

Heritage Statement

1920-009 6 Scotch Street

(Revision A)

July 2020



6 Scotch Street
Whitehaven
Cumbria
CA28 7BJ

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1.0 INTRODUCTION

1.1 Preface

The following Heritage Statement has been prepared by Michael Crewdson (BA (Hons) Dip Arch, ARB, RIBA) of MC Architecture & Design Ltd on behalf of '6 Scotch Street Ltd'.

The document supports the Full Planning & Listed Building Consent application at 6 Scotch Street, Whitehaven, Cumbria, CA27 7BJ.

1.2 Brief

The project seeks to convert a Grade II listed, three storey property within the Whitehaven Town Centre Conservation Area.

The Full Planning with Listed Building Consent Application seeks to change of use of the vacant medical dental surgery (sui generis) to convert the building to residential use (C3).

The proposal will provide 4no. high specification dwellings comprising a mix of one and two bedroomed residential properties.



Scotch Street Elevation (South East Facing).

2.0 SITE LOCATION & DESCRIPTION

2.1 Location

The application site is located in Whitehaven Town Centre at the following address;

6 Scotch Street
Whitehaven
Cumbria
CA28 7BJ

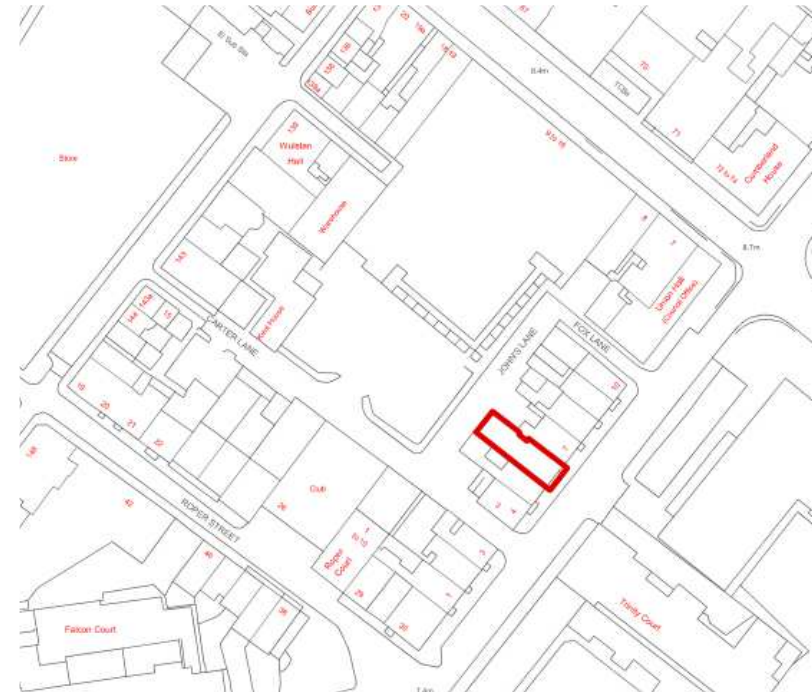
2.2 Description

The development site consists of a three storey property with basement, loft space and extensive extension to the rear. The original property was construction circa 1814.

The building is located on Scotch Street. Scotch Street forms one of the key elements of the grid iron plan devised by Sir John Lowther in the early seventeenth century and forms an important urban edge fronting a modern public space surrounding the Town's Civic Hall.

The building is characteristically similar to the other buildings within the Whitehaven Town Centre Conservation Area. The form and scale of the building is congruent with the streetscape having followed Sir John Lowther's strict building codes which stipulated new buildings to be at least three storeys high and built to the front of the plot with a shared party wall within the plots allocated in the rigid grid iron plan believed to have been inspired by contemporary London Estates.

Constructed in the Georgian style, contemporary of the time, the building is finished with painted stucco, sliding sash timber windows and pitched slate roof that is typical throughout the town centre.



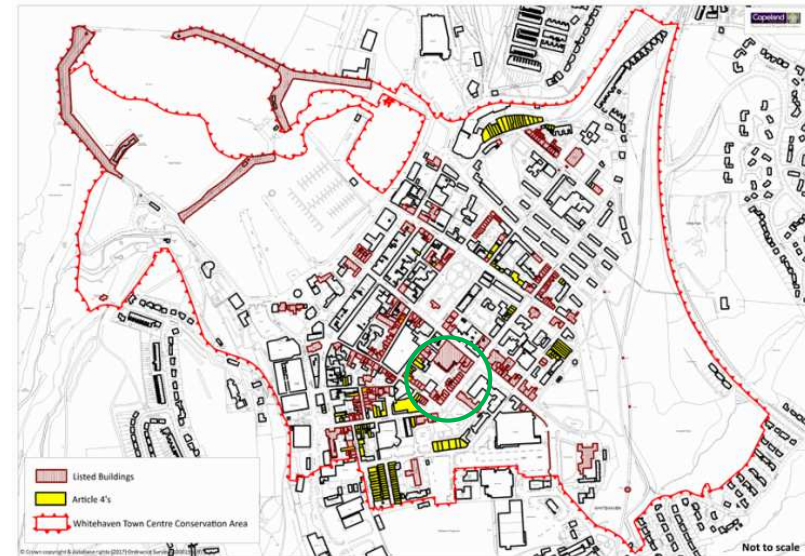
Site Location Plan

3.0 HERITAGE STATEMENT

3.1 Conservation Area

The site sits within the Whitehaven Town Centre conservation area. The conservation area was designated in 1969 and incorporates much of the town centre and harbour.

