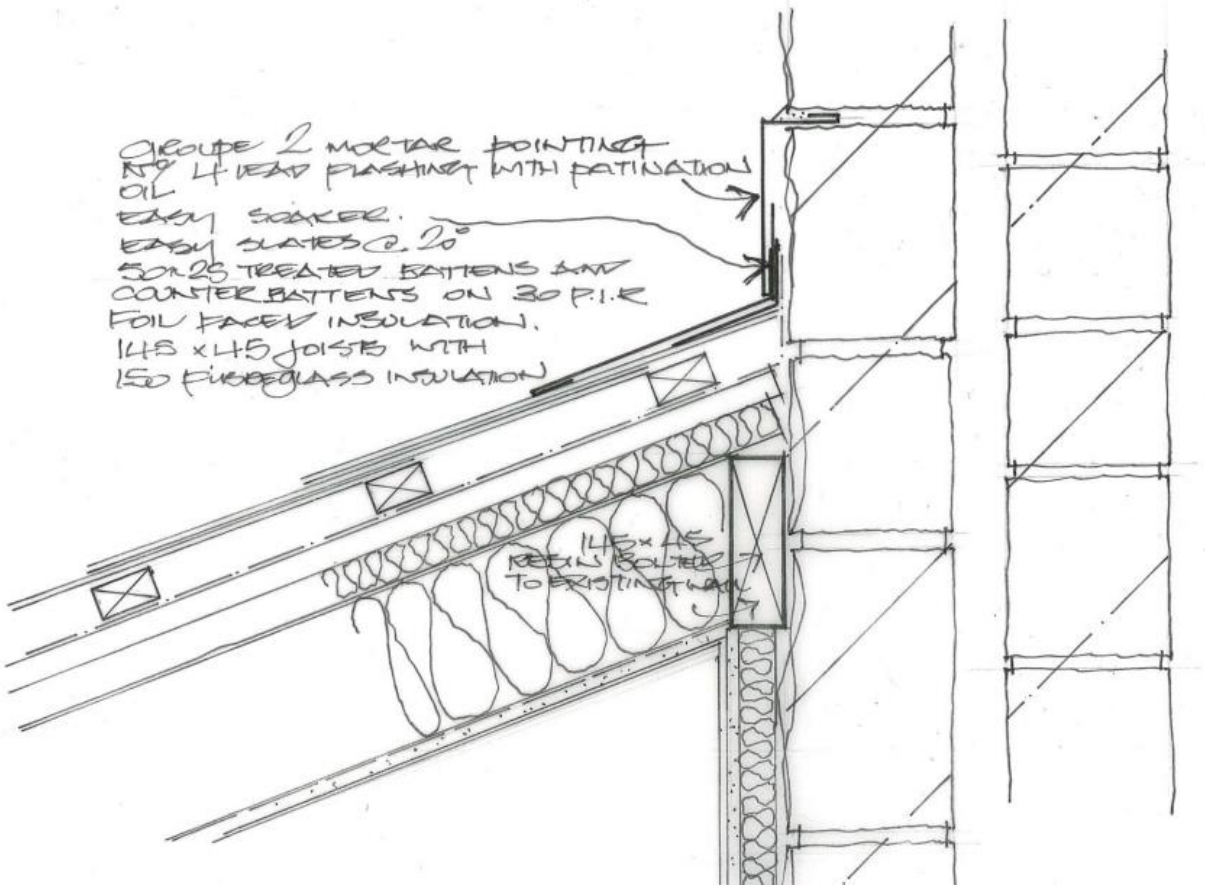


Elevation 4 (House 11+10 side elevation)

As identified previously, not only does the roof not conform with Building Regulations, but this has led to the issues identified, and the works required. In order to prevent them from reoccurring in the future, the proposal is to replace the roof itself as per our detail attached , with a roof tile that is warrantied at 20 degrees. The proposal is then to apply a traditional wet verge.



Above: Detail through verge



Above: Detail through roof flashing

2.0 - Replacement Letter boxes

All external front doors are to be retained and restored with the exception of the front door to the first-floor apartment – which is currently a white plastic UPVC door, and will be replaced with a new door to match the doors of no 1-11.

