

Design, Access & Heritage Statement

51 Duke Street, WHITEHAVEN



CUBIC

ARCHITECTURE + DESIGN

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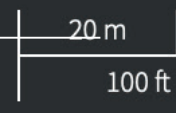
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1. PROJECT AIMS

1. The Development

1.1 This statement has been prepared in support of applications for full planning permission and Conservation Area Consent relating to 51 Duke Street, Whitehaven (hereafter referred to as the Application Site) on behalf of 2 by 2 Developments Ltd (hereafter referred to as the Applicant).

1.2 The application proposes the conversion of the existing Electrical Wholesaler Shop and Offices to form private residential accommodation (Use Class C3) and Short Let Hotel/ Serviced Apartments (under Use Class C1).

1.3 This conversion of the vacant and increasingly derelict Electrical Wholesalers to residential accommodation will enable the repair and refurbishment of the heritage asset and is a financially viable proposal for the reuse of the building and site.

1.4 The application proposals can be summarized as follows:

- Repair, refurbish and convert existing Retail and Office space to form: 12 × 1-bedroom apartments, Creation of off-street Motorcycle and Bicycle parking.
- Provide and reinstate an active frontage to the rear courtyard and parking court.

2. Context

2.1 The Application Building is not a Listed building, but sits immediately adjacent to the Grade II Listed building (Somerset House) in the Whitehaven Conservation area.

2.2 The Application Building has suffered from substantial water ingress, which has caused extensive internal damage to the walls, floors fixtures and fittings. The building in its setting and in proximity to the Grade II Listed Somerset House is recognized locally as non-designated heritage assets and sits along a protected vista within the Conservation Area.

2.3 The site lies within the Whitehaven Conservation Area and in a town centre location that is varied in architectural styles though predominantly Georgian. The variety of uses prevalent in this area includes Banks, Offices, Ecclesiastical buildings and Private Residences.

2.4 Planning and Consent
There are no previous recent Planning applications relevant to the current proposals.

2.5 The essential aim of the proposed development is to minimise the harm to the significance of the heritage assets. The proposals also aim to minimise any effect that new development

would have on the listed buildings' setting and significance.

3. Orientation

3.1 The application site is predominantly South-West Facing with its principle entrance fronting the Duke Street. The site is across the street from The Masonic Hall (Grade II Listed), to the West and adjoining Somerset house and bounded by Michael Street on its western boundary. The application site is a corner site and sits within Whitehaven's "grid" arrangement of streets.

4. The Existing Building

4.1 The Application Building is Hotel is a 2-storey stone and brick building covered with Smooth Stucco Render to the principal faced with ashlar render frames around the fenestration. The render is painted in a light color whilst all of the feature detailing is picked out in Black. The Roof to Eaves junction is finished with a coping profile continuous across the entire frontage and terminates in a lead apron flashing over the roof tile edging and presumably a concealed gutter.

4.2 The rear of the building is also rendered though in a roughcast/ pebble dashed finish of a less refined execution not untypical of other