The map (right) shows the extent of the conservation area, noted within the red line. The site is denoted with a green circle.



Whitehaven Conservation Area.

3.2 Heritage Asset

Scotch Street – no. 4-8 consecutive

Grade II Listed

Reference: 1086744

Listed on: 20/07/1949

Extract from Listing;

“SCOTCH STREET 1. 1814 Nos 4 to 8 (consec) NX 9717 NW 4/130 20.7.49. II GV 2. Stuccoed, 3 storeyed row of houses of C18. Old flag roofs and brick chimneys. In and out quoins at extreme ends. No 6 has elliptical headed fanlight to doorway, with keystone and shell ornament. Nos 4, 5 and 6 have moulded architraves to windows on 1st and 2nd floors. All windows with glazing bars removed.

Nos 1 to 10 (consec) together with Nos 28 to 30 (consec) Roper Street form a group”.

For further photographic evidence of the site for historical purposes, please refer to 1920-009A Design & Access Statement which accompanies the application.



No. 4-8 Scotch Street, Whitehaven.

4.0 ASSETT CONDITION

4.1 Building Pathology

The property has been maintained reasonably well externally & internally before becoming vacant. Previous use as a medical dental surgery is evident in many of the rooms which have been adapted to provide modern ventilation systems, foul drainage and modern suspended ceilings/ lighting throughout. Not all areas are visible although the property appears to have been maintained to an extent that it is free of major structural defects. Unfortunately many of the modern alternations are unsympathetic to the internal historic character.

There is evidence within the original (front) section of the property where water ingress has occurred and repaired in part. The existing basement has been tanked with a modern waterproofing system to address historical dampness in the property.

Several elements of the building require building works immediately to ensure weather tightness and to preserve the fabric for the long term/ remove potential for future damage.

The following defects are evident in the building;

- Water ingress within main/ flat roof.
- Redundant M&E equipment/ access systems.
- Broken rainwater goods.
- Repair windows were required.

All remedial works are to be addressed during construction works of the proposal. Where necessary by condition, additional construction details to be provided to the Local Planning Officer prior to implementation.



Water Ingress – within loft to be converted.



Flat roof damage with redundant M&E equipment



Traditional Georgian panel door, stone steps
With architectural ironmongery and elliptical
fanlight with decorative detail above door.



Scotch Street Front Elevation in harmony with street scene



Traditional timber sash window
with modern M&E louvre to
basement.



John's Lane Rear Elevation with redundant M&E
Equipment and roughcast render.

4.0 Asset Condition



Original stair balustrade and splayed timber mouldings around windows.



Arched capital plaster moulding .



Ceiling rose plaster moulding .



Decorative tiles at principal entrance door.

4.0 Asset Condition



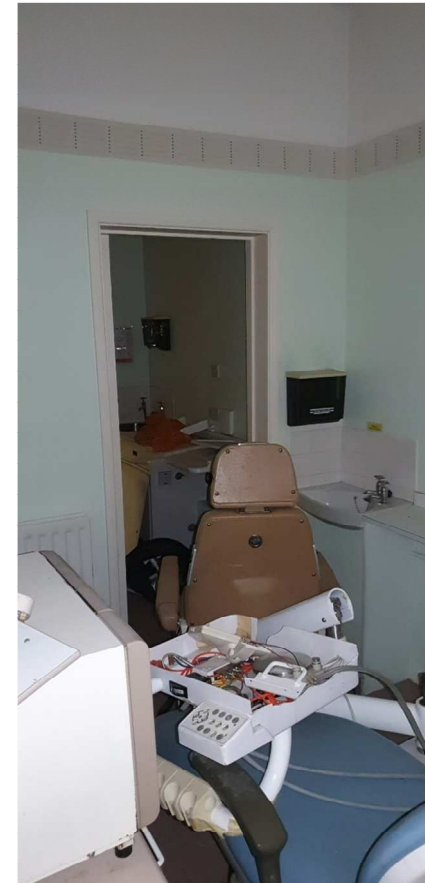
Medical dental surgery fit out



Modern reception fit out.



Corridor between surgery rooms



Medical dental surgery fit out

5.0 HERITAGE IMPACT

5.1 Design Intent

In accordance with current policy, the existing building shall be converted to provide high specification residential dwellings within the Town Centre.

The principal external façade of the building will remain largely unchanged to the public with the redundant M&E ventilation louvre being removed and replaced with a window as originally built.

