

HERITAGE, DESIGN AND ACCESS STATEMENT

**HIGH GRANGE DEVELOPMENTS LTD.
70 LOWTHER STREET,
WHITEHAVEN CA28 7AH**

25/07/1083 – DAS

PROCESS / USE

The application site is the former Post Office, 70 Lowther Street, Whitehaven.

The application seeks Full planning approval for the change of use of the ground floor only from a former post office to a hairdressing and beauty salon, including partial demolition of existing single storey rear extension and re-configuring to form new single storey extension.

The property is not listed but is located within the Whitehaven town centre boundary and Whitehaven Conservation Area.

AMOUNT

The total area of the existing ground floor is 520.00m².

The area of building to be demolished is 283.00m².

The retained area of ground floor, including the change of use is 217.00m².

LAYOUT

The application site comprises the building footprint only. Once the demolition has been undertaken it provides an opportunity to introduce 7 no. on-site parking spaces separated from the new extension by soft landscaped areas.

SCALE

The scale and massing of the existing main building is 3-storey.

The scale and massing of the existing rear building to be demolished is a mix of single and 2- storey of differing heights.

The scale and massing of the proposed extension is a tall single storey incorporating a mezzanine level.

LANDSCAPING

The application site comprises the building footprint only.

The parking spaces and circulation that result from the demolition will be finished in a mix of tarmac and paviers.

The soft landscaped areas are minimal and will be landscaped by the applicant. It is considered that a site-specific landscape planting scheme is not required to mitigate the proposal.

APPEARANCE

The single storey extension to be demolished is non-original, in poor condition and is non-essential to the re-development of the original building.

The removal of the existing building offers the opportunity to construct a tall single storey extension of a more appropriate scale to the main 3-storey building and more in keeping with the design of the original building and the conservation area location.

The external materials on the proposed extension are also considered appropriate to the conservation area location and comprise a K-Rend walls with a roughcast finish under a slate roof with anthracite grey uPVC windows/ doors.

ACCESS

The application site comprises the building footprint only.

The parking spaces that result from the demolition will be accessed from the adjoining car park of the former HSBC bank which is also in the ownership of the applicant.

The former HSBC bank car park benefits from a direct access from the public highway onto Schoolhouse Lane and is considered appropriate and fit for purpose.

Alpha Design
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