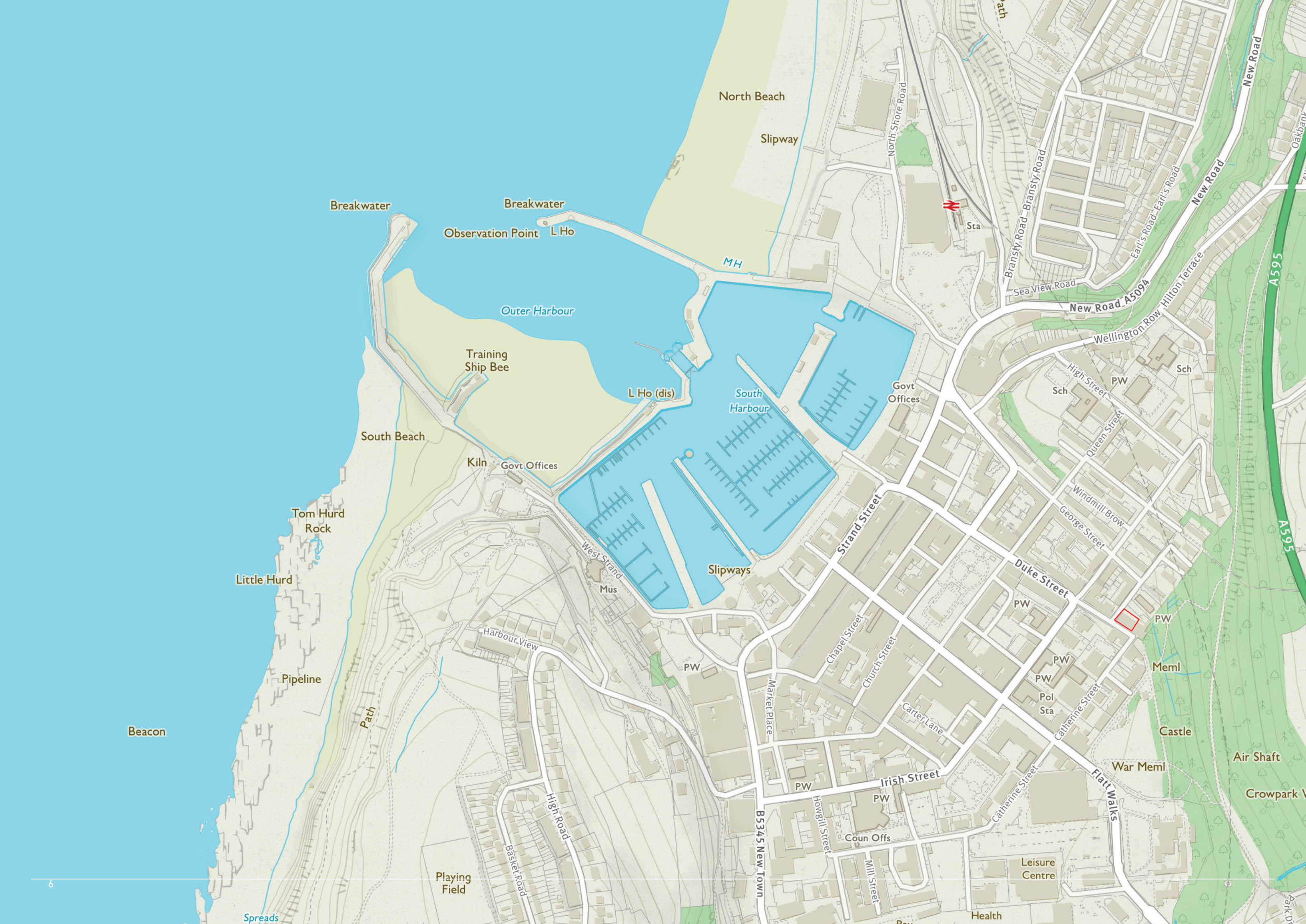
buildings of the type and era. The building reads visually as two buildings. The side elevation on Michael Street reveals a break in the eaves parapet line and at this juncture the rear building is read by the change in height as well as the change in roof type (hipped).

4.3 On the rear elevation, traces of previous (presumably) window openings are evident in the roughcast as evidenced by recessed render in the outline of the former windows. The rear façade is wholly secondary to the composition and features again traces These existing openings are further accentuated by some window sills that have been left in situ and thus exposing the history of the buildings evolution over time. The rear façade faces a car park (set into the hill) and a large retaining wall and bunded grass slope beyond which sweeps up to the adjoining property's boundary fence.

5. Accessibility

5.1 The application site is currently served by a vehicular access off Michael Street at the Side of the application site. The main entrance fronts the principle street Duke Street and is not far from the Corner with Duke Street which runs perpendicular in the City's grid form.





5.2 Whitehaven contains a range of facilities for local people, including a pre-school, primary school, village hall, church, pub and restaurants, car parking, supermarkets and public open spaces. As such, many local trips can be accommodated with facilities within walking distance of the application site.

5.3 The nearest bus stops further up Duke Street towards the Central Business District. This bus provides accessibility to various employment areas within the Urban zone and connectivity to wider Cumbria including Workington (17min away by Train) to the North and Sellafield (26mins by Train to the South). The application Site is within a 9 minute walk to the nearest National Rail station at Whitehaven.

