

Monday, 14 September 2020

34-35 Tangier Street, Whitehaven CA28 7UZ

Retrospective planning application for the change of use to the upper floors to 3 self-contained dwellings, together with a listed building application for minor internal amendments and a new window in order to bring the usage into line with current building regulation requirements.

Contents

Planning Policy	2
Use	2
Amount & Scale	2
Layout	2
Appearance	3
Heritage	3

Planning Policy



The Site, circled red adjacent, lies within the designated Town Centre Boundary of Whitehaven as defined by the Copeland Local Plan 2013-2028, adopted December 2013. It is subject to policies ENV4 and DM27 of this Conservation Area, Local Plan Boundary N and Settlement Boundary policy ST2, as well as Town Centre Boundary policies ER8 and ER9.

Use

The applicant purchased the freehold to the application site in 2017. The upper floors were in residential use at that time. It is unclear as to whether or not historically these rooms would have been built as storage and office space areas for the ground floor commercial uses or if they they were indeed under residential usage for managers accommodation or the like. This planning application seeks to regularise the current residential use.

Importantly with respect to this application is planning policy ER8 - Whitehaven Town Centre. Under part J, it is stated that “In Whitehaven town centre, development will be encouraged which: Diversifies the range of residential accommodation in the town centre, including the conversion and re-use of vacant floors over shops.” As such, the regularisation of this residential usage to the upper floors above 34-35 Tangier Street should meet with the full support of the Council.

Amount & Scale

There are 3 flats. Flat 1 is a two-bedroom duplex at 94m², flat 2 has one-bedroom and is 40m², and flat 3 is one-bedroom at 46m².

All flats are therefore in excess of the Technical housing standards - nationally described space standards as produced by the Department for Communities and Local Government.

Layout

The apartments that were historically created do not comply with building regulations. Minor changes are proposed in order so that they will now meet current requirements.

Flat 1

A partition wall is proposed adjacent to the kitchen area. This will create a fire-protected entrance hall and allow for a suitable means of escape from the bedroom area without having to pass through the kitchen in an emergency. A new partition and door is also proposed to the second floor bedroom in order so that a suitable landing can be provided in accordance with the building regulations requirements for staircases and landings.

Flat 2

No changes proposed.

Flat 3

There is currently no outlook to the lounge, with daylight being provided by a roof light only. It is proposed to move the kitchen / dining area to this room where light is of less importance, and then move the lounge to the former kitchen. By doing so, the lounge will then be situated on an externally facing wall whereby it is proposed to insert a new window so that the habitable rooms can benefit from natural daylight throughout.

Appearance

The only alteration to the external appearance of the building is the insertion of a new window to flat 2. This window to the west elevation will be an exact replica of the existing window to the first floor on the side of the north elevation. As such, it will not be of detriment in anyway to this listed building, and as this will sit on a rear facing gable end it will not have any impact to the existing rhythm of windows that exists to the front facing elevations of Tangier Street.

Heritage

The building is Grade II listed, list entry number 1247814, first listed 10th July 1989. The building was originally built as a Moto car salesroom and workshop, circa 1905. Rendered (probably sandstone, material not visible); diminishing slate roof with red crested ridge tiles. 2 storeys. Plan: shop (with offices over) with vehicular access and workshop to rear partly included in lower rear wing. Front, 4 window range the right-hand window bay curved towards street corner. Intact shop front with dentilled fascia, pedimented pilasters each with decorative plaster motif (fruit suspended from a shell); plate glass windows each with 3 upper lights, and deeply recessed half-glazed door. 1st floor windows under pediments on console brackets, horned sashes in reveals with glazing bars to upper sash only. Plaster festoons between the pediments; right-hand sash curved to accommodate corner. Moulded gutter box with egg and dart. Rear wing with one 3-light window under cornice on console brackets. Interior: evidence of rear vehicular access and workshop. A good early-C20 shop front in an important position on the east approach to the town. An important survival of the early motor-car trade, purpose built but using traditional motifs. In 1910 (Kelly's Directory) it was occupied by H S Jacques, motor-car retailer, one of the few operating in Cumberland at this date.

The building has since been occupied by Dominoes Pizza on the ground floor only corner unit (no.35), and the adjacent unit (no.34), was formerly an Indian restaurant that now lies vacant.

Internally, all of the upper floors have been newly fitted out and there are no original features within any of the existing flats. The insertion of new partitions will therefore have no impact upon the historical character of the building. Furthermore, the dimensions and scale of the rooms themselves has been lost over time through various alterations and so the minor insertion of these new partitions will also have a negligible impact to the legibility of this listed building as a whole.

The benefit of bringing the upper floors into a suitable residential usage is also something that should be encouraged as this will improve the viability of the building as a whole and therefore enable a future ongoing maintenance programme as will be required to keep the external aesthetics of this building intact.

The following page shows the existing frontages of the building facing Tangier Street.





To the left is the original window to the first floor on the north elevation that will be replicated in the rear elevation that faces the parking area and Millennium Promenade (pictured below). No other alterations are proposed to the exterior of the building to facilitate this application.

