

Heritage, Design and Access Statement



Change of use from ground floor shop and printing works to 3 bedroom apartment and print workshop.

76-77 Lowther Street, Whitehaven

May 2021

Planning Statement

Introduction

This planning statement has been prepared on behalf of Mr. K Purkiss, Owner of the application site and is to accompany a Full planning and Listed building application for the change of use of an existing retail unit to form a residential apartment. The building sits in the Town centre and Planning policy welcomes conversion to residential and has previously approved the upper floors for residential use. The building has previously been subject to an inspection by the Conservation Officer.

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Volume

The planning application submitted refers to a Planning and Listed Building application for the conversion of part of the ground floor shop and workshop to form a dwelling with the remaining floor area as a printing workshop with separate access via a side door off Lowther Street.

The building sees no increase in footprint which remains as existing. There is a loss of retail area of approximately 100m² to accommodate the new dwelling.

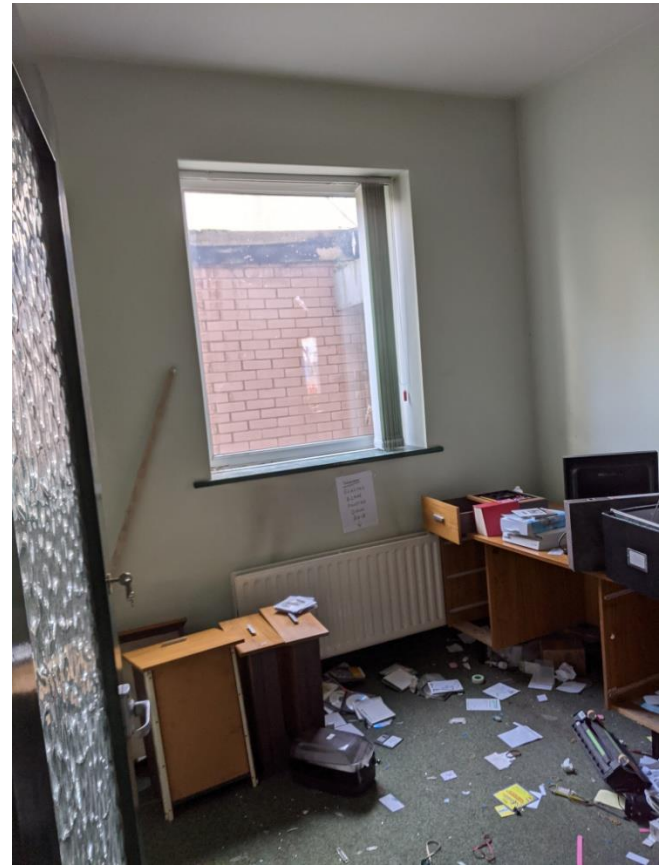
Layout and Scale

The building sits in a prominent position on Lowther Street and has been sub-divided previously into residential units on the first and second floors. They have a separate door access to the LHS of the frontage. To the left of this door is a passageway giving access to the rear of the property and to the reduced print works area.

The property is large and grand in scale. The property is Grade II Listed entry number 1207864. The ground floor is currently a print shop offering printing of various types, plans, brochures, invitations etc. The remainder of the ground floor including the modern additions to the rear are for the printing machinery and paper storage with staff welfare facilities.

Appearance

The original building with the exception of the shop unit has remained virtually unchanged in appearance. The shop unit has 2 large non opening 'shop' windows which were put in many years ago, it would appear they have been installed with the removal of the existing sash windows and the openings enlarged. It is proposed to remove these windows and replace with traditional timber painted sash windows to greatly enhance the elevation. The inside of the property was modernised at the time of the large window installation and has had all if any any traditional features removed.



Access

The existing doorways will remain offering access to the existing first and second floor apartments, the proposed ground floor apartment and the printworks to the rear.

Conclusion

The proposal is sympathetic to the host building and with the removal of the shop windows and the installation of traditional sash windows in replacement greatly enhances its external appearance. The conversion to an additional residential unit in the town can only be an advantage to the Towns prosperity.