
DESIGN AND ACCESS STATEMENT

August 2024

24018 Shell works to 64/65 King Street, Whitehaven



PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

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We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

1.0 INTRODUCTION PAGE 4

2.0 CONTEXT PAGE 6

3.0 DESIGN PAGE 8

4.0 HERITAGE PAGE 10

1 | INTRODUCTION

This Design and Access Statement has been prepared to accompany a full planning application for the development of the former Burton building, 64-65 King Street, Whitehaven.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out detailed requirements for the contents of Design and Access Statements. Further advice is provided in Guidance on Information Requirements and Validation (2010) published by the Department of Communities and Local Government (DCLG) as well as in 'Design and Access Statements' as published by the Commission for Architecture and the Built Environment (CABE). As such, one statement is required to cover both design and access, allowing applicants to demonstrate an integrated approach delivering inclusive design, responsive to context alongside addressing accessibility for intended user throughout the design process.

2 | CONTEXT

2.1 LOCALITY
CONTEXT

Location

Site Address: 64–65 King Street, Whitehaven, Cumbria. CA28 7LE

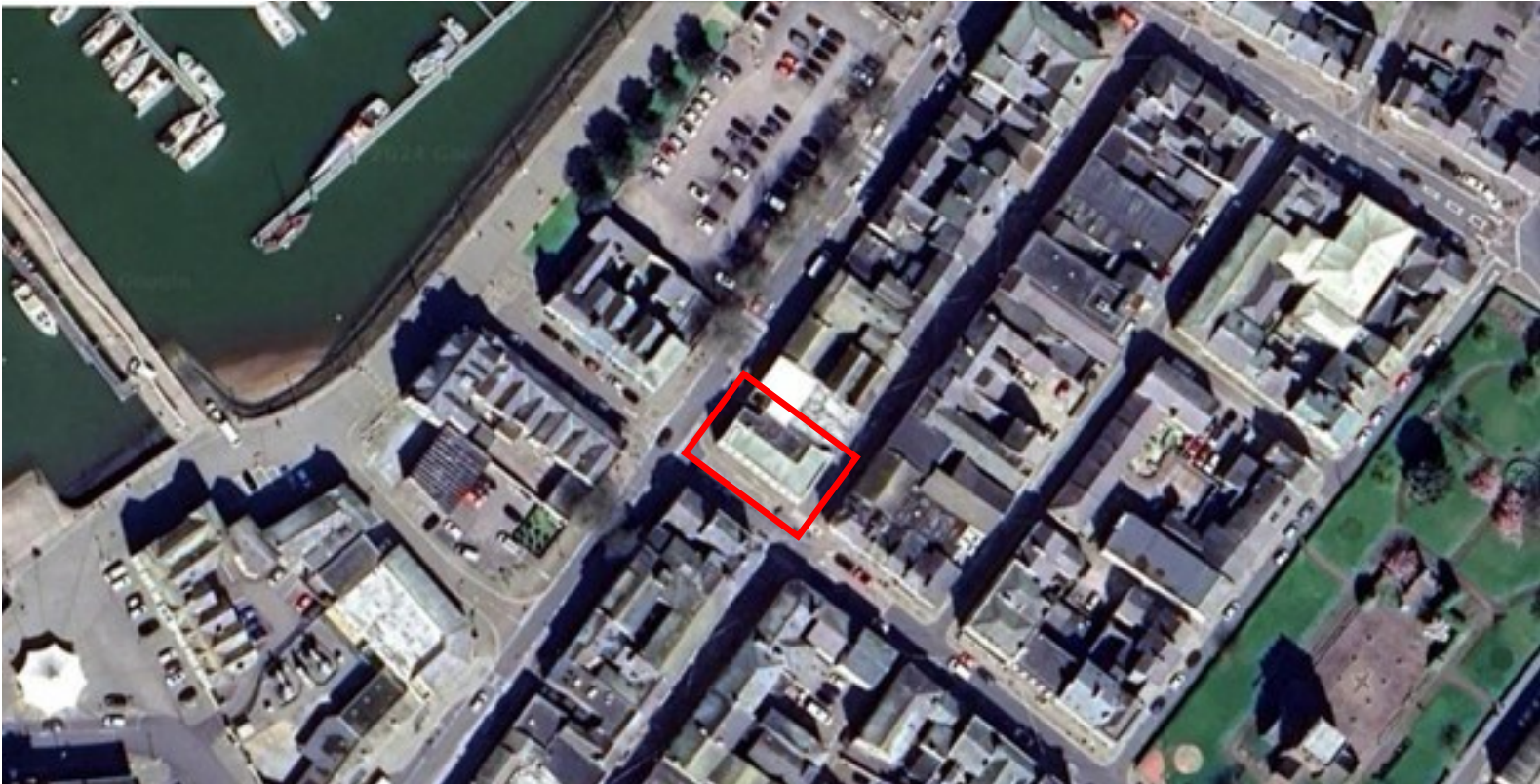
Grid Reference: NX972182

X (Easting) 297283, Y (Northing) 518208

