

Heritage, Design and Access Statement

38 Roper Street

Project: Demolition and re-building of rear garden boundary wall

Date: 16/12/2021 (Rev B – 25/03/2022)

Location: 38 Roper Street, Whitehaven, CA28 7BS

This statement has been prepared on behalf of Home Group in support of the Planning Application for the demolition and re-build replacement of the rear garden boundary wall. This document should be read in conjunction with the documents attached.

1. ACCESS:

1.1 The access to 38 Roper Street is maintained and unaltered. This application is solely concerned with the replacement of the damaged garden wall.

2. DESIGN:

2.1 The proposal is for the demolition and re-building of the rear garden boundary wall using existing materials where possible. The wall is structurally unstable and has partly collapsed. Without these works the wall poses a health and safety hazard to the occupants of the property.

3. HERITAGE:

3.1 Constructed in 1740, 38 Roper Street has been listed due to its classical design incorporating stonier pilasters, frieze and cornice. In addition, there is an unusual lead rainwater head with ionic capital also dated 1740. When viewed from the front, two doorways are visible incorporating semi-circular fanlights and broken pediments. The windows to each property are 12-paned timber sash windows, situated on the upper storeys.

To the rear of the property is an enclosed garden divided from the adjoining owner by an approximately 2.4m high natural stone wall. The wall is currently in extremely poor condition and has partially collapsed, the remaining sections of wall that still stand present a significant risk to the occupants of the property should they also collapse.

We cannot see any evidence from the listing detail that the boundary wall in question is of any architectural or historical significance and given its current state of disrepair, cannot remain due to its imposed risk upon residents. We can also see that the wall has been historically repaired to a poor standard using non sympathetic

materials, including modern brickwork, cement mortar and timber. We propose to demolish the existing wall, attempting to reclaim and salvage any large sections of stone for intended re-use. The wall will then be re-built like for like using reclaimed / salvaged stone of a similar texture and appearance, to the same height, on the same line of junction and upon appropriately sized concrete foundations. We propose the use of a natural hydraulic lime (NHL 3.5). The wall will be finished at head height with reclaimed stone copings, including any that can be salvaged from the existing structure. The new wall will have a vertical DPM to the abutment to the building and a dry mortar fillet. On the opposite side it will abut the existing wall with a dry mortar fillet only.

We believe these works to be necessary in order to protect the occupants and that the aesthetics of the building and its surroundings will only be improved as a result. We do not consider these works to negatively impact the historic significance or architectural style of the existing building.

4. PHOTOS