5.4 St. James CoE Primary School is within walking distance of the application site. There are also several secondary schools in the area, all of which are accessible by car and foot.

5.5 Whilst it is likely that residents within the site would make some journeys by car, this would not be unlike those made by the residents of many towns. For instance, supermarket shopping is typically undertaken by car or via home delivery

due to the weight of bags. In any case, we note that the National Travel Survey 2015 records that the national trend is for 76% of trips under 1 mile to be made on foot, and that an average walking trip is 18 minutes in duration; this would be sufficient to reach the nearby bus stops, primary school, and pub. (Ref <https://www.gov.uk/government/statistics/national-travel-survey-2015>).

6. The Proposal

6.1 The application site consists of The former Electrical Wholesalers retail space and Warehouse. At present, the entire building is unoccupied.

6.2 This planning application proposes the renovation and conversion of a non-designated heritage asset into residential dwellings. The Tenure of occupancy is mixed with some Short term Lets alongside Private residential properties. No major works to the Principal façade are envisioned save for the replacement of the existing windows with suitably detailed but more thermally efficient heritage styled sash windows to match the existing proposed for removal.

6.3 The Rear elevation (facing the parking court) will have new windows

installed in existing infilled openings, the rear access door will be reinstated.

6.4 New Cycle hoops will be installed to make provision for bicycle storage, but generally external finishes and color schemes will be retained. The majority and bulk of renovation works will be internal. There is still much exploratory work that needs to be done to investigate the source of water ingress. Dependent on damage discovered, there may be a requirement to carry out major structural works and possibly to replace the roof in whole or in part. In either event, the replacement will be like for like in terms of external slate tiles to the roof and any lead work and flashings displaced by repair works will be reinstated in lead to make the building watertight.

6.5 The design of the proposed development has been considered with care and the intention is to replicate as much as is practicable the internal detailing and features. Internal paneled doors where replaced will be with like for like and any decorative architraves and base board heights and profiles will be replicated to match existing. Regard has also been paid to the principles of good design and the requirements of the NPPF.

7. Use

7.1 The last known official use is presumed to be A1 Retail at Ground Floor with Ancillary B1 Offices and Storage at first floor.

7.2 This application proposes to apply for a change of use for this building to a Mixed Use development with some Short let units under C1 of the Use class orders and other Private Residential Units under use to class C3.

8. Amount

8.1 The new proposed development would not substantially alter the amount of floor space of the Application Building as no external extensions are proposed. This remodeling will seek to reappropriate internal walls and structure (within the limits of what is feasible). This application primarily relates to the conversion of the existing building to split the floor plates into a more efficient layout dependent on one Stair Core and Means of Escape with a reinstated Access in addition to the existing Primary Access on Duke Street.. The renovation will be executed in a manner sympathetic to the architectural style and history of the building.



9. Layout

9.1 The building's internal layout would largely remain unchanged as far as possible. The building will be sub-divided to create separate apartments. The proposed layout has been considered carefully, with regard to the need to retain historic fabric where practical. Our clients intention is to replace all of the legacy windows with new thermally efficient upvc double glazing to match the existing heritage window types in size, color and operation.

10. Scale

10.1 As with the amount, the scale of the building would not be substantially altered.

11. Appearance

11.1 The principle appearance of the Application Building will remain largely as existing with the only discernible changes to fenestration which will be matched as closely as possible to the existing windows. The proposals' aim is to improve the building's appearance at the rear whilst retaining the main character and visual identity of the main building.

12. Landscaping

12.1 A modest landscaping scheme is proposed for the Courtyard between the Stable Building and Main building. This will largely be hardscaping punctuated with green pockets all with the aim of enhancing the setting of the buildings.

13. The Heritage Asset

13.1 The Application Building, whilst not a listed building could be considered a non-designated heritage asset. As such and given its setting adjacent to Listed buildings the approach to redevelopment of this site has taken cognizance of this setting and the approach taken has been to would ensure that as many original features are retained as possible.

