

PROPOSED INTERNAL ALTERATIONS AND SINGLE STOREY REAR EXTENSION TO 43 HOLLY TERRACE WHITEHAVEN CA28 8RF

HERITAGE STATEMENT (refer to photos of the dwelling external and internal)

THE BUILDING

43 Holly Terrace is a Grade 2 listed dwelling located in a terrace of listed buildings on Holly Terrace in Hensingham. Built in the Nineteenth Century (circa 1843).

PROPOSAL

The proposal involves alterations and improvements to elements of the dwelling (details later), which have been added without consent. The dwelling will be restored and returned to its original condition with correct appropriate detailing.

The proposal also includes the construction of a single storey rear extension using Traditional materials.

SIGNIFICANCE OF THE HERITAGE ASSET AND THE PROPOSALS

External-

The dwelling has a slate roof, rendered walls and upvc windows of inappropriate design. Old rooflights have been fitted to the rear roof face. Timber front and rear doors are fitted. It is proposed to renew all the windows, (including the large landing window on the rear elevation to detail), in traditional timber sliding sash frames.

The front door will also be replaced with a fanlight over. The metal balustrading to the front door will be replaced and returned to the original design, some of which are in evidence on the terrace.

The rooflights will be replaced with Velux, (or similar approved), black conservation rooflights.

At the rear of the dwelling it is proposed to construct a new single storey extension (refer to plans as proposed), in traditional materials, slated roof, rendered walls.

We consider that all these alterations and improvements will add value to the Heritage Asset, returning it to its proper status as a Grade 2 listed dwelling.

No 43 has a high significance on the terrace and our clients proposals should be supported, We consider that the external proposals should be given a POSITIVE status.

Internal-

The existing central staircase, from ground to first will be retained.

The existing staircase from first floor to loft floor (which did in former times accommodate two bedrooms), will be retained.

However the existing staircase from ground floor to the external rear door through what is now the small kitchen serving the house. (refer to existing plans). This staircase and kitchen have been installed over the old former stone staircase to the lower basement rooms which used to accommodate a kitchen and living spaces. It is proposed to refurbish and reinstate the old staircase and open up the lower ground as living accommodation again.

The stone flagged floor will be taken up, a damp proof membrane installed and re laid with under floor heating also installed.

The old kitchen range and ovens will be refurbished and retained and hopefully put back to use. (refer to photos).

Internal joinery items such as doors will be retained and refurbished where necessary. Cornices are in good condition generally but if repairs are required, the necessary work will be carried out to ensure that the new mouldings match the existing.

All "new" fireplaces installed probably some sixty years ago will be removed and where possible the old sandstone lintels and side jambs will be exposed and cleaned properly.

We consider that the Internal proposals should be given a POSITIVE status.

HOW WILL THE PROPOSALS IMPACT THE SIGNIFICANCE OF THE HERITAGE ASSET

The proposals as set out above will greatly enhance the Heritage Asset, as it seeks to return no 43 to its former designs in respect of internal spaces and details.

It is also correct to state that the inclusion of the new single storey rear extension, will add and improve the living accommodation.

NEW SINGLE STOREY REAR EXTENSION

To accommodate this extension it will be necessary to demolish, the old single storey lean to extension which housed a small conservatory, and possibly a garden toilet.

It is of no significant value, and its removal, we consider will not seriously affect the Asset. It will provide space to extend the house outwards into the garden, and provide useful family garden room space with much top light provided via rooflights and a glazed gable design, which although of modern proportions, will not, we consider, impact on the Asset but add to the overall improved design of no 43.

The loss of the historic building fabric, (lean to single storey conservatory and toilet), does not affect the setting, or change the relationship between the existing dwelling and its new addition, the new extension.

LOWER BASEMENT FLOOR EXISTING

Upgraded to include a new kitchen/WC/Utility and living accommodation.

GROUND FLOOR

Entrance Hall and two Living Rooms.

FIRST FLOOR HALF LANDING

Linen cupboard.

FIRST FLOOR

Shower Room (Wet Room) in old WC

Two bedrooms

Third bedroom or work room

SECOND FLOOR

Bedroom

Bathroom

Craft room

HOW HAVE THESE PROPOSALS BEEN DESIGNED TO CONSERVE THE SIGNIFICANCE OF THE HERITAGE ASSET

No 43 currently shows clear evidence of neglect and of the insertion of unauthorised details such as upvc windows, destroying old stone stairs, which have not in any way respected or enhanced the Asset. Indeed they have seriously affected and diminished it.

Our clients proposals as set out in the Statement have been designed to enhance and conserve the significance of the Asset.

The careful restoration of former details such as window shutters and the reinstallation of timber sliding sash windows prove this.

Harmful impacts have been avoided, and where necessary removed.

The house will be restored to ensure that its Grade 2 listing status is maintained and rightly justified.

CONCLUSION

The scheme as proposed pays attention to the listed status of no 43, removing all harmful impacts.

It will make a positive contribution to Holly Terrace and will ensure that the building is preserved properly for future generations, and also make it viable for its future use, that of a thermally efficient well designed family home.

The proposals a set out should be regarded as HIGHLY POSITIVE in the ratings and as such should be supported and approved.

A handwritten signature in blue ink, appearing to read 'R. Lindsay'.

Richard J. Lindsay
Calva Design Studio
7/10/26