

**DESIGN AND ACCESS STATEMENT,
WHITEHAVEN CASTLE, FLATTS WALK,
CA28 7RA**

APRIL 2024



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4415-10-23

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1.0 INTRODUCTION

This Design and Access Statement has been prepared for Whitehaven Castle. Whitehaven Castle is an age exclusive housing schemes with 33 flats which are experiencing issues with water ingress to the top floor along the front (North Elevation). This statement has been prepared by Storm Tempest Ltd on the instructions of Home Group. The application is for listed planning consent to replace external lead box gutter lining with new code 5 lead including expansion joints.

This statement is in support of a planning application to be submitted to Copeland Council and should be read in conjunction with Storm Tempest Ltd submitted documents.

2.0 PROPERTY DESCRIPTION

The building is a three-storey building constructed of stone in 1769. The roof is covered natural slate. The windows are single glazed sash.

3.0 THE PROPOSALS

- 3.1 External Works include:
- Strip out existing lead box gutter linings including upstands and flashing in the locations indicated on the supplied docs.
 - Replace with Code 5 lead including neoprene expansion joints, flashing and upstands fixed appropriately to the rear of the battlements and behind sloped tiled roof sections.
 - All works to be undertaken by Lead Contractors Association (LCA) approved contractor.

4.0 DESIGN & ACCESS CONSIDERATIONS

- 4.1 Use The property is a sheltered living housing facility. No changes in use are proposed.
- 4.2 Amount The property currently comprises of 33 flats; no change in amount is proposed.
- 4.3 Layout No remodelling or layout changes are proposed.
- 4.4 Scale No change to the scale of the property is proposed.
- 4.5 Landscaping No landscaping is proposed.
- 4.6 Appearance Replacement of lead box gutter lining along the front (North Elevation) to the section between the battlements and the sloped roof.

4.7 Access The access to Whitehaven Castle is maintained with no changes proposed.

5.0 CONCLUSIONS

The proposals set out in this application are necessary to ensure complete water tightness, ensure good living standards of residents and to increase the building's longevity. The proposals are to prepare the property to be used and enjoyed in the future while retaining the external character of the building and the surrounding area.

It is therefore that the proposal complies with the policies regarding design and access.