13.2 Alterations and demolitions would be kept to the minimum necessary to allow for the building's conversion. Meanwhile, original features such as the decorative plaster work, fire surrounds, decorative ceilings etc will be retained, restored or reused where possible.

13.3 It is anticipated that further details, such as in relation to the installation of services, would be set out in relation to planning conditions.

The Applicant would make their best efforts to install these where any current supplies are already located, and with as little disruption to the building's appearance and historic fabric as possible.

14. Pedestrian and Cycle Accessibility

14.1 There will be pedestrian access to the site utilising the existing street entrance on Duke Street and the newly reinstated Access via the new rear Courtyard and access stair. The nearest Cycle Route to the application site is The Hadrian's Cycleway – Route 72.

14.2 With regard to pedestrian access to the local area, the application site is in the heart of the urban area and well connected to all other services. There are a range of local facilities within the village which can help to meet residents' day today needs, which include schools, a church, pub and restaurants.

15. Parking Provision

15.1 Due to site constraints, on site car parking is not possible. However

more sustainable modes of parking is possible and so communal secure cycle parking will be provided totaling 6No. spaces for the development. Cycle hoops will be located where possible in spaces that are naturally surveilled to avoid pilferage.

15.2 "Off Street" car parking is also not available nearby due to current Local Authority parking management restrictions, however public parking is available within a reasonable walking distance of the application site and so is access to public transport thus mitigating the requirement for on site car parking.

16. Inclusive Access

16.1 Wherever possible the remodeled building will comply with Part M of building regulations. Accessibility improvements would also be provided for the heritage asset, as far as is possible.

16.2 Due to site constraints, it is not possible to provide level thresholds at access to all floors and apartments within the building. At least 1 apartment is accessible directly from the rear lobby and stepped access from the apartment entered off Michael Street.



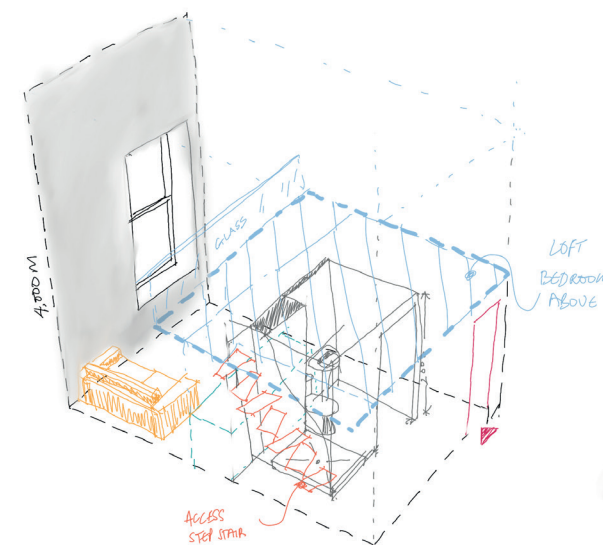




17. Sustainable Transport

17.1 The application site is located close to several bus routes. It is possible to access local towns, shops, schools and sources of employment via public transport. It is also, possible to use the local bus service, or cycle, to connect to mainline railway services at Whitehaven Station which both provide train links to Carlisle and beyond.

17.2 The Applicant intends to provide (if required) a residents pack of information detailing public transport facilities, to ensure they are aware of the opportunities available. This is intended to help maximise the use of sustainable modes of transport.



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Key

-  Georgian Grid-Iron Character Area
-  Whitehaven Town Centre Conservation Area
-  High Street Conservation Area
-  Grade I Listed Building/Feature
-  Grade II* Listed Building/Feature
-  Grade II Listed Building/Feature
-  Scheduled Ancient Monument

1. HERITAGE STATEMENT

1.1 This Heritage Statement has been prepared in support of a full planning application by 2 by 2 Developments Ltd to Copeland Borough council, for the change of use from A1 retail with Ancilliary B1 offices to residential including internal and external changes to No.51 Duke Street (Whitehaven).

1.2 This Statement:

- reviews relevant national and local heritage related policy;
- identifies the context of the site by reference to a range of sources; and identifies the immediate context and heritage assets of the proposal
- analyses the significance of the identified heritage assets; and
- assesses the impact of the development proposal on the surrounding architectural context.