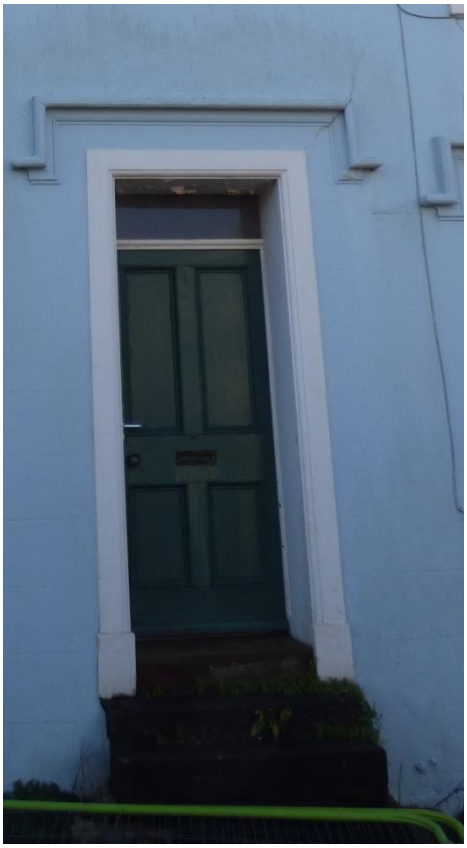
It is proposed to replace the existing letterboxes which vary in style, size and position within the doors (indicating their later insertion), with the exception of the door at House no 4 where the letterbox aperture is currently within the panel of the door – here it is proposed to locate the letterbox in the mid rail of the door.

It is proposed to provide and install new letterboxes all the properties with a new heritage style letterbox as illustrated below in antique brass:

The dimensions are 7.6cm x 33cm

Below are photographs of each door and the position of the letterbox:

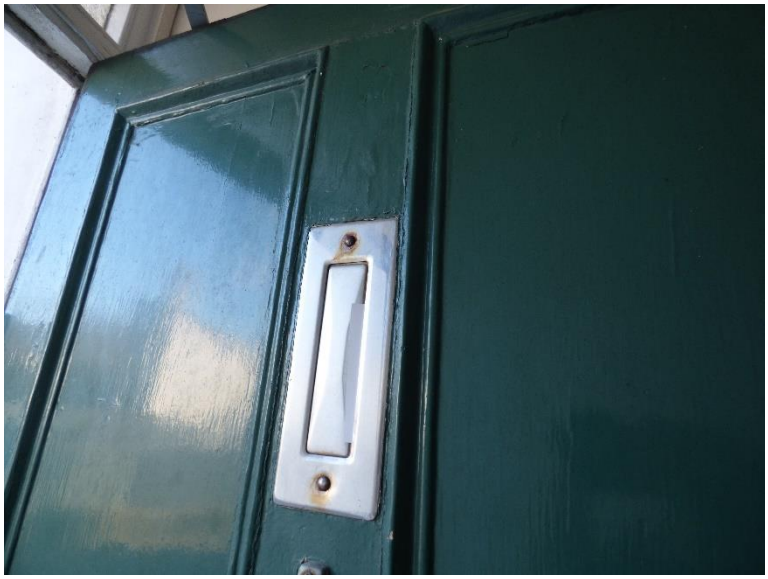
House no 1



Letterbox aperture to be retained in existing position – but no letterbox to door.

House no 2

Letterbox to house no 2 is completely impractical as the aperture is too small for post. Given that this is a later addition, it is proposed to retain the position but replace the letterbox with a more appropriate version (as detailed).



House no 3

Like House no 2 - The letterbox to house no 3 is a completely impractical later addition. The proposal is to retain the position but lengthen and replace with heritage metal work.

House no 4

The letterbox to house no 4 appears to be another later addition, but this time is completely impractical as not only is the aperture far too small for post but very impracticably located. The proposal is to restore the door to its previous condition and locate a new letterbox in the mid rail as house no 1.

House no 5

There is no letterbox to house no 5 – so a letterbox is required to be installed. The proposal is to restore the door to its previous condition and locate a new letterbox in the mid rail as house no 1

House no 6

Letterbox to be retained in existing position – but new letterbox to be provided to match the other houses in the street.

