
Architecture Unknown?

Tangier Buildings, Whitehaven CA28 7UZ
Planning Statement

October 2025
Revision: B

Introduction

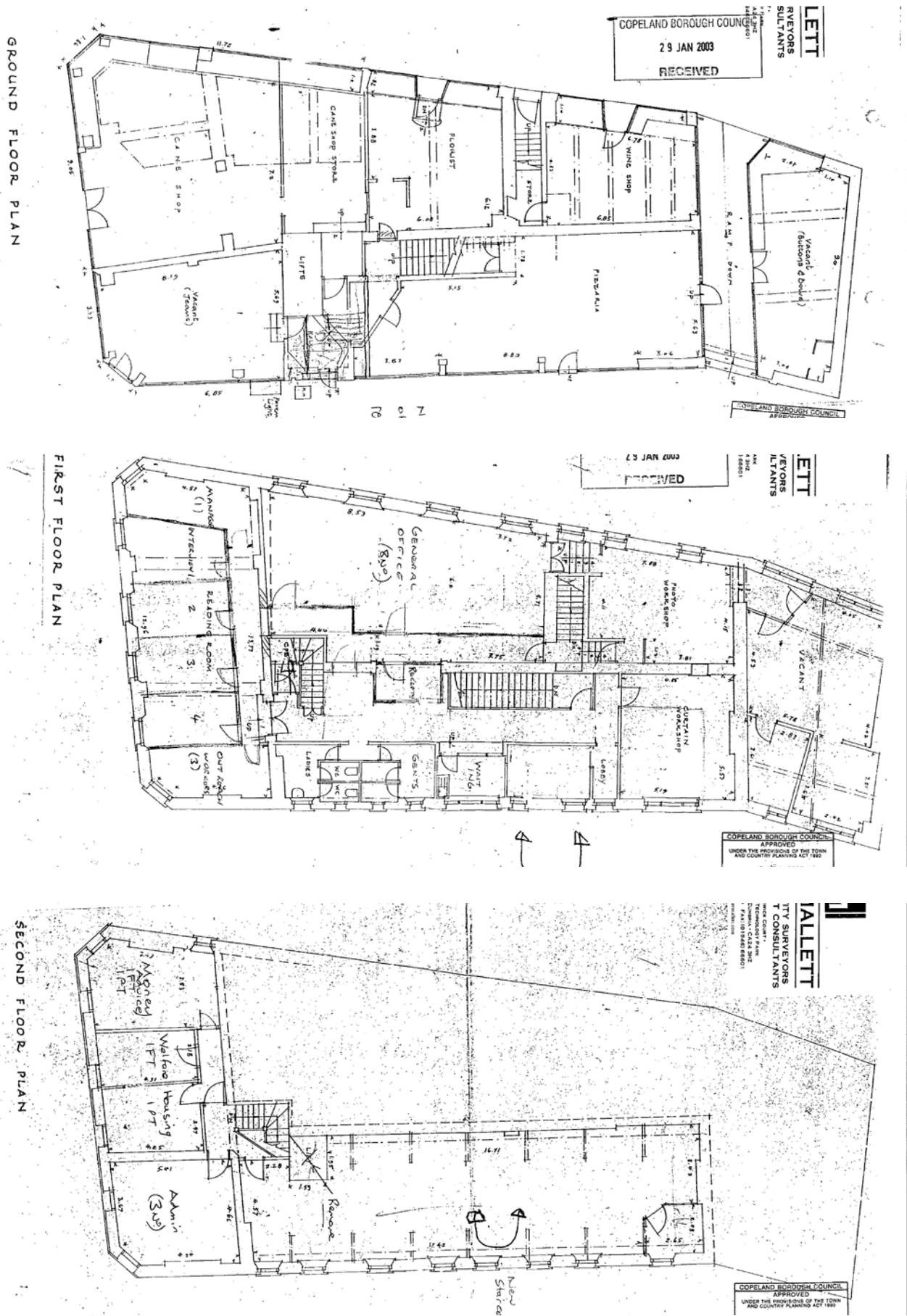
This Planning Statement has been prepared and submitted to Cumberland Council (herein referred to as 'The Council') by Architecture Unknown Ltd to support a full planning application and change of use on Tangier Buildings, Whitehaven CA28 7UZ (the site) for:

“PRIOR APPROVAL FOR CHANGE OF USE FROM CLASS (E) COMMERCIAL TO (C3) RESIDENTIAL AT FIRST AND SECOND FLOOR LEVELS TO PROVIDE EIGHT SELF CONTAINED FLATS”