1.3 Purpose:
No.51 Duke Street lies within the Whitehaven conservation area and connected to a listed building (Somerset House). This statement includes an outline characterisation appraisal of the surroundings of the proposal site in order to test the proposal for compliance against development policies (NPPF, Conserving and enhancing the historic environment) and publications from local planning policies.

2 Contextual Appraisal
2.1 The application site is located within Whitehaven town centre on Duke Street, one of the main streets that leads diectly to the marina. The site is generally within walking distance of public transport and shopping opportunities and in one of the most sustainable locations within the District.

The Surrounding Area
2.2 Whitehaven is a town and port on the coast of Cumbria, England. Historically a part of Cumberland, it lies equidistant between Cumbria's two largest settlements; Carlisle and Barrow-in-Furness. It is the administrative seat of the Borough of Copeland district council, and has a town council for the parish of Whitehaven.

3 Historic Background
3.1 Whitehaven was a fishing village until the 17th century. The Priory of St Bees owned the village until Henry VIII dissolved the monasteries in 1539. In 1630 Sir Christopher Lowther purchased the estate. He decided to use Whitehaven as a port for exporting coal from the Cumbrian coalfield. In 1634 he built a stone pier where ships could load and unload cargoes. He then began to export coal to Ireland. In 1630 Whitehaven

had a population of around 250 and by the standards of the time it was a large vil-lage. Whitehaven soon began to grow. The origi-nal settlement was around the market place. Chapel Street and King Street were built in the 1640s. Roper Street was also built around that time. It was given its name because ropers made rope there. At the end of the 17th century rope making moved to Brackenthwaite.

3.2 In 1660 the lord of the manor gained the right to hold a market and a fair in Whitehaven. A fair was like a market but was held only once a year for a few days. Buyers and sellers would come from all over Cumbria to attend the Whitehaven fair.

3.3 Whitehaven was laid out in a grid pat-tern. Church Street was built in the 1660s, with Queen Street, Lowther Street (pictured), Strand Street, New Street, Duke Street, James Street and College Street being built in the 1680s. In 1693 the Church of St Nicholas was built in White-haven to replace an existing chapel. The fleet of ships based in the port of Whitehaven (which included the coast from the Ellen to the Duddon) also grew. In 1676 there were 32 ships, by 1685 there were 46 and in 1689 there were 55. From the 1670s tobacco from Virginia was

imported and by the 1740s only London imported more tobacco than Whitehaven. Large quantities of rum and sugar were also imported into Whitehaven. Whitehav-en's main export was still coal.

The Site
4.1 The Site is No.51 Duke Street, Which is attached to Somerset House, Duke Street (Grade II listed building). There are a num-ber of listed buildings in close proximity including 81-83 Lowther Street (Grade II Listed building), 78-79 Lowther Street (Grade II Listed building) and 80 Lowther Street (Grade II listed building). 4.2 The site sits in an prominent central area of the town, surrounded by other listed buildings, which also contributes to its interest. Duke Street is a historic street that runs through the heart of Whitehaven to the marina. The aapplication building is across the strreet from the Masonic Temple, the Old town Hall and otehr im-portant civic builidngs in the vicinity - the importance of the site's location is thus identified. 4.3 The proposed site lies in Whitehaven conservation area, this area has a blend of retail and commercial uses interspersed with residential development. A key characteristic of the area is the uniformity of the Georgian architectural style that has resulted from the surrounding historic



building typology.

4.4 The site has a designation and importance with some key buildings in the immediate vicinity. Below is an extract from the Copeland council “seeing history in the view” document.

“Designation and Importance

Whitehaven Town Centre Conservation Area was designated in 1969 and amended in 1974 and the Whitehaven High Street Conservation Area was designated in 1969. The 2 Conservation Areas were combined to form the Whitehaven Town Centre and High Street Conservation Area in 2011.

A number of Character Areas were identified and described in the Whitehaven Town Centre and High Street Conservation Areas. This included significant parts of the Georgian Grid Iron, South Harbour, North Harbour and High Street.