House no 7

Letterbox to be retained in existing position – but new letterbox to be provided to match the other houses in the street.

House no 8

There is no letterbox to house no 8 – so a letterbox is required to be installed. The proposal is to restore the door to its previous condition and locate a new letterbox in the mid rail as house no 1

House no 9

Like Houses no 2 and 3 - The letterbox to house no 9 is completely impractical as the aperture is too small for post. The proposal is to retain the position but replace the letterbox.

House no 10

The existing letterbox is incredibly small – so while it is proposed to retain the Letterbox in its existing position – it is proposed to increase the aperture and a new letterbox to be provided to match the other houses in the street.

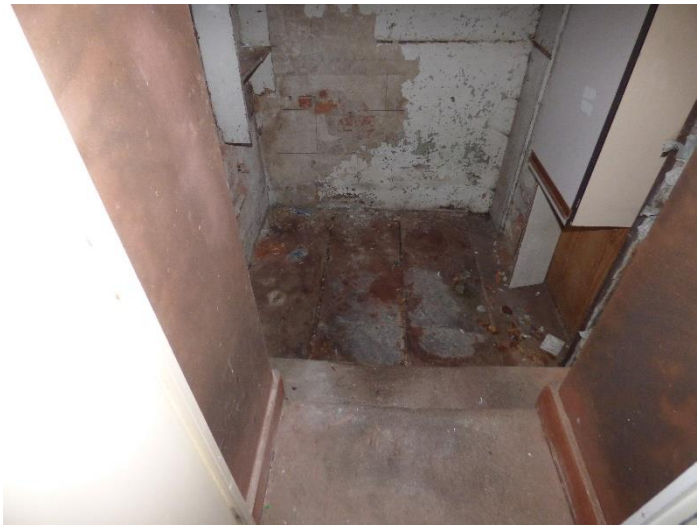
House no 11

Like Houses no 2, 3 and 9 - The letterbox to house no 11 is completely impractical as the aperture is too small for post. The proposal is to retain the position but replace the letterbox.

3.0 – Replacement WC Extension to No 11

It is proposed to replace the existing external store extension that projects from the original house with a newly constructed extension to accommodate the ground floor w.c. The existing 1980's extension presents no architectural value or contribution to the historic fabric of the building, and is in such a state of disrepair that the only sensible solution is to demolish and rebuild to match the existing using the same external materials (rendered finish) with new heritage style timber (double glazed window), and traditional slate roof finish all to the same external design as the original. There are various benefits arising, including a more appropriate finish than the 1980's extension, as well as a building this would ensure a thermally improved building whilst being watertight.

As the store is not original or of any historic importance, no heritage value will be lost as a result of the proposed works. As they are discrete and in keeping with the host dwelling, with no impact on the wider area, it is trusted that they will be supported, particularly as they assist with the use of this part of the building.



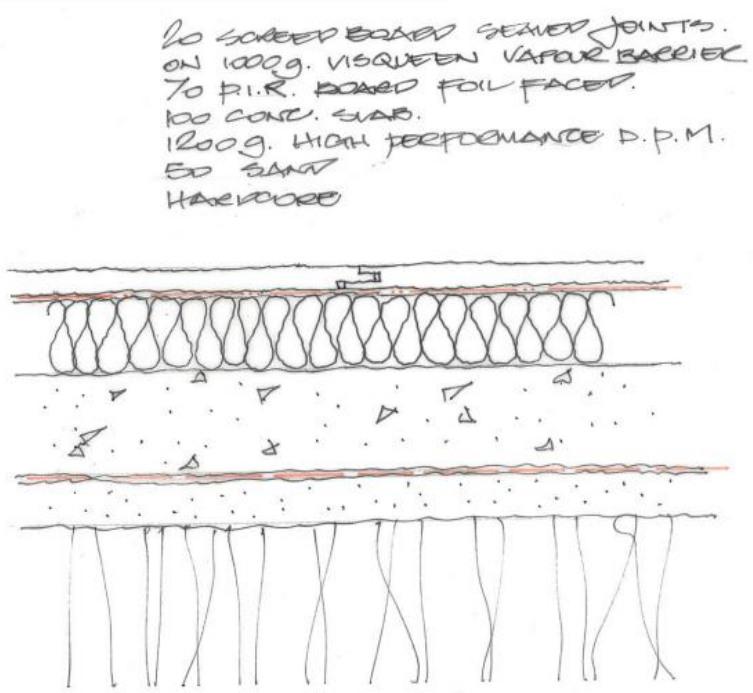
4.0 – Upgrading of Internal concrete floors to properties 6,7, 8, 9 and 10

