

Town and Country Planning Act 1990 (As amended).

4/20/2453/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

hdp Associates Limited
Clifton
BRISTOL BS8 4EJ
FAO Mr Kevin Perriment

**CONVERSION AND CHANGE OF USE OF THE FIRST AND SECOND FLOORS INTO 2 NO. ONE
BEDROOMED APARTMENTS (USE CLASS C3)
49 KING STREET, WHITEHAVEN**

Finepoint Limited

The above application dated 09/11/2020 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Location Plan, scale 1:500, drawing number 1123-001, received 9th November 2020;
Proposed Front Elevation, scale 1:50, drawing number 1123-003, received 9th November 2020;
Proposed Rear Elevation, scale 1:50, drawing number 1123-005, received 9th November 2020;
Proposed Ground Floor Plan, scale 1:50, drawing number 1123-007, received 9th November 2020;
Proposed First Floor Plan, scale 1:50, drawing number 1123-009, received 9th November 2020;

Proposed Second Floor Plan, scale 1:50, drawing number 1123-011, received 9th November 2020;
Design and Access Statement, written by HDP Associates Limited, received 9th November 2020;
Flood Risk Assessment, written by Unda Consulting Limited, received 14th December 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The replacement windows must be of a timber construction and of a painted finish. Prior to their installation, full details of the new windows including specifications and cross sections must be submitted to and approved by the Local Planning Authority. The approved windows must be installed prior to the first occupation of the apartments hereby approved and must be retained as such at all times thereafter

Reason

In order to ensure that there is limited effect on the surrounding Conservation Area in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

4. The development hereby approved must be carried out in accordance with the submitted flood risk assessment (ref. 90087-281020-Perriment-KingSt, dated November 2020, compiled by UNDA Consulting Limited) and the following mitigation measures it details:

- Physical design measures (Section 6.2)

These mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above must be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read "N. S. Hayman". The signature is written in a cursive style with a large, sweeping flourish at the end.

29th January 2021

PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	49
Suffix	
Property name	
Address line 1	King Street
Address line 2	
Address line 3	
Town/city	Whitehaven
Postcode	CA28 7JH
Description of site location must be completed if postcode is not known:	
Easting (x)	297229
Northing (y)	518130
Description	

2. Applicant Details

Title	Mr
First name	John
Surname	Lawson
Company name	Finepoint Limited
Address line 1	3 Dancastle Court
Address line 2	Arcadia Avenue
Address line 3	Finchley
Town/city	London
Country	

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

Retail at ground floor level with ancillary areas and storage at first and second floors

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

A fashion accessory shop

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Windows

Description of existing materials and finishes (optional):

White uPVC windows to the front elevation
Timber windows to the rear elevation

Description of proposed materials and finishes:

Replacement white uPVC windows
Replacement of timber windows with white uPVC windows

Doors

Description of existing materials and finishes (optional):

Painted rendered masonry to rear elevation

Description of proposed materials and finishes:

Installation of a painted timber door at ground floor level

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Dwg No. 1123-03, 1123-05
1123.DAS

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See drawing 1123-007. One connection into the existing combined sewerage is proposed, utilising the existing soil pipework serving the second floor

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

A bin store area will be provided to the rear hardstanding, as shown on drawing 1123-007

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	2	0	0	0	0	2
Total	2	0	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

16. Residential/Dwelling Units

Total proposed residential units

2

Total existing residential units

0

Total net gain or loss of residential units

2

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Total floorspace	203.3	141.5	61.8	-141.5
Total	203.3	141.5	61.8	-141.5

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)

61.8

Gross internal floorspace to be lost by change of use or demolition (square metres)

0.0

Total gross new internal floorspace proposed (including changes of use) (square metres)

61.8

Net additional gross internal floorspace following development (square metres)

0

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2453/0F1
2.	Proposed Development:	CONVERSION AND CHANGE OF USE OF THE FIRST AND SECOND FLOORS INTO 2 NO. ONE BEDROOMED APARTMENTS (USE CLASS C3)
3.	Location:	49 KING STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 49 King Street, a mid-terraced property which is situated within the town centre of Whitehaven. It comprises 3 floors with accesses to the front and rear.</p> <p>The application relates to the upper two floors which have been partially utilized as a warehouse. The ground floor will be retained as retail unit and does not form part of the application.</p> <p>The site lies within the Whitehaven Conservation Area.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the conversion of the upper floors of the property to form two one</p>

bedroomed apartments. Each apartment will include a kitchen, living space, bedroom and bathroom as well as its own rear entrance point. A new access is to be created to serve one of the units with the other served by an existing access.

The proposals include the replacement of 3 windows to the rear and 4 windows on the front.

A rear lean to is to be removed with the space created being used as a bin store.

Parking has not been specified for the development which will rely on the existing parking within the town centre.

RELEVANT PLANNING APPLICATION HISTORY

New shop front, approved in 2000 (application reference 4/00/0369/0 relates);

Fascia and projecting signs, approved in 2000 (application reference 4/00/0370/0 relates).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections.

Cumbria County Highways – No objections.

Local Lead Flood Authority – Consider that the EA should be consulted on the application as it is within Flood Zone 3.

Environment Agency – No objections, subject to conditions ensuring that the development is carried out in accordance with the FRA and that the mitigation measures are implemented prior to occupation.

Flood and Coastal Defence Engineer - The site is in Flood Zone 3, but in an area benefitting from defences. The development is for work to the first and second floors, so above flood levels, although access will still be at ground level. There will be no increase in surface water following development. Therefore, I have no objection to the proposed development.