The Georgian Grid Iron Character area provides a physical record of the town’s historical evolution and development.

Many of the buildings accord with some or all of Sir John Lowther’s design regulations and for the most part form continuous rows of three storey properties which are built to back of pavement. The majority of buildings are constructed of locally quarried sandstone and are typically rendered and painted in subtle pastel shades. The South Harbour and North Harbour Character Areas contain a variety of distinctive historic buildings and

features which serve as reminders of the town’s maritime, industrial and commercial past, the majority of which are constructed from locally quarried red sandstone. The High Street Character Area climbs steeply to the North of the town centre and includes St James’ Church, several Georgian terraces and areas of open space and woodland. This latter area has developed to follow contours rather than the grid iron layout of Lowther’s town centre”.

The application site sits just off of the main High Street, but is very much part of the architectural intent of the town, in particular the high street vernacular.

Heritage Legislation, Policy and Guidance

5.1 Relevant national heritage related legislation, policy and guidance is summarised below.

Planning (Listed Buildings and Conservation Areas) Act 1990

5.2 Section 66(1) states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

5.3 Section 72 places a general duty on a local planning authority to:

‘with respect to any buildings or other lands in a conservation area

special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.’

National Planning Policy Framework (2019) Conserving and enhancing the historic environment.

5.4 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.(para 184) Proposals affecting heritage assets.

5.5 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (para 189)

In determining applications, local planning authorities should take account of:

5.6 a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para 192)

5.7 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (Para 193)

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

5.8 a) grade II listed buildings, or grade II registered parks or gardens, should be



exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (para 194) 5.9 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (Para 196) 5.10 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (para 197) 5.11 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.	Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (para 200) English Heritage's Conservation Principles, Policy and Guidance (2008) 5.12 The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories: Evidential value: the potential of a place to yield evidence about past human activity. Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative. Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The Setting of Heritage Assets: English Heritage Guidance (Consultation Draft –	July 2010) 5.13 The draft guidance is intended to assist the implementation of the policies and guidance on setting in PPS5 and the associated Practice Guidance. 5.14 Paragraph 23 states that: 'the contribution of setting to the significance of a heritage asset is often expressed by reference to visual considerations, including views - a view being a purely visual impression of a place, obtained from, or by moving through, a particular viewing point or viewing place. The setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset.' 5.15 Paragraph 24 states that: some views may contribute more to understanding of the heritage values of an asset than others. This may be because the relationships between the asset and other historic places or natural features are particularly relevant; because of the historical associations of a particular view or viewing point; or because the composition within the view was a fundamental aspect of the design of the asset.' 5.16 Paragraph 42 states that: 'The protection of the setting of heritage assets need not inhibit change. Change can enhance or reduce the sig-	nificance and appreciation of an asset, or leave it unchanged. This section sets out the process by which the implications for the significance of heritage assets of change affecting their settings can be evaluated, and the factors that need to be taken into account. It also briefly considers approaches to avoiding, reducing and mitigating detrimental impacts. As most places can be within the setting of a heritage asset and are subject to change over time, decisionmaking will normally be required only where changes, including processes of cumulative change, will materially detract from or enhance the significance of heritage assets.' 5.17 At paragraph 47 onwards a number of factors to be considered in the assessment process. These factors include: The number and significance of the heritage assets affected; Proximity, Prominence, Scale, The sensitivity of the heritage assets to changes in setting, Location and Screening. 5.18 Relevant local heritage related policy and guidance is summarised below:
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Built Environment and Heritage

The Copeland plan area contains nearly 600 listed buildings and features, and part of the Hadrian's Wall World Heritage Site, a roman fort at Moresby. In addition to this there are eight conservation areas in the Borough. The Council wants to ensure that these features are conserved and enhanced where possible, and that they contribute to heritage led regeneration within the main settlements.

Policy ENV4 sets out the Council's approach to enhancing the quality of the Borough's built environment and heritage assets. It is linked to the strategic principle in Policy ST1C.