Once the existing tiled floor finishes were removed from the ground floor out rigger buildings, for properties 6,7, 8, 9 and 10 it was established that the floors were not only incredibly uneven but (following some very discrete investigation) only comprised 60mm of weak concrete laid on loose earth. Given that the extensions and concrete represent later additions, sensitive works to ensure their longevity are proposed below.

Above:

The approved layout plans with areas affected by the weak floor structure highlighted in blue.

Obviously, this is not a suitable substrate for the loads which will be applied to a domestic floor, and the floor is likely to subside and break up. Our proposal is to sensitively remove the existing slabs and provide and install new floors to these areas as specified in the sketch (right).



Photos are provided overleaf to demonstrate the situation, and therefore need for these works.

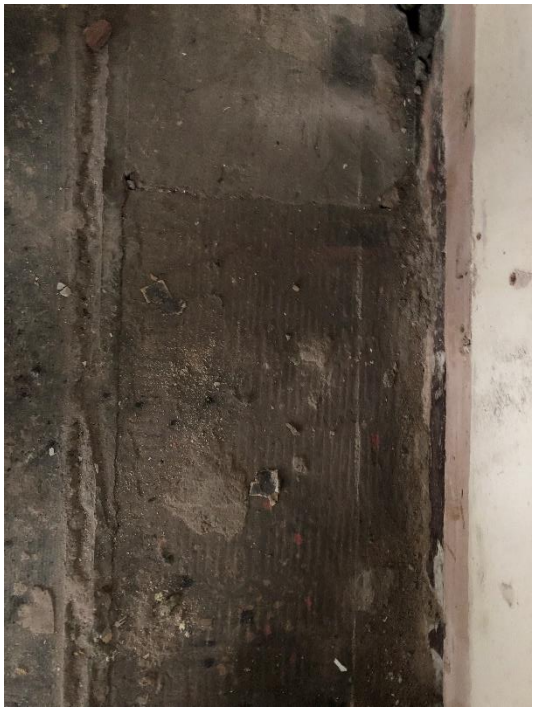
House no 6

Left: Exposed floor to proposed kitchen and utility.

House no 7

Left: Exposed floor to proposed kitchen and utility.

House no 8



Above: Kitchen and utility floors

House no 9

Left: Kitchen and utility floors

House no 10

Left: Exposed floor to proposed kitchen.

Left: Exposed floor to proposed utility

5.0 – Raising the height of existing fireplaces to chimney breasts in properties 4, 5, 6, 7, 8, and 9 installing new lintels to allow for new kitchen and cooker hood extract.

It is proposed to raise the lintels to the existing fireplaces in houses 4, 5, 6, 7, 8, and 9, to facilitate the new cookers and extract hoods to be installed, to retain the historic feature of the existing chimney, with it being reused in the slightly adjusted position. New concrete Naylor lintels will be installed to adequately support the new openings. It is proposed the height of the new openings will be 1800mm high.

House 4

The chimney (to the right) has been walled up, however as part of the refurbishment works and agreed previously with the local authority the former chimney breast has been opened up to expose the oiginal chimney.

House 5

The chimney (to the right) has been walled up, however as part of the refurbishment works and agreed previously with the local authority the former chimney breast has been opened up to expose the oiginal chimney.

House 6

The chimney (above) has been walled up, it is proposed to open up
and form new reveal for the new stoves, as all the aforementioned properties.

House 7

The chimney (above) has been walled up, it is proposed to open up and form new reveal for the new stoves, as all the aforementioned properties.

House 8

The chimney (above) has been walled up, it is proposed for the opening to increase in height to 1800mm for the new stove, as all the aforementioned properties.

