

HERITAGE STATEMENT IN SUPPORT OF PROPOSED HOUSING (PHASE 3 LAND TO REAR OF HENSINGHAM HOUSE) IN HENSINGHAM WHITEHAVEN.

REFERENCE. DS/TMP/P3/24. Date : 20/3/24

DESCRIPTION :

Development of land to rear of land to rear Hensingham house, to be served by new access road from egremont road.

CLIENT

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Hensingham house, west elevation looking towards Phases 2 - 3

PROJECT DESCRIPTION.

INTRODUCTION

This heritage statement has been prepared by CDL Architecture, to accompany the Phase 3 planning application.

The purpose of this document is to assess the impact on the conservation area, and in particular Hensingham house.

LOCATION AND DESCRIPTION OF THE SITE.

The site is located to the rear of Hensingham house to the west elevation. The substantial property, occupies a prominent place in Hensingham, with substantial grounds to the rear.

Hensingham house has been granted approval for conversion into five dwellings, with new access road from egremont road. (**Application Ref : 4/20/2309/0f1**) The grounds to the west elevation are currently subject to an application for four detached town houses. (**Application ref : 4/23/2327/0f1**)

The main elevation to the building is the western elevation that can not be seen from Egremont road. This elevation will have very minor external alterations, with great care being taken to preserve the original features.

The original access round Georgian house is to be discontinued.

Historic England Shows no record of the application site being listed.

The site is situated to the west of Hensingham House and is currently vacant, it is proposed to develop the site for new housing (for 27 dwellings) served by the approved access road from Egremont rd as detailed plans. The generous area to the rear of Hensingham house falls outside the conservation area, however the approved access road does fall inside the conservation area.

Detailed plans show the area of new development is more than adequately distanced from Hensingham house and its west elevation, therefore having minimal impact on the original buildings, and shielded from overlooking impact by the four town houses, which have been designed to fully compliment the original Hensingham house.

The development will significantly upgrade the area, and will provide quality homes in a prominent setting. On completion of all Phases (1-2-3,) the general area will benefit from a total of 36 quality homes .

ASSESSMENT OF IMPACT

The proposed phases 2 -3 will have minimal impact on Hensingham house, with careful design, ensuring that any proposal are there to compliment the original house and grounds.

CONCLUSION

The significance of the original building and area has been considered at all times whilst producing these proposals, ensuring that the buildings future can be maintained, and the associated proposals will enhance the general area with quality homes and conversion, brought up to current standards and regulations, and re - generating a redundant area.

David Shankland

CDL Architecture