Policy ENV4 – Heritage Assets

The Council's policy is to maximise the value of the Borough's heritage assets by:

- A) Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value.
- B) Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use.
- C) Strengthening the distinctive character of the Borough's settlements, through

the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings.

Built Heritage and Archaeology

Development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites and their settings will be supported. This will be particularly relevant in the case of:

- i) Scheduled Ancient Monuments
 - ii) Conservation Areas
 - iii) Listed Buildings and structures
 - iv) Non-listed buildings and structures or landscape features of local heritage and archaeological value
 - v) Surface and below ground archaeological deposits
- Policy DM27 (B) – Built Heritage and Archaeology Development proposals which have a significant adverse effect on a Scheduled Ancient Monument or its wider site or setting will not be permitted

Policy DM27 (C) – Built Heritage and Archaeology Development within Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the area and, where appropriate, views in and out of the area. The Council will pay particular attention to:

(i) How new development respects the character of existing architecture and any historical associations, landscape features, open spaces, trees, walls and quality of townscape

Policy DM27 (D) – Built Heritage and Archaeology

Development which affects Listed Buildings or their setting will only be permitted where it:

(i) Respects the architectural and historic character of the building

Policy DM27 supports this policy, setting out the Council's approach to development which affects built heritage and archaeology.

This Policy stresses the twin need to both protect assets of established heritage value, and to draw upon that heritage to create places of quality and character. Not all listed structures are buildings. There are listed features such as doorways, piers, lighthouses etc. which, if well maintained, can contribute significantly to a sense of place.

There are also areas of archaeological significance that should be preserved for their potential to provide the enjoyment of discovery and the associated educational value of this, not just for ourselves but for future generations.

The main risk to our heritage assets, especially the many listed buildings is

that they fall into disuse, become derelict and have to be demolished. The Council is keen to avoid situations like this and therefore will be supportive of any proposal that can bring a vacant listed building back into use- where that use is viable, sustainable and appropriate to its particular location.

Whitehaven Town Centre and High Street Conservation Areas Management Plan

5.29 The Council has a duty to review its conservation area designations periodically.

There is a particular duty to prepare proposals (such as character appraisals or grant schemes) to that end.

5.30 In the exercise of any powers under the Planning Acts with respect to any buildings or other land in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.31 There are many other actions that can impact on a conservation area's character and appearance, including highways; the maintenance of trees within the public realm and the management of public buildings. It is important, therefore, that conservation aims are coordinated across all relevant Council services. Highway or building control standards



designed for modern environments should not be applied unthinkingly to areas and buildings that have stood the test of time. The Council is therefore encouraged to be sensitive to the special architectural and historic interest of conservation.

6 Proposed Development

6.1 No.51 Duke Street is a two storey building, it has an established Retail use. This change of use (A1 to C3) is able to take place due to the provisions of Class O of Schedule 2 (Part 3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (hereafter referred to as the GPDO).

The proposal also includes a commitment to retain in place original features where possible and where not practical for the new layout to replicate the detailing and features in new construction.

6.2 The application site (No.51 Duke Street) boundary adjoins part of Somerset House, a grade II listed building, therefore could be considered and treated as being within the curtilage of the listed building. Therefore no extensions are proposed and no changes to the Principal facade fronting Duke Street save for the replacement of windows to more energy efficient Heritage style sash windows to match the existing in Type and colour. The aim is that this heritage asset will be enhanced and preserved by the proposed development.

6.3 Heritage Assessment - The application site on Duke Street is sandwiched between buildings of very different architectural characters and expressions. One could assess this as sitting between the architecturally sublime to the more common stock typical in Towns of this age.

51 Duke Street has more in common with its neighbour across Michael Street than it does the more ornate Somerset House. By maintaining appearances, this development quietly sits alongside the status quo with all of the major architectural moves happening internally to transform the utilitarian interior and office layout to a desirable accommodation. The design seeks to pay respect to the existing heritage by matching new fenestration to the existing, retaining the external Ashlar render frames to accentuate the window openings - these will be painted in colours to match the existing colour scheme. This light touch approach externally will allow the development of the site and buildings to be read in their correct architectural context.