House 9

The

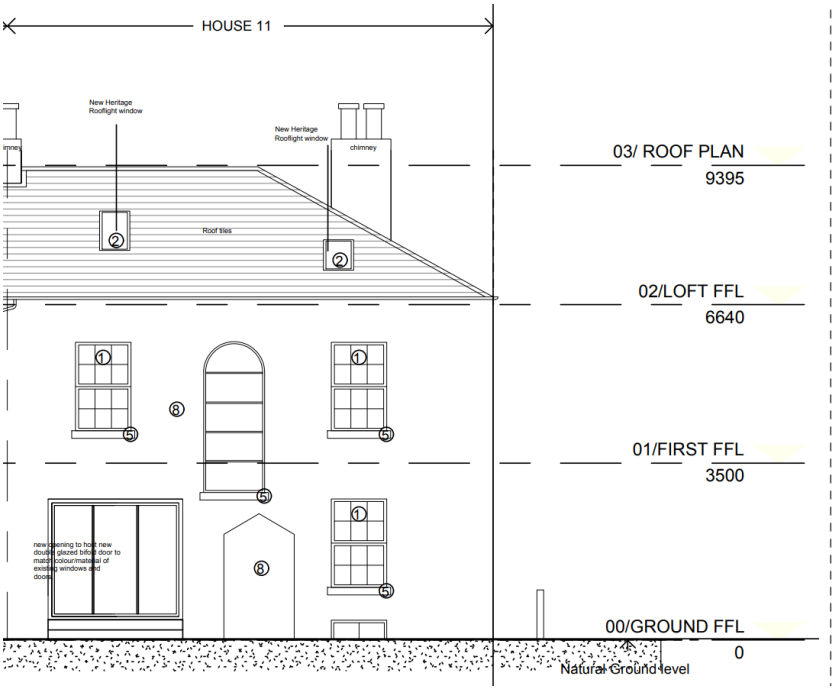
chimney (above) has been walled up, it is proposed for the opening to increase in height to 1800mm for the new stove, as all the aforementioned properties.

6.0 – Traditional French doors in lieu of approved bi fold doors to house no 11

Permission was originally granted for new bi-fold doors to the rear of no 11, by replacing the original window and widening the opening, to create a new access to the garden at the rear. It is now proposed to retain the existing opening and introduce a pair of French doors instead. By doing this we retain more of the original historic fabric and more of the character of the property.

Above:

The existing window to no 11 which was originally granted consent to remove and replace with new bifold doors.

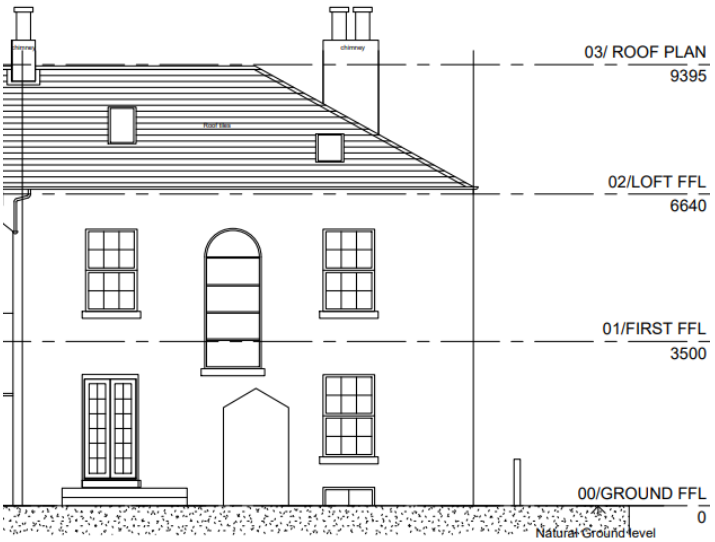


Above:

Approved elevations.

Below:

New proposed French doors in lieu of bifold doors. Instead of aluminium, these proposed doors would be heritage style double glazed painted timber to match the existing windows.