What3words: ///doctor.brave.chef

Locality

64–65 King Street, Whitehaven, is situated on a prominent corner plot at the junction of King Street and Lowther Street, within the Whitehaven Town Centre Conservation area.



Aerial view of locality of proposed building works



View looking North East from Lowther Street



View looking North West from Lowther Street with King Street to left hand side

3 | DESIGN

3.1 DESIGN
CONCEPT

The proposed works include the replacement of single glazed, timber frame external windows an existing two storey building. Additional works will be undertaken as general maintenance externally, including repairs and repainting to the shopfront windows and the removal of existing defective paintwork to the existing stonework facades. Overall, these works will enhance the property and make it more appealing to any potential tenants who will be looking to occupy the prime town centre property.

Use

The property is a vacant retail premises, last occupied by Burton Menswear.

Amount

Works are proposed to the existing property only, with no additional floor space created.

Layout

The layout of the building will remain as existing. General maintenance is proposed to the internal building fabric to improve fire protection and aesthetics for potential tenants.

Scale

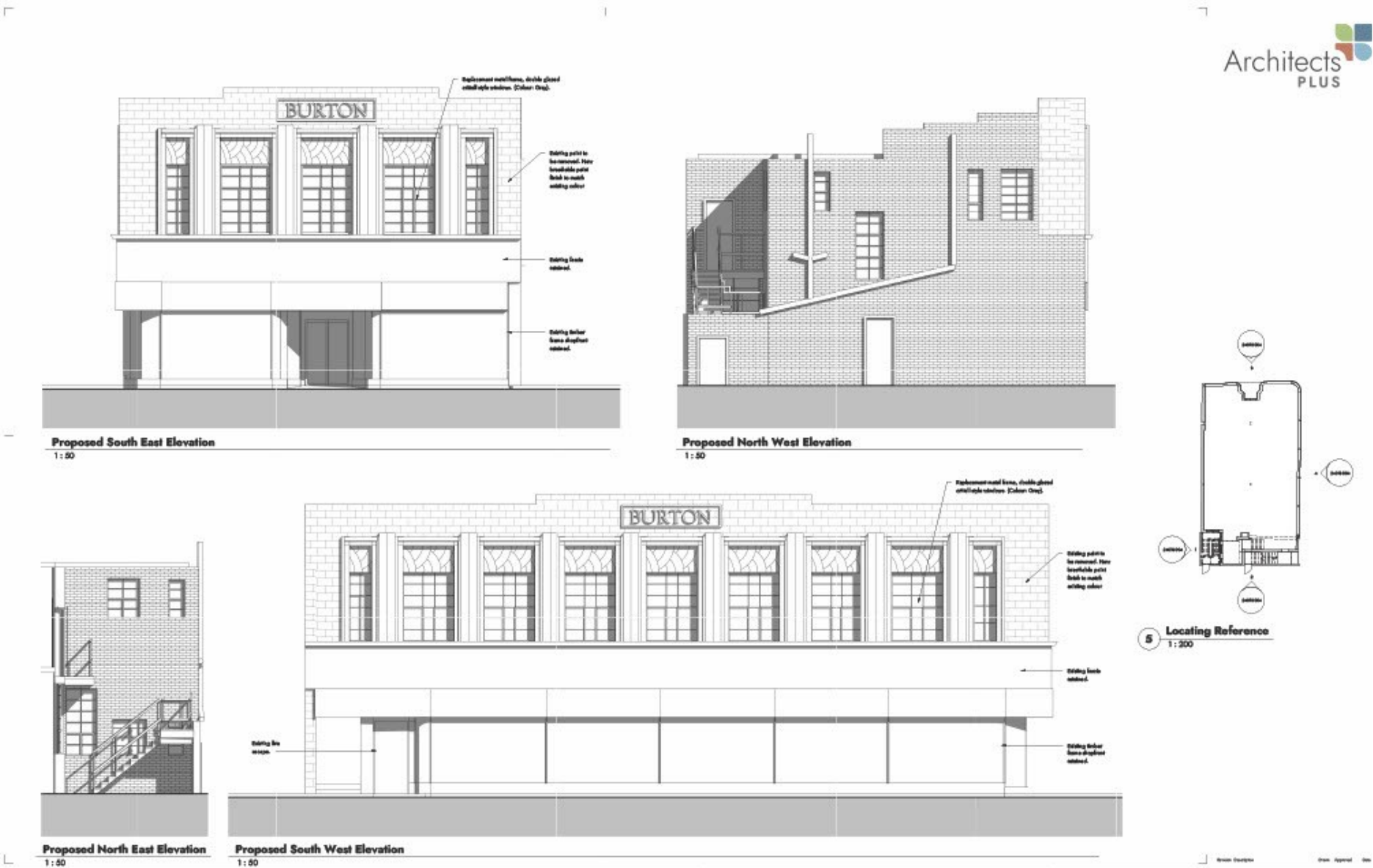
The proposed works will not alter the scale of the existing building.