Conservation Officer – Although the proposal is welcomed, the windows should be finished in timber in accordance with the Copeland Conservation Area Design Guide. Further to the Agent's request for the use of uPVC sliding sash windows, the Officer confirmed that these would not be appropriate in this location. The Agent subsequently requested the use of double glazed timber windows which the Conservation Officer was happy to consider. The Agent requested that the window details are conditioned as they are yet to appoint a Contractor. The Officer agreed that this was a suitable way to progress.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 5 no. properties.

No responses have been received as a result of this advertisement.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV1 – Flood Risk and Risk Management

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM13 – Conversions of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in

accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

Policy context

Planning policies ST1 and DM13 seek to encourage the re-development of the town centre allowing for a mixed use and the conversion of properties within the settlement limits. Policies DM12 and DM22 seek to ensure that new residential properties meet the minimum acceptable standards whilst including a suitable access and parking. Policies ENV4 and DM27 seek to protect the local heritage assets including the Conservation Area. Policies ENV1 and DM24 seek to ensure that development does not increase the flood risk either on site or elsewhere.

Principle of development

The conversion of the upper floors of the building to residential use is acceptable in principle as it is located within the defined settlement limits for Whitehaven which is listed as the Principal Town within the Borough. It would result in the re-use of the upper floors of an existing building within the town centre. Bringing vacant buildings back into use is supported throughout national and local planning policy and the provision of 2 flats will add to the housing supply for the Borough.

On this basis, it is considered that the principle of development is acceptable in compliance with policies ST1, ST2, SS3, DM12 and DM13 of the Copeland Local Plan.

External alterations

The proposal includes the addition of a new external door, so that each flat has it a separate access. The position of the new door is considered to be acceptable and is unlikely to create an impact on the surrounding properties. It can be accessed from Strand Street where there are many accesses to the rear of properties that front onto King Street.

Three windows to the rear and four on the front elevation are proposed to be replaced as part of the proposal. The application initially included the change to uPVC frames, however the Conservation Officer resisted this request due to the effect on the Conservation Area, especially in this prominent position within the town centre. Further to discussions, it was agreed that there may be scope for the windows to be slim line double glazed, but that the frames should be of a timber construction. The Agent agreed to this and the full details of the windows will be provided at a later date. In order to ensure that the replacement windows are satisfactory, it is considered prudent to include a suitably worded planning condition to any approval to ensure that full details are provided and approved, prior to their installation.

On approval of the window specification, it is considered that the proposal will meet with the details

set out in Policy DM10 of the Copeland Local Plan.

The Impact on the Conservation Area

The building is located within the Whitehaven Conservation Area and in a prominent part of the town centre. The change of use proposals include modest alterations to the external features of the building which are considered to protect the traditional character and appearance of the building and this part of the Conservation Area.

The application includes the demolition of a small lean to at the rear of the property to allow for an external bin store to be created. The proposed demolition is small in scale and does not require planning permission. It is largely dilapidated and in a poor structural condition and as such is not considered to be of historical interest.

It is considered that the proposals comply with Policies ENV4 and DM27 of the Copeland Local Plan relating to the local heritage assets and Policy DM10 in relation to design.

Access and parking

The previous use of the building as a commercial property would have resulted in frequent car and pedestrian movements to and from the property. The use of the upper floors as two residential flats is unlikely to significantly increase activity to the premises. Although no car parking is allocated to serve the flats, as the building is located within the town centre, it is considered that there are suitable parking solutions and sustainable transport options for use by the occupiers. Cumbria Highways raised no objections to the proposals.

The proposals therefore align with Policy DM22 of the Copeland Local Plan relating to accessible developments.

Flood risk

The site lies within flood zone 3, therefore a Flood Risk Assessment was submitted as part of the application. The document concludes that flood proofing should be provided for the development, as appropriate, but as the change of use will be for the upper two floors, there is unlikely to be any risk of flooding. The proposal will also not increase the flood risk elsewhere. Due to the designation within flood zone 3, the Environment Agency were consulted and they advised that conditions should be added to any approval to ensure that flood mitigation measures were put in place, according to the submitted assessment prior to the first use of the properties.

Overall, the Applicant has demonstrated that the proposal complies with policies ENV1 and DM24 of the Copeland Local Plan relating to flood risk.

	<p><u>Conclusion</u></p> <p>There have been no objections to the proposal.</p> <p>Overall, it is considered that the proposal will preserve and enhance the character and appearance of the Conservation Area and accords with the policies set out within the Copeland Local Plan and therefore should be approved.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Location Plan, scale 1:500, drawing number 1123-001, received 9th November 2020; Proposed Front Elevation, scale 1:50, drawing number 1123-003, received 9th November 2020; Proposed Rear Elevation, scale 1:50, drawing number 1123-005, received 9th November 2020; Proposed Ground Floor Plan, scale 1:50, drawing number 1123-007, received 9th November 2020; Proposed First Floor Plan, scale 1:50, drawing number 1123-009, received 9th November 2020; Proposed Second Floor Plan, scale 1:50, drawing number 1123-011, received 9th November 2020; Design and Access Statement, written by HDP Associates Limited, received 9th November 2020; Flood Risk Assessment, written by Unda Consulting Limited, received 14th December 2020.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>3. The replacement windows must be of a timber construction and of a painted finish. Prior to their installation, full details of the new windows including specifications and cross sections must be submitted to and approved by the Local Planning Authority. The approved windows</p>

must be installed prior to the first occupation of the apartments hereby approved and must be retained as such at all times thereafter

Reason

In order to ensure that there is limited effect on the surrounding Conservation Area in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