Site and Context

The application site is located on the corner of Tangier Street and George Street within an area of mixed uses including commercial and residential. The site comprises of a 3-storey building which was previously occupied by a cane shop, florist, wine shop and pizzeria at ground floor level with general offices, photo workshop and curtain workshop at first floor and welfare housing at second floor level. In present day, the ground floor is used as a cocktail bar, whilst the first and second floor are used as offices for a charity. The Tangier Buildings have always had a jumble of uses and this can be established through council records/ rates etc. (Application No. 4/03/0098/0)

The site is located within the Whitehaven conservation area but it’s not listed.



Relevant Policies

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO 2015) -

Permitted development

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

Development not permitted

MA.1.- (1) Development is not permitted by Class MA -

(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;

Records show that the Tangier Building was used as wholly commercial since 2003.

F3 (d) if land covered by, or within the curtilage of, the building-

- (i) is or forms part of a site of special scientific interest;
- (ii) is or forms part of a listed building or land within its curtilage;
- (iii) is or forms part of a scheduled monument or land within its curtilage;
- (iv) is or forms part of a safety hazard area; or
- (v) is or forms part of a military explosives storage area;



The map above marks listed buildings within the boundary of the site. It is important to note that none are within the curtilage of the site.

- (e) if the building is within-
 - (i) an area of outstanding natural beauty;
 - (ii) an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;
 - (iii) the Broads;
 - (iv) a National Park; or
 - (v) a World Heritage Site;

The site is not located within any of the areas stated above.

Conditions

MA.2.-(1) Development under Class MA is permitted subject to the following conditions.

(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

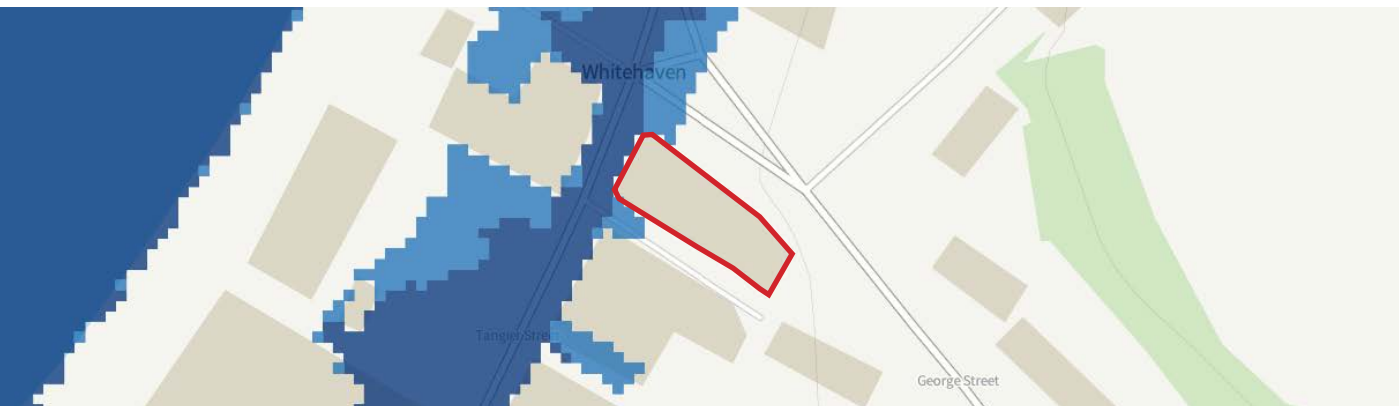
- (a) transport impacts of the development, particularly to ensure safe site access;

Additional details written below.

- (b) contamination risks in relation to the building;

The subject site is not considered to be contaminated and no ground works are proposed. As such the proposal should not cause concern or issues in relation to this.

- (c) flooding risks in relation to the building;



The site is located in 'Flood Zone 1' which has a low probability of flooding.

Relevant Policies [cont.]

(d) impacts of noise from commercial premises on the intended occupiers of the development;

Additional details written below.

(e) where-

(i) the building is located in a conservation area, and

Yes, it is located within the Whitehaven Town Centre Conservation Area

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

There is no change of use to the ground floor, thus no change to the floor plan or the street elevation

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

Additional details written below.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;

There is precedent for "above-commercial" residences within Whitehaven Town Centre Conservation Area.

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost

There is no loss of the above services.