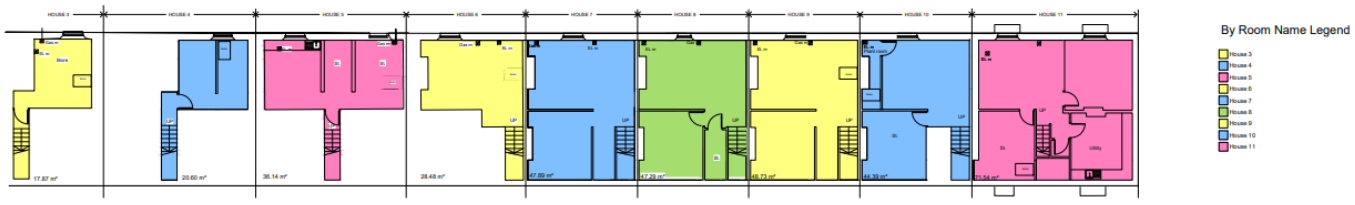
7.0 – Blind windows to house no 11

It is proposed to retain the 'blind' window to the rear, on the first floor, but instead of painting on a window – it is proposed to simply paint over it – a feature that is utilised on houses 1,4 and 5

It is also proposed to wall up the basement window and form a ‘blind’ window detail, as this window will be covered by patio steps from the kitchen into the garden. The window is not required internally as it is a store. The walls will be made good.

8.0 – Removal of modern basement stud partitions to properties 4,5 and 10

It is proposed to remove the modern stud partitions to houses 4,5 and 10 to make better use of the basements and to assist with the tanking of the basements. Below is the approved scheme.



AP BASEMENT FLOOR PLAN
1 : 100

Below is the proposed scheme with the modern walls removed to houses 4,5 and 10.

AP BASEMENT FLOOR PLAN
1 : 100

The removal of these modern stud partitions does not involve the removal of any of the original historic fabric of the building, but rather show its original dimensions. It is, therefore, trusted that the revision is considered a positive amendment.

A full-size drawing accompanies this application.

9.0 – Amendment to utility room layout to houses 3, 4 , 5, 6 ,7, 9 and 10

Further to detailed design of the kitchens and utility rooms, the configuration has been amended slightly from the originally approved plans. The new plans make better use of the space and also reduce the impact on the heritage asset. A full-size drawing with the revised layouts accompanies this application.

It was also assumed that house no 10 would have a chimney breast as houses 6-9, however once the false wall was removed here was no chimney breast, so the updated plans also reflect this.

Above:

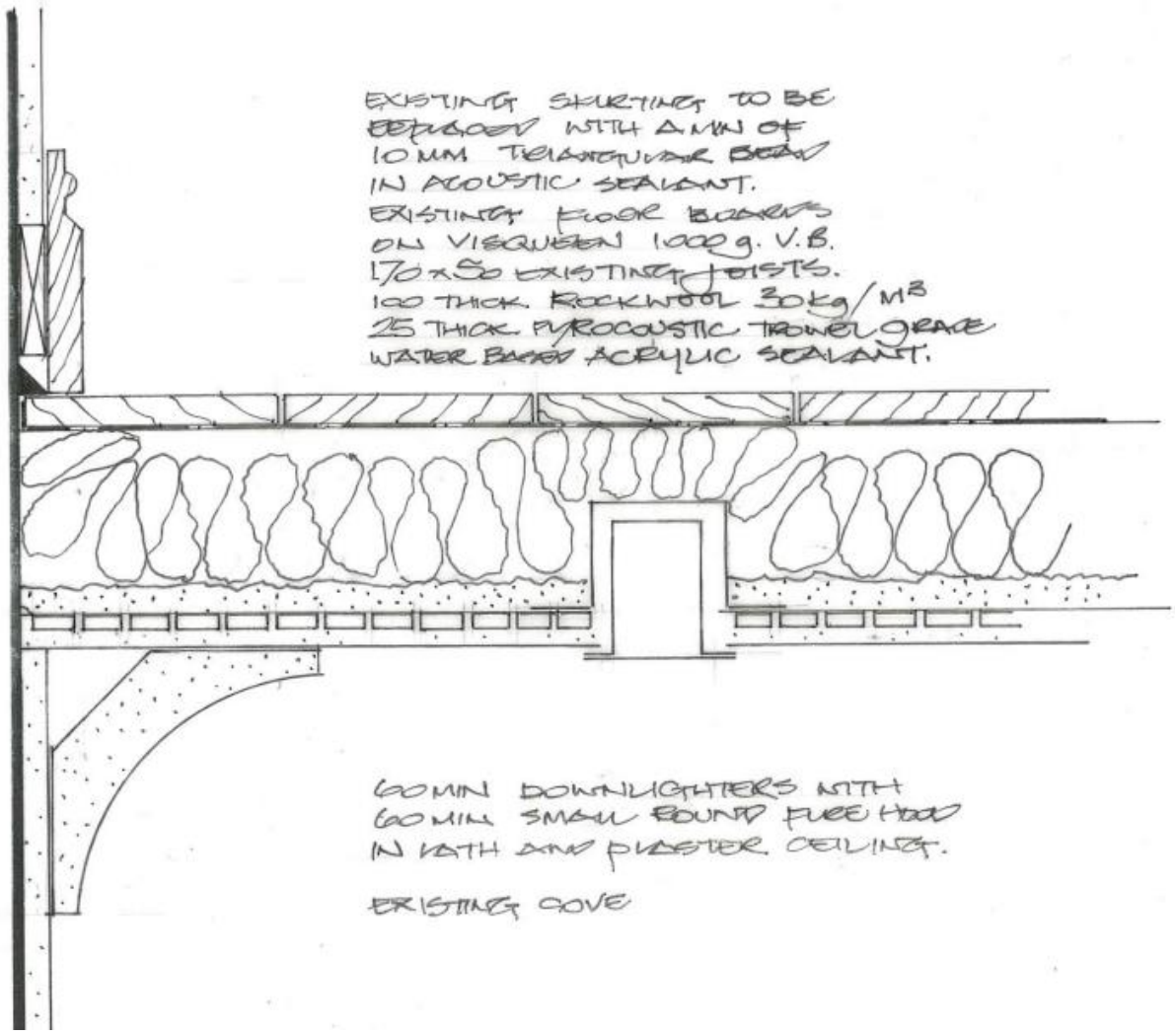
The approved scheme

Below:

Minor amendments to layouts.

10.0 – Fire separation for apartments 1A and 1B

To provide fire and acoustic protection between the ground floor and first floor apartments to house no 1, it is proposed to retain the existing ceiling and apply acoustic insulation between the joists and add a vapour barrier to the existing floor prior to reinstating the existing floor boards. It is acknowledged this does not comply with building regulations for acoustics and fire, however, it is an improvement to the existing situation.



11.0 – Removal of glazing in existing hall ceilings to properties 7, 8, 9 and 10.

Above the staircases in properties 7, 8, 9 and 10 on the landing is a glazed light in the ceiling to bring natural daylight into the property. The glass to all properties requires carefully taking out and cleaning, however this will always be a problem. Given the location at the top of the stairs – this is acknowledged as being a hazardous process to undertake. Health and safety have suggested for the safety of the properties and their end users that these features are removed and boarded over.

Above: House 7 ceiling light.

12.0 ASSESSMENT OF DEVELOPMENT IMPACT

This section provides a summary of the significance of 11 Houses, and description of the development proposal. It then considers the significance of the proposal on the Saint Bees village and assesses the potential impact upon this significance in the context of relevant national and local policy.

Summary of Proposed Works

- Limited external works are proposed to the existing property and are not considered to impact upon the significance of the external fabric.
- The proposed development comprises the renovation and refurbishment of the existing No 11 terrace houses at St Bees 1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW, to provide high specification residential terrace houses, which are predominantly internal works. To accommodate the new units a number of existing internal walls and partitions will be removed to provide quality space to new residents and their families. The existing staircases, structure and other existing period features will be retained.
- Details of the proposed Works are contained in the design drawings and this document.

Given that the historic asset comprising the 11 listed houses is being retained, with the works principally relating to the later rear extensions, there would be no loss of the significance of the designated heritage asset or the relationship with its surroundings. It is appreciated that later additions may also have value, though the core consent accepted that the rear elevations, and the extensions there-to, do not have the same significance.