To the rear, a series of redundant M&E equipment, including access systems, will be removed. Existing openings will be retained. Proposed openings in the rear elevation are proportionate to the surrounding properties.

Roughcast render to the rear elevation will be repaired where necessary and painted in pastel colours to suit the surrounding properties. Traditional ironmongery is proposed to provide privacy to entrance doors and dress the window/ door openings as is characteristic around the town centre area.

Internally, the development will sympathetically restore elements of the Grade II Listed Building by removing modern elements of the dental surgery fit out. Due to the existing layout, the structural alterations within the original property are minimal.

In terms of decoration, the conversion will restore/ add features such as internal doors, skirting, and timber/ plaster mouldings which are congruous with the original Georgian property.



Listed Façade to be restored to original appearance with removal of louvre.

5.2 Heritage Impact

The building forms a small part of an overall unique whole. The continuity of the architectural style within the context of the grid iron plan forms the distinct character of the area. Modest architectural features such as head and cill stones, quoins and chimneys are typical throughout the grid iron plan, all are present on the building.

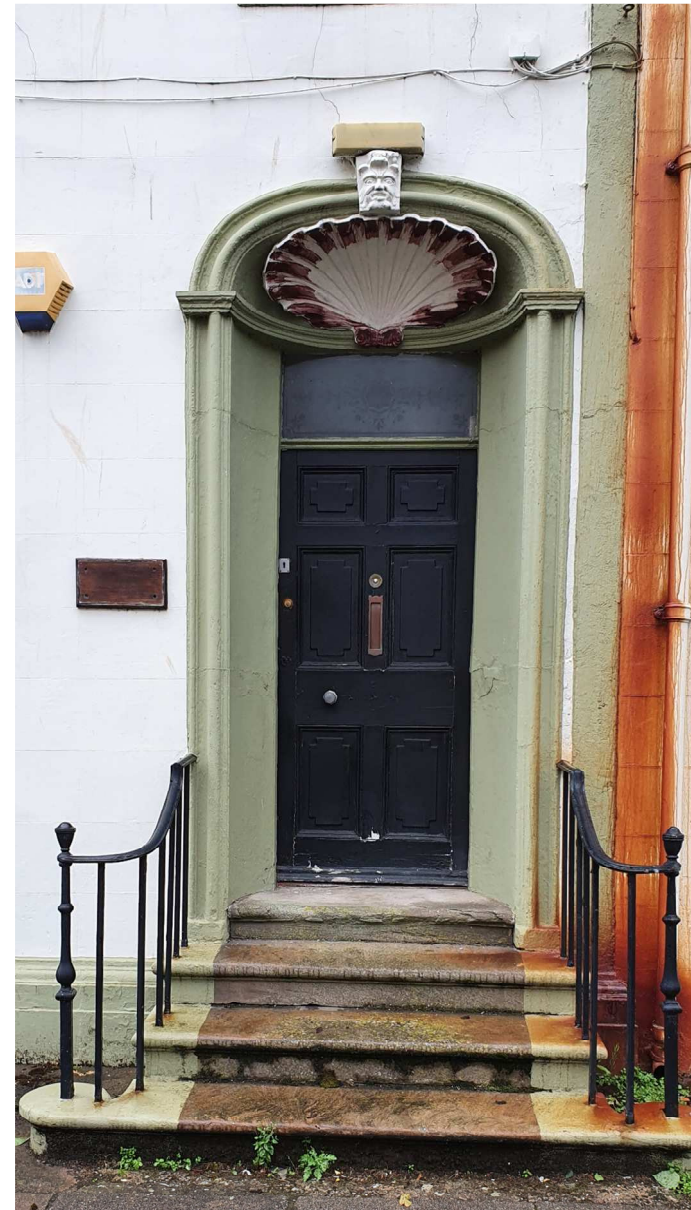
The internal layout of 6 Scotch Street has been altered by past uses. With the exception of the staircase, little of the 'original' defined rooms within the original property remain.

The new development has been designed to respect the setting of the listed building and will have a neutral impact on significance. It has been demonstrated that the design requires very few significant alterations to the historic asset.

The following list outlines the alterations.

- i. Replace front elevation louvre with traditional sash window.
- ii. Conservation area rooflight to rear pitch of roof.
- iii. Minor internal alterations.
- iv. Create internal lightwell (not visible from street)
- v. Removal of redundant M&E equipment.
- vi. 2no. New openings within existing rear extension to original property.
- vii. Replacement flat roof covering.
- viii. Repair/ painting of rough cast render to rear.
- ix. Repair windows where required.

The development proposals positively contribute to the restoration of the asset and enhancements are in line with the Conservation Area Design Guide & Whitehaven Town Centre SPG.



Distinctive decorative features to be restored/ retained.

6.0 APPENDIX

6.1 Policy References

The following policy documents have been referenced.

- National Planning Policy Framework
- Copeland Local Plan 2013-2028 (adopted 2013)
- Whitehaven Town Centre & Harbourside SPD (Sept 2012)
- Copeland Conservation Area Design Guide (Dec 2017)