(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

All flats have met Part B Requirements and is not above 18 metres in height.

Design and Appearance

The residential development will have no impact on the existing external appearance of the building or its surrounding context.

Transport & Highways Impact

The site is located within the vicinity of good public transport. There are two bus stops within a 1-minute walk. There is one bus stop opposite Operas Bingo (cumawjmg) and the other outside Tangier Street (cumawjmj) serving a number of bus routes including 29, 29A and 30. The site is also within a short walking distance of 4 minutes to Whitehaven Train Station.

The proposed residential units will not result in any significant increase impact on the highway network than the existing offices use. Hence it is not considered that the residential units would cause a detrimental impact on safety and capacity of the surrounding highway network.

Parking

The development benefits from a nearby car park (Tangier Street Car Park) at the rear of the building providing 31 car parking spaces. There are also many other car parking facilities nearby within a short walking distance including Strand Street Car Park, Whitehaven Queen's Dock Car Park and Whitehaven Car Park

Since the site has good connections to public transport; hence, it is not anticipated that the number of units created here would harm the existing parking conditions.

Access

Access to the proposed residential development is via the main road (George Street). The site is well set back from the established building line which helps alleviate ingress/egress activity on the pedestrian path.

Noise Impact

The building is of sound construction with timber floors, which provide a base level of structural integrity. However, to enhance sound insulation, our proposal includes additional soundproofing measures between the commercial unit at ground floor level and the proposed residential flats above, as well as between each residential level.

The soundproofing specification will consist of the following: The void between existing joists filled with Rockwool ProRox RW5 acoustic slab insulation finished with Hush Panel 28 with edging details to manufacturer’s details to improve both direct sound transfer and flanking sound.

Regarding fireproofing, we have assumed that the existing commercial units comply with current building regulations. This includes the installation of fire-rated plasterboard (commonly known as fireline plasterboard) on the underside of the ceiling, providing the required level of fire resistance in accordance with regulatory standards. To minimise disruption to the existing businesses, we are proposing that any required interventions or upgrades be carried out from above, rather than through the occupied spaces below.

Waste / Recycle

Waste and recycling disposal will follow Copeland Borough Council’s collection procedures. This includes placing waste and recycling bins out for collection before 7 a.m. on the designated day.

Copeland Borough Council provides three coloured boxes for recycling: blue for paper and card, green for glass, and black for plastic and metal. Residents should place these boxes at the kerbside for collection.

As noted, each flat requires one 180L black bin, meaning a total of eight bins are needed. Alternatively, two large 1100L metal wheelie bins (each suitable for approximately 5–6 apartments) can be provided. These bins will be located on Gregg Street.

Natural Light

The proposed flats benefit from adequate natural light as the large windows on the front/ side elevations of the building are north-east facing. Regardless, all flats have windows despite orientation.

Heritage

The application site at Tangier Buildings, Whitehaven lies within the Whitehaven Town Centre Conservation Area, a designated heritage asset recognised for its historic grid-iron town plan, Georgian architectural character, and strong visual connection with the harbour. The Whitehaven Town Centre and High Street Conservation Areas Character Appraisal identifies the area’s planned townscape, coherent building forms, and traditional materials as fundamental to its significance. No external alterations are proposed as part of this application.

In accordance with **Section 16 of the National Planning Policy Framework (NPPF)**, proposals affecting heritage assets must consider the significance of those assets and avoid harm unless clearly justified. Great weight is given to the conservation of designated heritage assets. As the proposal consists solely of internal works with no impact on external appearance, setting, key views, or townscape character, the development results in no harm to the significance of the Conservation Area. The proposal therefore fully complies with NPPF requirements for conserving and enhancing the historic environment.

The proposal has also been assessed against relevant policies of the Copeland Local Plan, including:

Policy ENV4 – Heritage Assets, which seeks to conserve and enhance the Borough’s heritage assets, including conservation areas.

Policy DM27 – Built Heritage and Archaeology, which requires development to preserve or enhance the character and appearance of conservation areas.

The proposal also aligns with the **Copeland Conservation Area Design Guide SPD (2017) and the Whitehaven Town Centre Conservation Area Character Appraisal and Management Plan**, both of which emphasise retaining historic building form, materials, and visual coherence. As no external changes are proposed, there is no conflict with the design, materiality, or townscape guidance contained within these documents.

Conclusion

It is considered that the proposed change of use accords with the requirements of Class MA of the GPDO and prior approval procedure. The proposal provides much needed residential units in the town centre.

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