4. The development hereby approved must be carried out in accordance with the submitted flood risk assessment (ref. 90087-281020-Perriment-KingSt, dated November 2020, compiled by UNDA Consulting Limited) and the following mitigation measures it details:

- Physical design measures (Section 6.2)

These mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above must be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

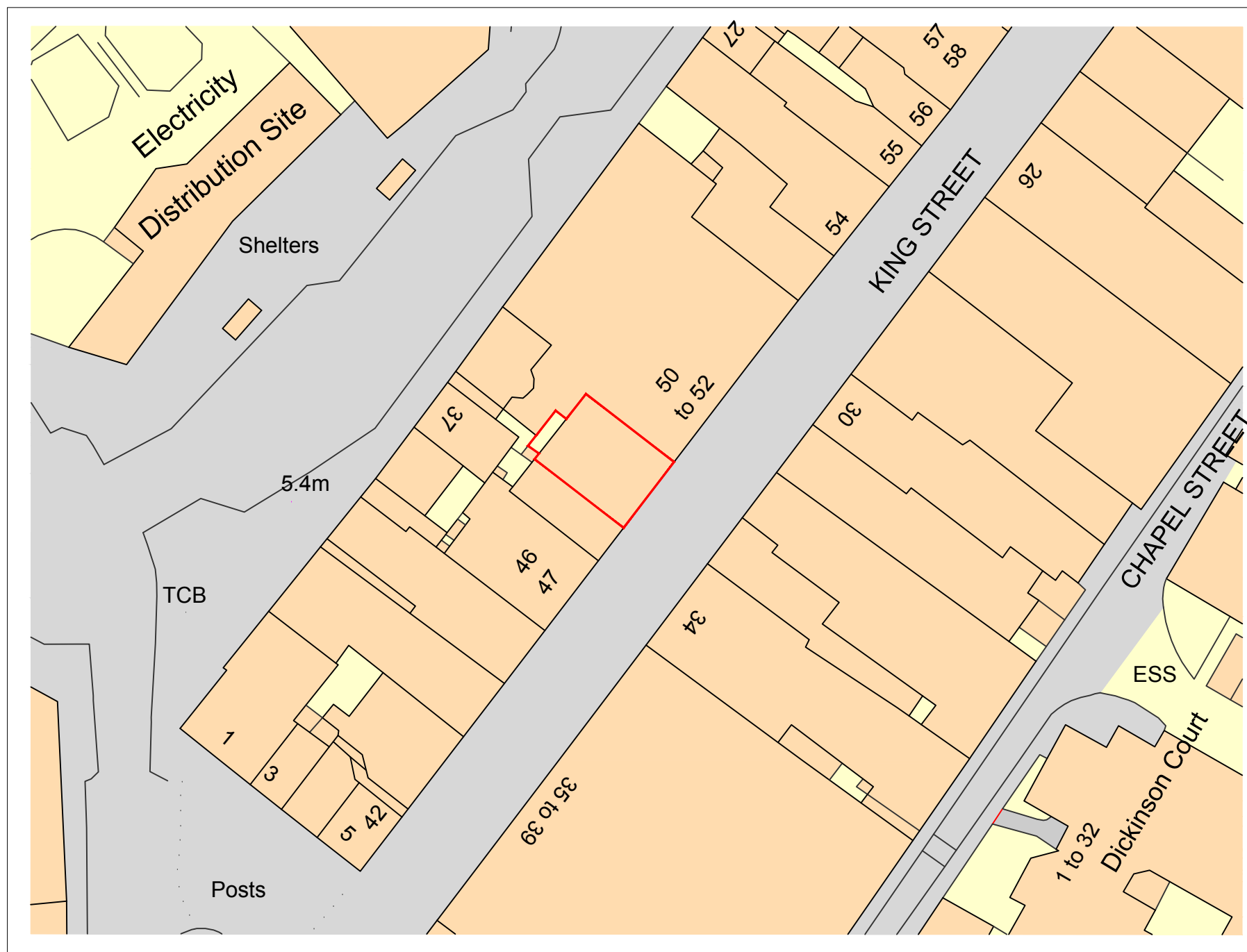
Case Officer: Sarah Papaleo

Date : 28/01/2021

Authorising Officer: N.J. Hayhurst

Date : 29/01/2021

Dedicated responses to:- N/A



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 LOCATION PLAN



hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
Scale 1:500 @ A3	Checked by GDP

Drawing No. 1123-001	Rev.
-------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
EXISTING FRONT ELEVATION



Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-002	Rev.
-------------------------	------



First and second floor windows replaced with new white uPVC double glazed units to match the existing

Defective panelling repaired to match existing format

Notes:
Do not scale, indicative only
Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
WHITEHAVEN**

Title
PROPOSED FRONT ELEVATION



hdp Associates Limited
10 Saville Place, Clifton, Bristol, BS8 4EJ
w: www.hdpassociates.com t: 0117 9001638

Date **OCTOBER 2020** Drawn by **KP**

Scale **1:50 @ A3** Checked by **GDP**

Drawing No. **1123-003** Rev.