6.4 The existing windows are single-glazed with a number of attractive sliding sashes with cords and weights and ovolo mouldings on the inner glazing bars. The aim of the proposal for modernization is to replicate the window style and proportions in existing window openings. Timber glazed sash windows to the front and rear

elevation to be replaced with new timber slim double-glazed sets of new sash windows to closely match the existing windows.

6.5 The proposed new windows in the rear elevations are required in order to provide natural light and ventilation to bathrooms and kitchens. However, these windows would also add visual interest to what is currently a relatively blank facade. By using materials consistent with the rest of the building we believe that they would also help to improve the building's appearance. We believe the building's appearance will still be in keeping with the historic character of the Conservation Area and the various listed buildings and the heritage assets which surround it.

6.6 It is proposed that the alterations to the front elevation will serve to enhance the Duke Street streetscene. The proposed elevation (see project drawings) demonstrates the reinstatement of the existing rear entrance doors and replacement with a new sash windows generally to match the proportions of the existing windows.

6.10 The aim is to retain as many of the existing architectural features as possible. New ground floor windows will be introduced at ground floor level to suit the new internal layout. The new windows will be

designed to match the existing windows in the rear elevation, Timber framed with slim double-glazed windows. Where roof repairs or replacement works are found to be necessary, The roof tiles will carefully sourced to ensure the style will be in keeping with the existing roof tiles.

Internal Building Alterations – Scheduled
6.11 We have produced a set of typical drawings detailing internal features to be preserved (where possible) or replicated and repositioned elsewhere in the building. The proposed typical drawings also sets out the proposed colour schemes and materials to be used within the new dwellings.

7. Assessment – Justification statement

7.1 It is considered that this report provides the information which will enable the planning authority to assess the likely impact of the proposed development on the special historic and architectural interest of the heritage assets. The assessment of significance has been set out in section 6 of this heritage statement as part of the explanation and justification for the design approach.

7.2 It is believed that the characteristics of the development respect the sensitivity of the conservation area as well as the set-



ting of the adjacent Grade II building. The The relatively minor changes to No.51 Duke Street will sustain the significance and appearance of the heritage asset. We believe the impact to both external and internal alterations to be low when tested against the policies outlined in section 5 of this document.

Examining Windows and Doors

7.3 Copeland Borough Council Conservation area design guide:

Windows

Wooden sash windows became popular in the early part of the 18th century and are the predominant style of window in the Borough's conservation areas. Georgian windows are recognisable because the glazing of the sashes was subdivided into small upright panes by moulded wooden glazing bars. In the Victorian period, larger panes of glass became available and as a result glazing bars became less essential, except in very large sashes, but were sometimes used to decorative effect at the head of the upper sash.

Doors

Georgian entrance doors tended to have six panels and Victorian entrance doors more commonly had four panels. In both periods, daylight was transmitted into the entrance hall via a fanlight above the door. The entrance doors themselves were rarely glazed. Fanlights were an

opportunity to make a statement in finer properties, often with curved heads and intricate patterns of glazing bars.

7.4 From the external perspective of the proposed development windows and doors have been one of the main concerns and applying a design that will match the criteria of the Copeland borough council design guide. We believe we have understood the criteria and applied this in our proposal for all new windows and doors.

New development: design in context

7.5 It is considered the proposed development will preserve those elements that make a positive contribution to the historic environment identified in this document.

Conclusion

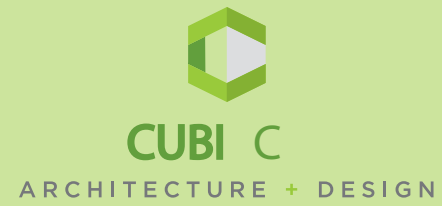
The applicant has recognised the importance of the nature and extent of investigations and analysis undertaken to assess the effects of the proposed works on assets of special interest. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.

It is considered that the impact of the proposed works would be low and beneficial and would assist in the long-term retention and more effective utilisation of the existing building. It is therefore concluded

that the proposed works satisfy relevant clauses of the NPPF and Copeland local plan as detailed in the previous section 5. These are consistent with the spirit of local policies and national conservation principles and therefore should be granted planning approval.







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