The proposed works to the roofs of these rear extensions are, however, needed, in order to address clear issues associated with their fabric, which clearly have been on-going and led to poor remedial works in the past. Furthermore, as well as addressing the current issue the minor amendments should prevent them from reoccurring in the future. They would also not be readily apparent, if at all, maintaining the existing arrangement and contribution to their immediate surroundings.

The internal alterations to the building have been described in turn by this statement, with few appearing contentious. For instance, the internal amendments are restricted and retain the historic/approved layout. There are some simplifications, but these provide a clearer understanding of and ability to appreciate the historic arrangement of each building (such as the works to the basements).

Additional works are required, as described above, due to the issues unearthed once work started on site, such as the poor existing concrete floor to the rear extensions. Its replacement appears to be a sensible solution to

ensure the long-term structural integrity of these elements, in much the same way as the works required to each roof. The opening-up of the chimney flues demonstrates that original fireplaces have been removed in nearly all instances, providing an opportunity, with a minor change, to better integrate these areas into the kitchens. Again, this appears to be a sensible and discrete revision, but one which needs to be agreed.

The replacement of a range of later letter slots to the front elevation with more appropriate, as well as practical, with heritage hardware appearing to be a sensible and (hopefully) uncontentious alteration that will assist future residents.

It is ultimately a matter for the decision maker to consider whether or not there would be any harm to the significance of the designated heritage asset, which this report seeks to assist. Whilst most of the changes appear to be positive, in the event that any should be deemed to harm the specific asset, it is clear that this would be restricted and less than substantial, as the significance of the building and the features found there-in would be preserved.

However, if the Council should consider that there is less than substantial harm to the significance of the designated heritage asset, this harm has to be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum and viable use (as set out at Paragraph 202 of the NPPF). Indeed, Local Planning Authorities should be looking for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 206 of the NPPF).

Ultimately, the NPPF seeks to deliver sustainable development in a positive manner that looks for solutions that deliver such development in the most appropriate manner possible. Clearly there is renewed emphasis upon the need for adaptations that reduce energy consumption and the environmental impacts arising, and the proposals are very much designed to not only address the issues identified but also reduce future environmental impacts (in this instance, water ingress) in as sympathetic a manner as possible. In this respect, Local Planning Authorities should approach decisions in a positive and creative manner, whilst working proactively with applicants (Paragraph 38 of the NPPF). Whilst historic assets represent an irreplaceable resource, decisions should ensure that they can be enjoyed for the contribution that they make to the quality of life of the existing (as well as future) generations (Paragraph 189 of the NPPF).

In this respect, this application seeks minor amendments to the previous scheme now that work has started on site, and to address the various issues that have been uncovered. As the proposed works will address clear issues whilst promoting the sustainability, as well as enjoyment, of each house, they should be supported. In this respect, it is considered that the design aspirations of policy and the NPPF are adhered to, as specified by Paragraph 134 of the NPPF.

13.0 CONCLUSIONS

- This statement has considered the impact upon the historic environment of the proposed Works of 11 Houses at Lonsdale Terrace, Cumbria, Copeland District CA27 0BW. The internal renovation and changes of the existing houses will have positive impact on its external appearance and therefore will have positive impact on the local heritage because part of the proposal is to repair or replace missing or damaged parts of the building as shown within this document and proposed submitted plans and elevations.

- The proposed use is considered acceptable within the area and the Works proposed will have no substantive impact upon the significance of Saint Bees area. As such the policy tests set out within paragraphs 133 or 134 of the Framework are not engaged and it is considered that the proposals are consistent with paragraph 131 principles. Similarly, the development does not conflict with adopted development plan policies in respect of the historic environment.

- Overall, the proposals the subject of this application take a considered and sympathetic approach to the buildings involved, so as not to lose their historic importance or contribution to the area. However, they also seek to ensure that each dwelling not only meets the requirements of its occupants, but also addresses much needed works and renovations now, to the benefit of its fabric and long-term contribution to the area.

- The proposals, therefore, respond positively to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the guidance of the NPPF and NPPG. On the basis set out above, it is deemed that the policy requirements for Listed Buildings are complied with, with any minor impacts arising not only being less than substantial but more than compensated for by the other benefits arising.