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 EXISTING REAR
 ELEVATION

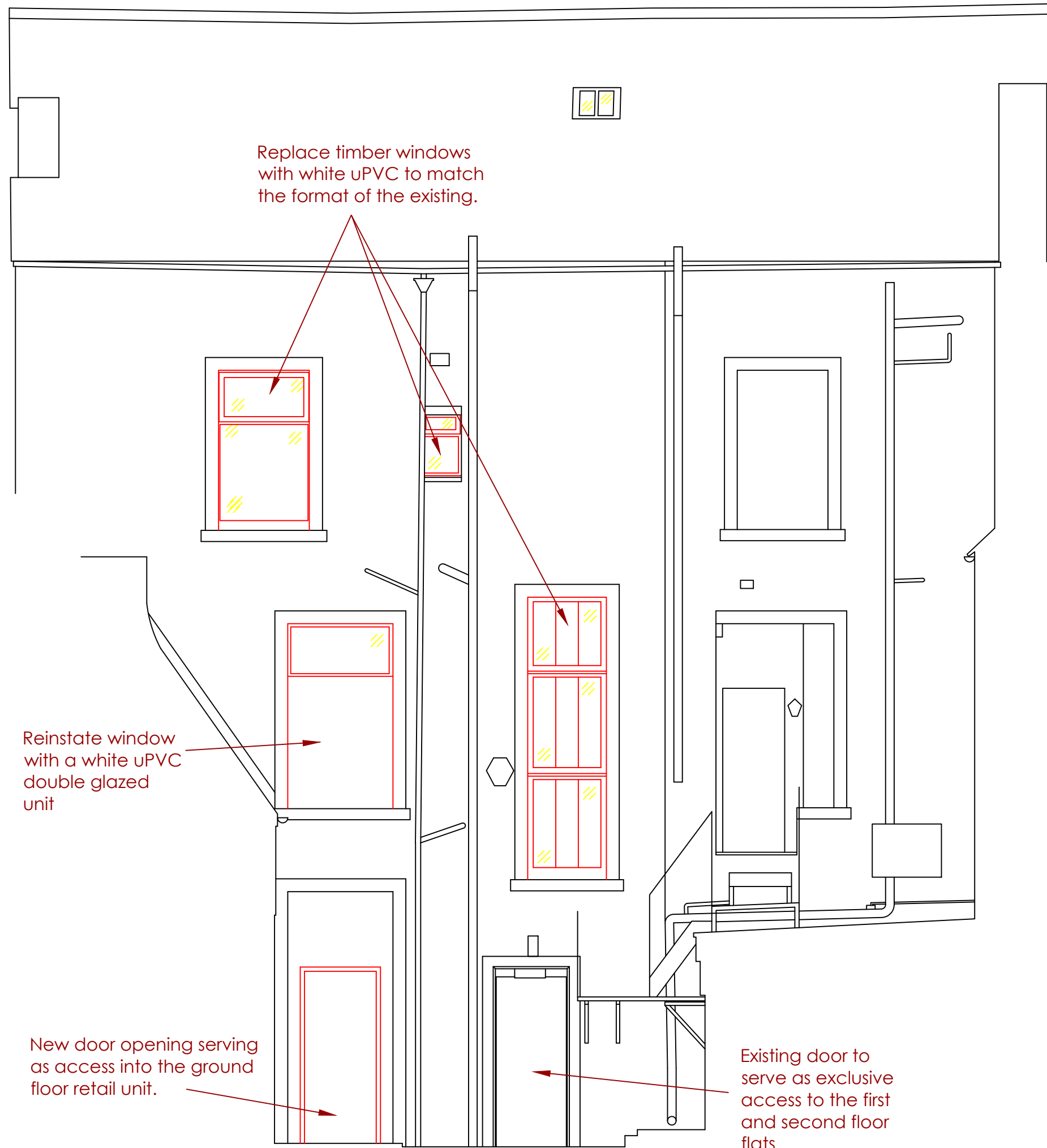


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-004	Rev.
-------------------------	------



Replace timber windows with white uPVC to match the format of the existing.

Reinstate window with a white uPVC double glazed unit

New door opening serving as access into the ground floor retail unit.

Existing door to serve as exclusive access to the first and second floor flats

Notes:
Do not scale, indicative only
Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
WHITEHAVEN**

