

HERITAGE, DESIGN AND ACCESS STATEMENT

**HIGH GRANGE DEVELOPMENTS LTD.
FORMER MAGISTRATES COURT,
CATHERINE STREET,
WHITEHAVEN**

21/08/1000 – DAS

PROCESS / USE

The application seeks Full planning approval for the creation of a 24-hour car park as an interim use on the site of the former magistrate's court on Catherine Street, Whitehaven.

The magistrate's court building was demolished in late 2021 following the granting of a conservation area consent to demolish and clear the site – consent 4/21/2412/0F1 refers.

The proposed interim use as a car park will provide the site with a viable use in the short to medium term.

The site is located within the Whitehaven town centre boundary and Whitehaven Conservation Area. There are existing listed buildings in the vicinity but none of them are affected by creating a private car park on the site as an interim use.

AMOUNT

The site area is 0.13 hectares.

LAYOUT

The proposed car park will have a safe and convenient access and is within easy walking distance of Whitehaven town centre.

The car park would utilise the existing access to the former magistrate's court located in the southern corner of the site. Thereafter the parking spaces are arranged around the perimeter boundaries with a large central circulation and turning space.

There is existing street lighting on the public highway which runs along the southeast boundary of the site. In addition to this, a new 5.00m high private lighting column is proposed located towards the northwest boundary of the site. A CCTV camera will be mounted on the lighting column at an appropriate height directed at the car park entrance and will utilise an ANPR method of recording car number plates. The pay machine will also be mounted on the lighting column.

The car park will be maintained and managed privately.

SCALE

Not applicable.

LANDSCAPINGHard landscaping:

The entire site area will remain as an unmade, self-draining surface.

Soft landscaping:

Not applicable.

Boundary treatments:

The existing boundary treatments to the northwest and southwest boundaries comprises faced blockwork walls which will be retained.

The existing northeast and southeast boundaries don't have an existing boundary treatment. It is therefore proposed to erect 0.60m high post/ rail timber fences to delineate the ownership boundaries and define the parking area.

APPEARANCE

Not applicable.

ACCESS

Access to the proposed car park will be via the existing dropped-kerb access point to the former magistrate's court.

The existing access previously served a parking area behind the former magistrate's court which accommodated up to 18 cars. The existing access is considered fit for purpose to serve a private car park of up to 35 cars.

Standard sized parking spaces are indicated on the site plan to demonstrate how the 35 spaces can be accommodated.