

Design & Access Statement

Proposed Re-roofing and installation of roof mounted solar PV panels

**J Dixon and Son – 10-12 Lowther Street,
Whitehaven CA28 7AL**



Introduction

This Planning Statement has been prepared to support the submission of a planning application for the addition of solar PV Panels on the two storey area of Dixons Department Store in Whitehaven.

History

J Dixon and Son

The firm of J Dixon and Son Ltd is a family furnishing business, it was founded in 1882 at 23 Queen Street, Whitehaven, by the late Mr Joseph Dixon.

The business moved location to 7 Lowther Street in 1883 which was a dwelling house converted into a shop. It was one of the first shops in the town to be lit by electricity. For some time the basement and ground floor were the business premises, and the family lived upstairs. For a considerable amount of time high-class furniture was produced. Around 16 cabinet makers, upholsters and French polishers were employed to do specialist work for large houses in the Lake District.

Mr J. Dixon was well known as an expert in decorations. During the First World War the King and Queen visited the Workington Iron and Steel company, and the firm was engaged to decorate and furnish the rooms used by the Royal Party.

In 1923 8 Lowther Street the house next door to the shop was acquired and a new shop front was installed.

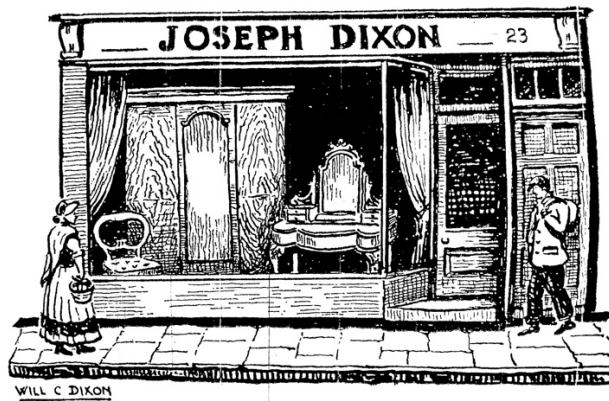
During the First World War the King and Queen visited the Workington Iron and Steel company, and the A branch was opened at Murray Road, Workington. Within two years three buildings were occupied and used as large a store.

In the 1970s eight shops next to the Whitehaven store were bought. The whole site was demolished and a new modern department store built, with an emphasis on furniture and homeware.

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23, QUEEN STREET, WHITEHAVEN, IN 1882

The main site has been extended and altered over the years and was extensively cleared and developed in the 1970's with the construction of the large open plan extension on the rear of the building and car park. The rooftop café was extended in the later part of the 20th Century and is very popular with shoppers and visitors.

Location plan from the 19th Century



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Site photo dated 1929 – many of the buildings demolished in the 1970's and the site redeveloped.



Current site photo (Google image) – Dixons store and car park (centre) with the former large Wilko store on the left and the Civic Hall on the right edge.



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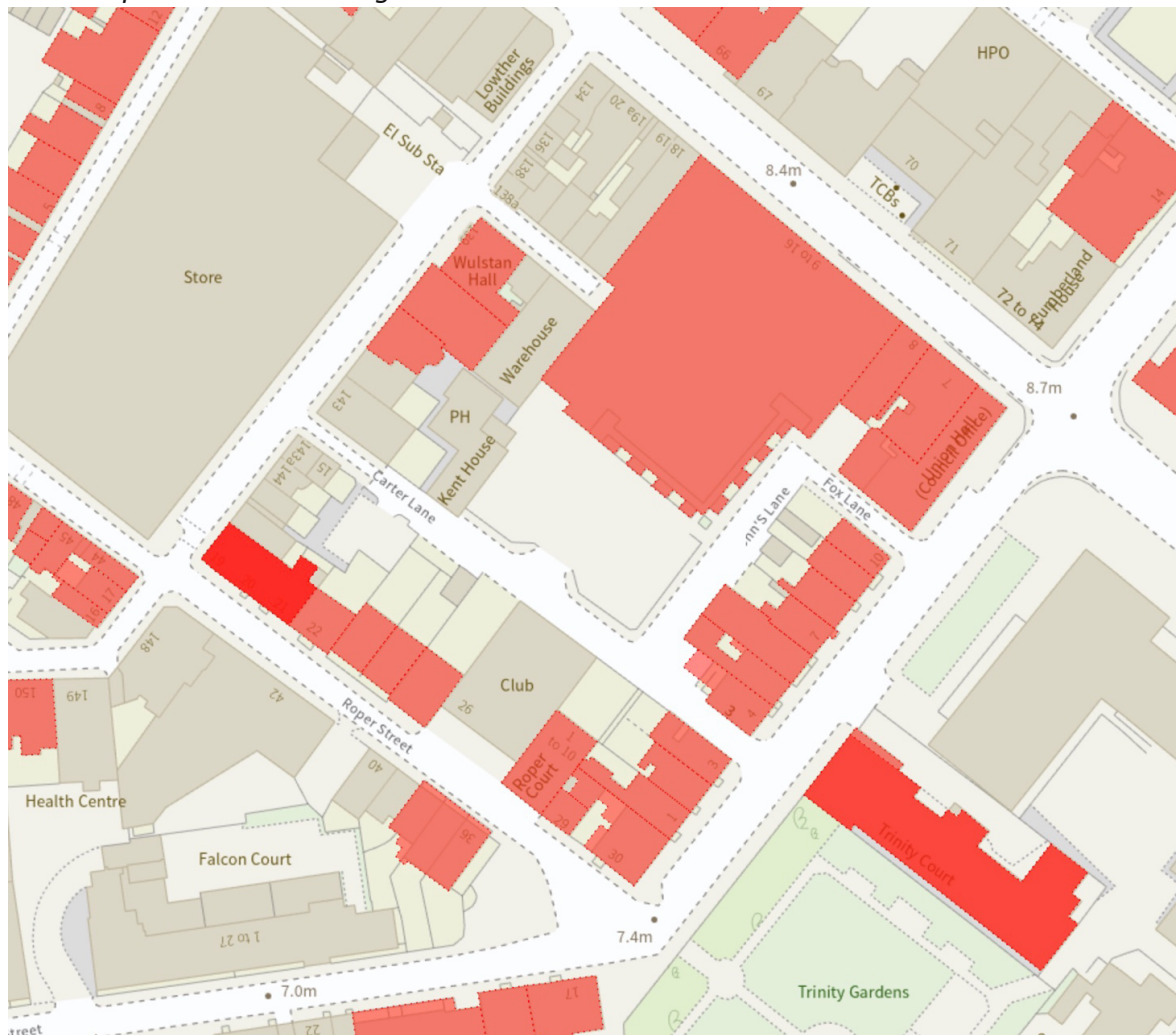