Title
**PROPOSED REAR
ELEVATION**



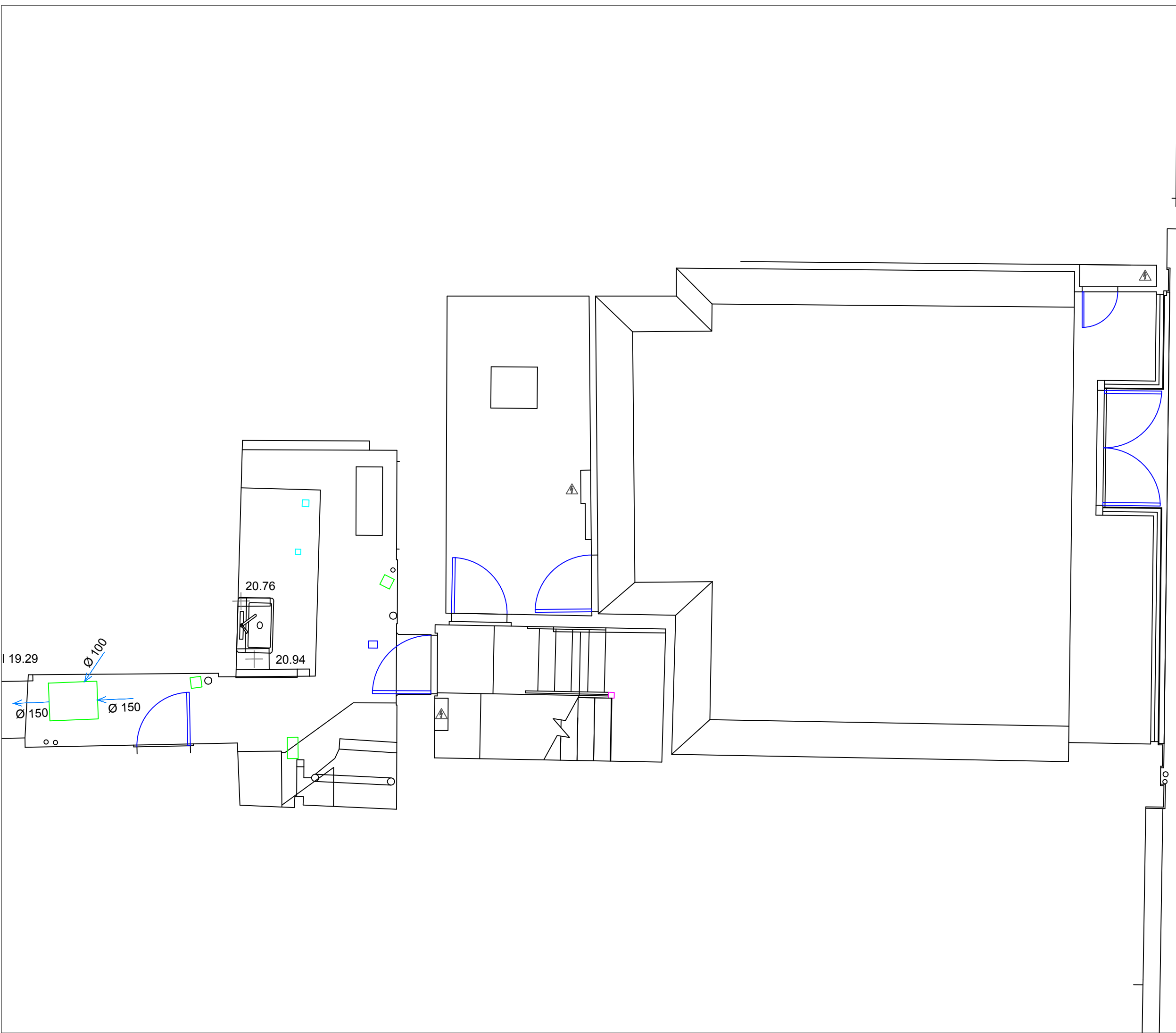
hdp Associates Limited
10 Saville Place, Clifton, Bristol, BS8 4EJ
w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-005	Rev.
--------------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
**EXISTING GROUND
 FLOOR PLAN**



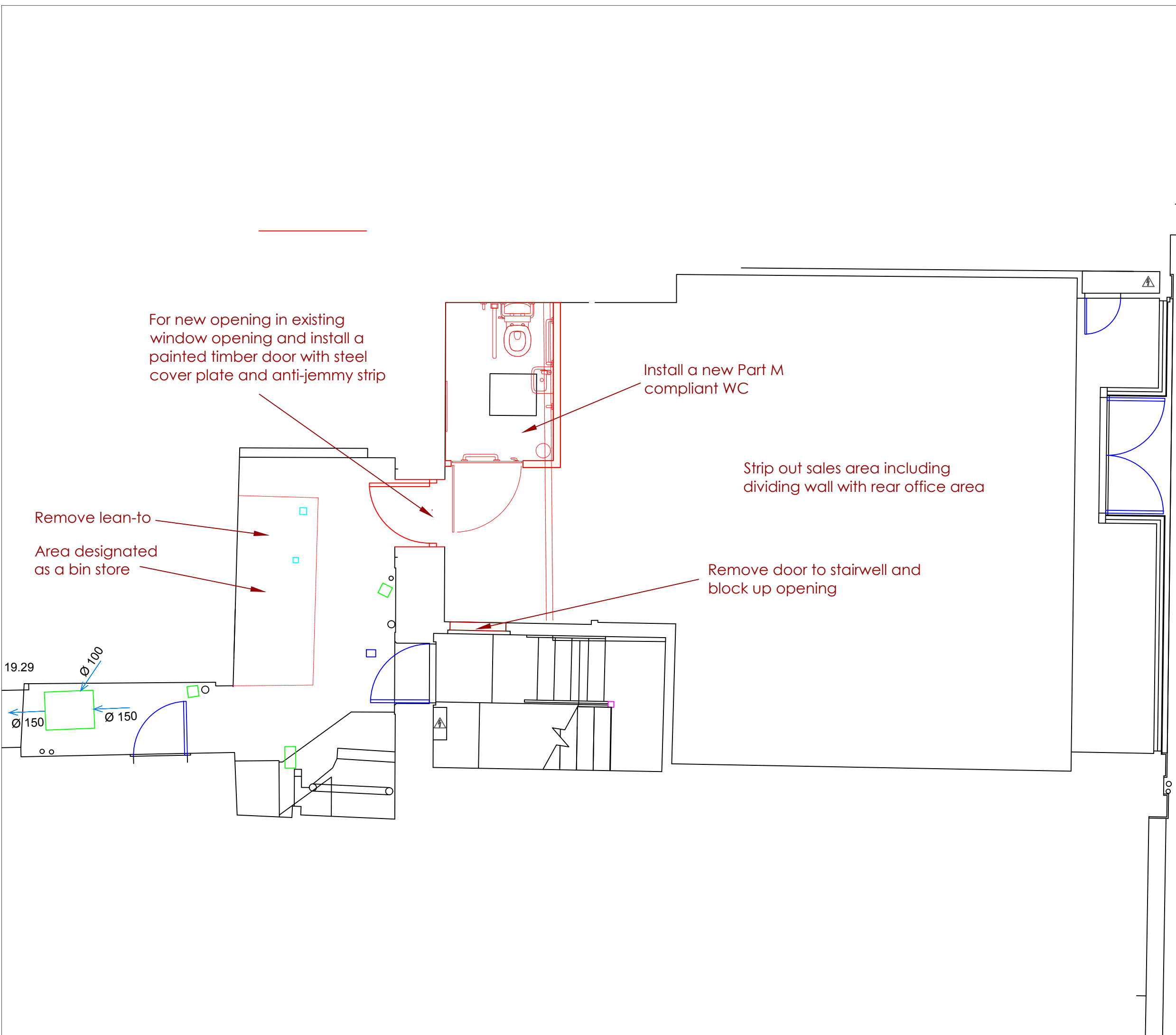
hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-006	Rev.
--------------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
**PROPOSED GROUND
 FLOOR PLAN**