Appearance

The appearance of the building will be altered due to the replacement of the existing single glazed, timber frame windows and blanking panels at first floor level. New double glazed, metal frame ‘Crittall’ windows are proposed which are more suited to the art deco style of the 1930’s property. Shopfront windows to the ground floor will be retained, repaired and repainted. The paintwork to the existing façade is in poor decorative condition and the existing paintwork will be removed to expose the existing stonework.

Access

Access to the building will not change as a result of any of the proposed refurbishment works. The ground floor main entrance on King Street is at existing street level, and this will be retained. The external fire escape doors to the north west and south east elevations are to be retained in their current position. Internally, the existing staircase will be retained, with the addition benefit of upgraded fire protection measures which will not impede access to the staircase or exits.



Proposed elevations

4 | HERITAGE

4.1 HERITAGE
CONTEXT

The property is located within the Whitehaven Town Centre Conservation area, and whilst the building is a unique Art Deco property of architectural merit, it is not listed as a designated heritage asset with Historic England. The building was constructed in circa 1938 for use as a retail premises and this use continued until the property was left vacant in more recent years. The building is highly visible within the Whitehaven townscape by its placement at a prominent high street junction of King Street and Lowther Street, and the building is characterised by its Art Deco architectural style, thought to be the only commercial art deco property within the local area. The building placement is back to front, which gives an impression of a much larger and grander building when viewed from Lowther Street.

There have been adaptations to the external fabric including additions of a grey fascia at ground floor level to the south east and south west elevations. The original metal framed windows at first floor level have been replaced with single glazed, timber framed windows to the north west, south west and south east elevations.

This application seeks to replace the existing first floor, single glazed, timber framed windows, and provide new double glazed, metal frame ‘Crittall’ style windows to the north west, south west and south east elevations. The composition and material of the first floor windows have changed from their original intention. Originally, the windows would have been steel framed, and set back into the face of the building in streamlined and elegant Art Deco style. The proposals will significantly improve the heritage asset by returning the façade of the building more in keeping with the original intended appearance. This safeguards the building for future tenants by increasing the thermal efficiency, protecting the fabric for longer term, and returning the building in alignment with the original aesthetic. There may be minor making good works to the internal face of the external walls following the window replacement, however the internal finishes are not of any architectural merit.

The existing metal framed, shopfront windows at ground floor level will remain as existing. Minor repairs will be undertaken and the window frames will be repainted to match their existing colour.

The existing defective paint work, to the first floor of the south east and the south west façade, will be removed to improve the building aesthetic back to the original exposed stonework, to prolong the life of the property and enhance the streetscape within the high street.



Existing south west elevation, viewed from Lowther Street



Existing south east elevation, viewed from King Street



Existing south east elevation, viewed from north east of King Street



Existing north east elevation, viewed from Strand Street



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