Dixons Store (Grade II listed) Nos 7 to 17 form a group with the Union Hall, Scotch Street.

- All C19, Georgian style. All 3 storeys, stuccoed, with sash windows, but most glazing bars have been removed. No 9 has moulded architraves. No 10 has cornices on ornamented brackets, and a top cornice on brackets. No 7 is the 2-bay return side of the Union Hall building on Scotch Street. Ground floor shops.

Dixons store in Whitehaven grew as a family business throughout the 20th century. As it grew properties were absorbed and an extension built across Fox Lane at the back resulting in a superstore that has maintained its Georgian appearance on Lowther Street yet as a huge amount of floor space inside selling clothing and furniture.

Location plan - Listed Buildings around the site shown in red



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The Site/Proposals

The works are in the Whitehaven Town Centre, within the Conservation area and the store is grade II listed and adjacent several Listed Buildings in addition to other adjacent historic properties.

The site area is bounded by Lowther Street, Scotch Street, Roper Street and Queen Street with the Department store frontage facing on to Lowther Street. Dixons store is located between the former Wilko store and Whitehaven Civic Hall.



Rear Car Park - View from Johns Lane



View from Fox Street

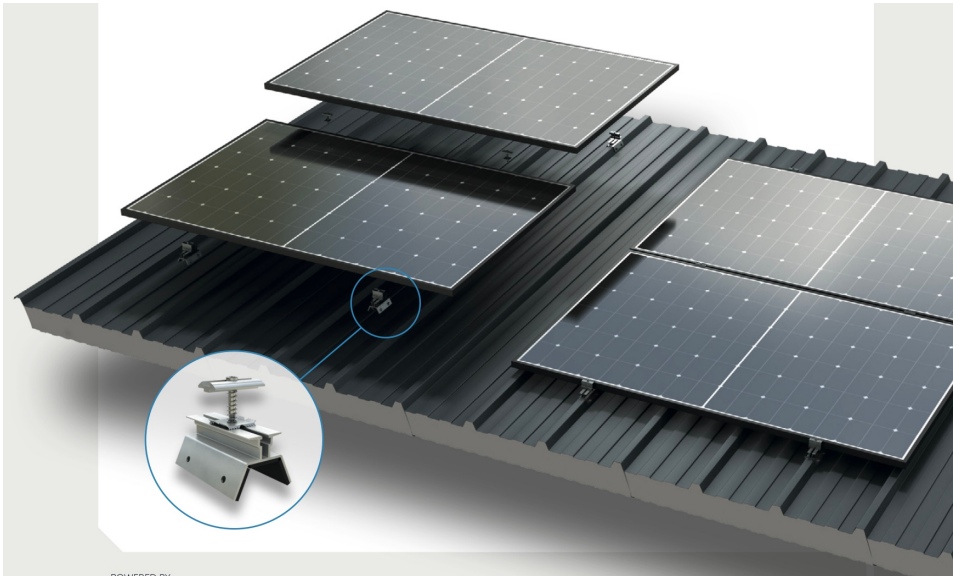
The existing 2 storey building on the rear was built in the 1970's and the clad roof is suffering roof leaks and requires repairs. The roof has many rooflights providing daylight however these are not thermally efficient, and poor noise insulators and the store roof would benefit for a thermal up-grade.

The existing clad roof is screened with a parapet wall and not visible from ground level.

The store wish to reduce its energy costs in a competitive market and are proposing to install PV solar panels on the clad roof with battery storage

- **Proposals**
- Repair the two-storey retail area with a clad panel roof to match existing with the addition of roof mounted solar PV panels and battery storage.

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Proposed solar panels

01 | YOUR SYSTEM

Following your feasibility study we are delighted to provide this quote for a PV System with battery storage as shown below. If you have not instructed a feasibility study, then the contents of this quote will be subject to survey.

PV SYSTEM	
PV Generator Energy	162,260 kWh/Year
Specific Annual Yield	968.02 kWh/kWp
Annual Consumption	184,680 kWh
Covered by PV	83,520 kWh
Covered by grid	80,980 kWh

189.28 kWp
Your System Size

102.4 kWh
Your Battery Size

£10,990
Your System Price



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Conclusion

The proposals are centred around Dixons Store which is the last remaining large non-food department store in Whitehaven and an important part of the retail area of Whitehaven helping to attract shoppers in the town.

The proposals involve a major investment for Dixons and Whitehaven with the solar PV installation which will long term reduce running costs and help the store to remain competitive.

The new composite panel roof and solar pv would not be visible from Ground level.