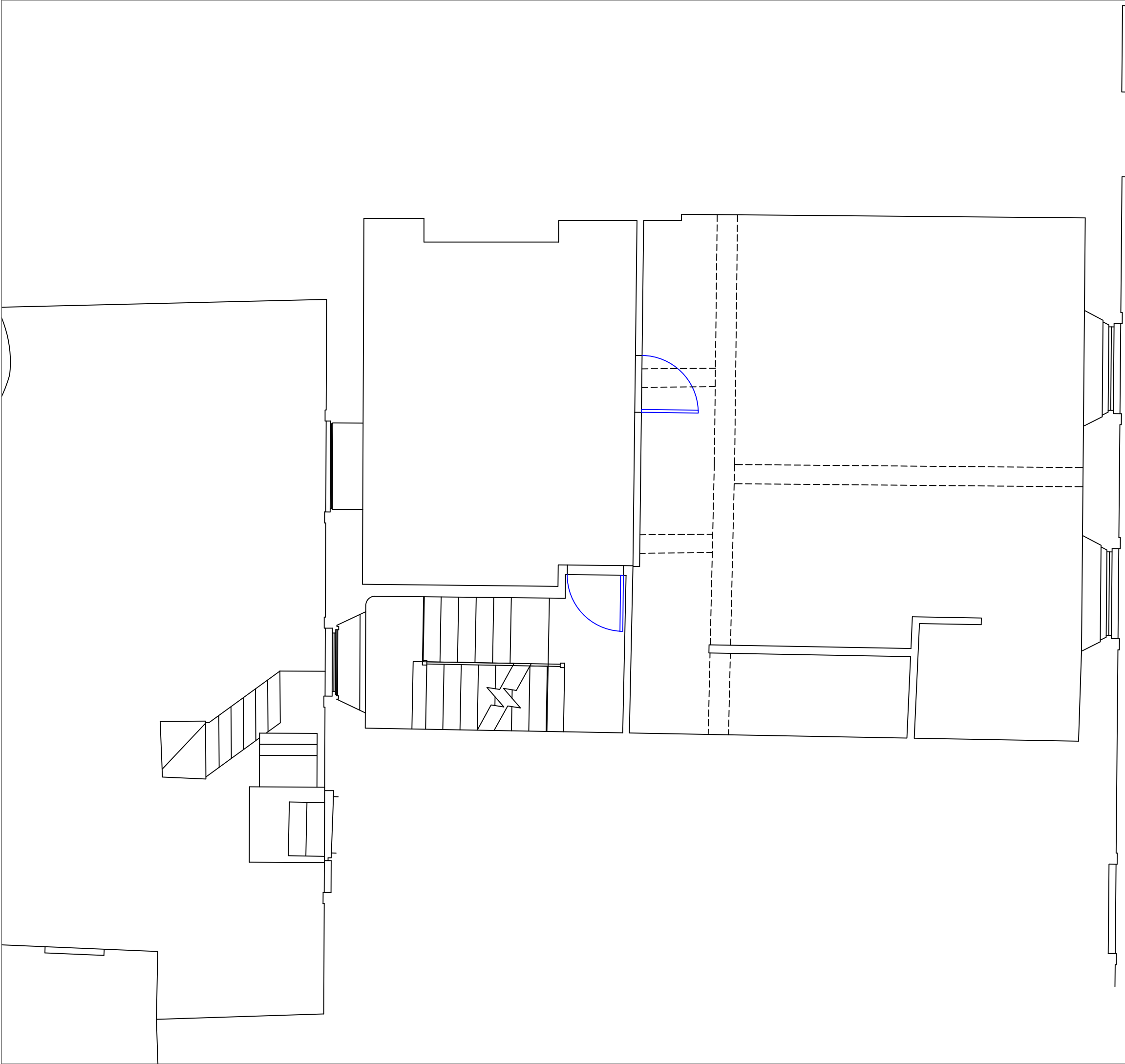


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-007	Rev.
--------------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
EXISTING FIRST FLOOR PLAN



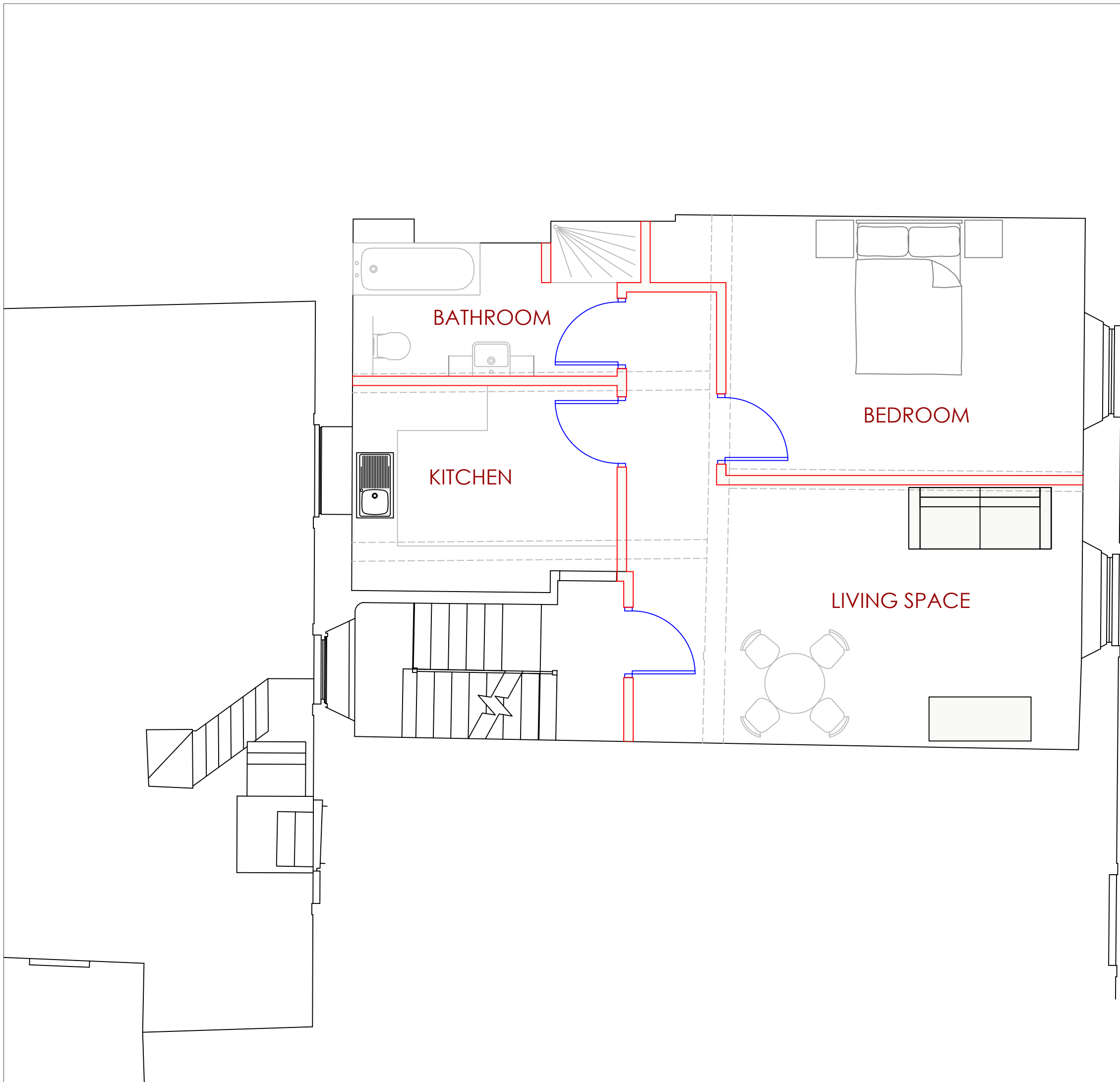
hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-008	Rev.
--------------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
PROPOSED FIRST FLOOR PLAN

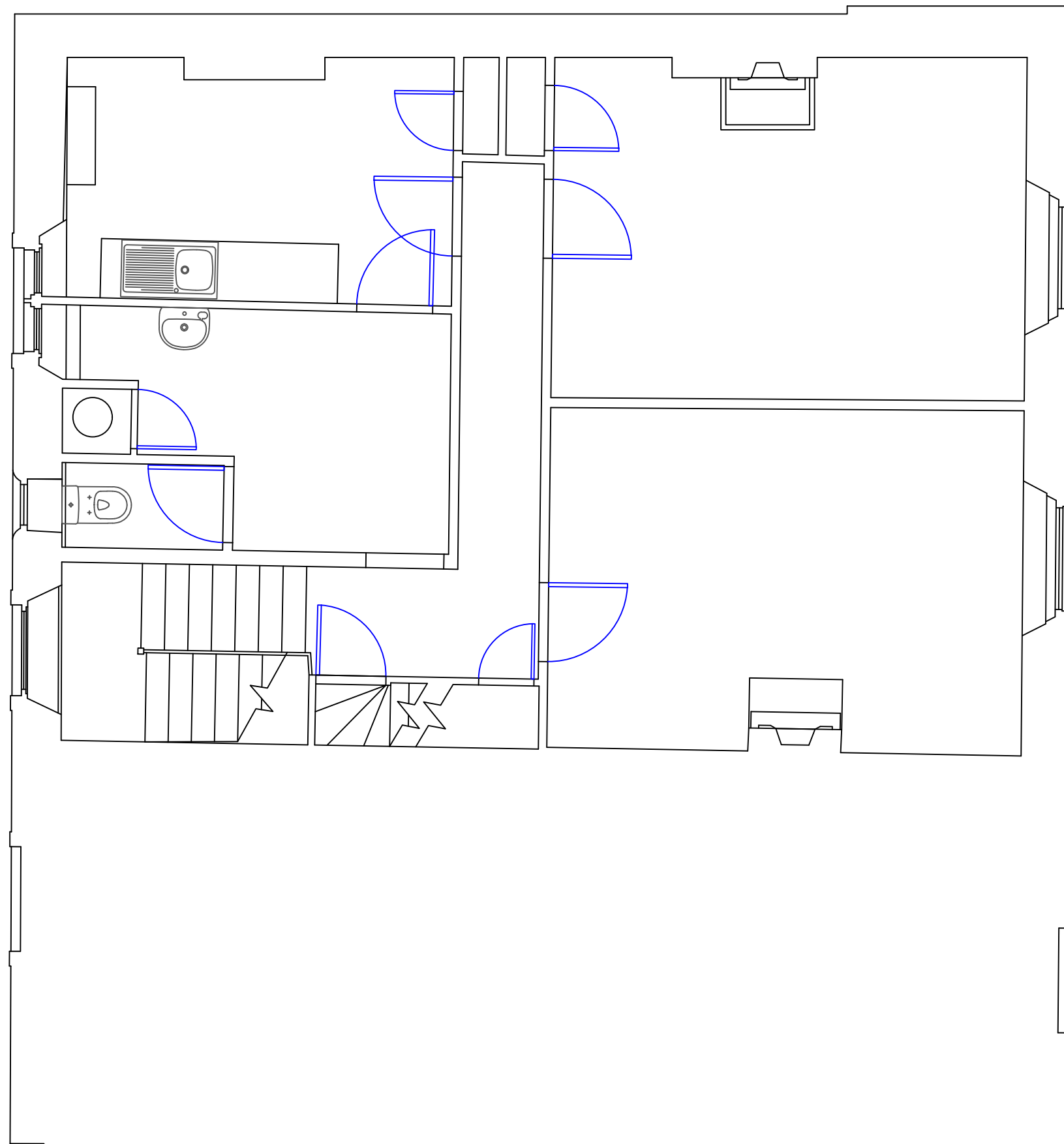


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-009	Rev.
--------------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

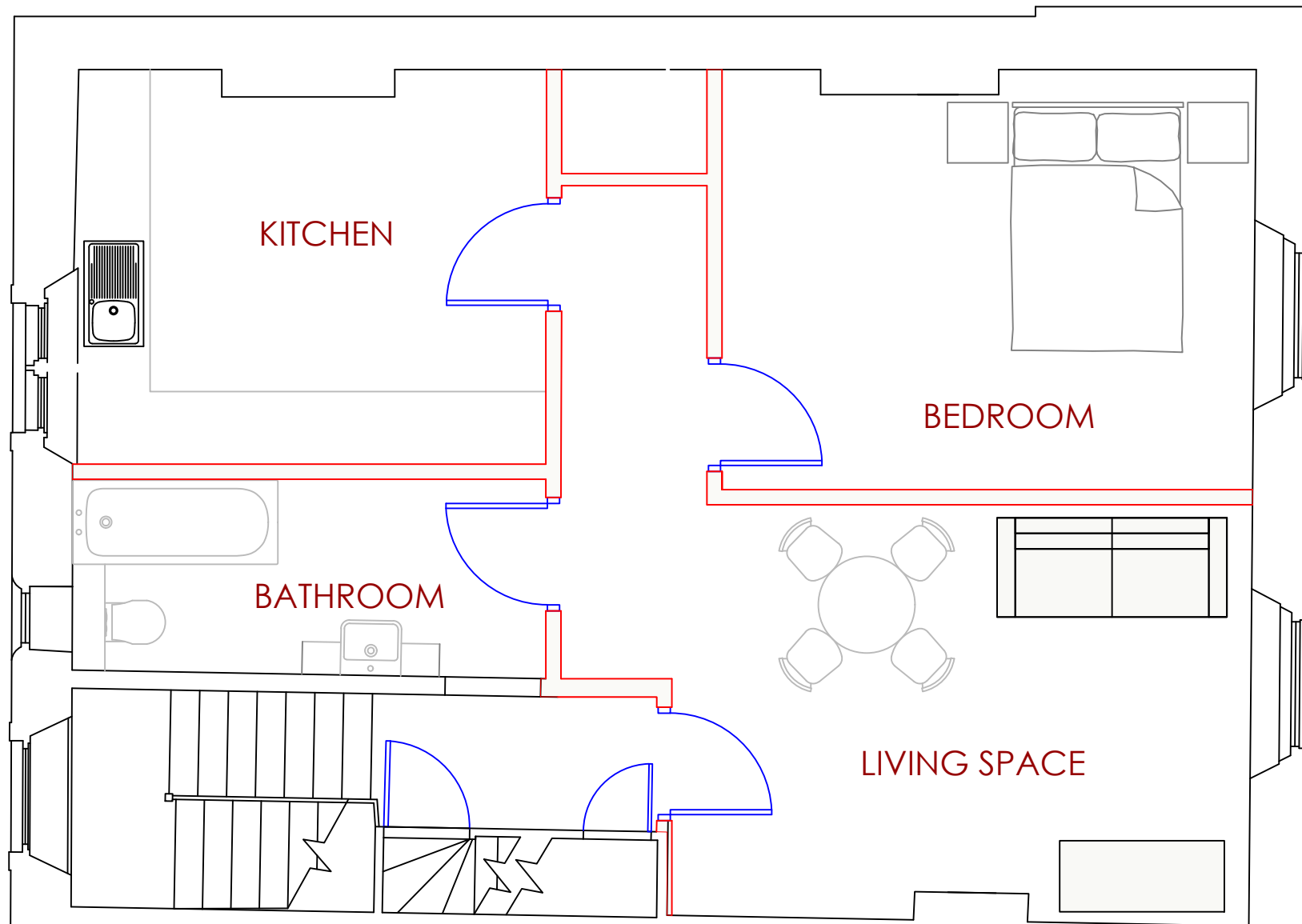
Title
**EXISTING SECOND
 FLOOR PLAN**

hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-010	Rev.
--------------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
**PROPOSED SECOND
 FLOOR PLAN**

hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date **OCTOBER 2020** Drawn by **KP**

Scale **1:50 @ A3** Checked by **GDP**

Drawing No. **1123-011** Rev.

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY THE PLANNING APPLICATION FOR CONVERSION AND CHANGE OF USE OF THE FIRST AND SECOND FLOORS TO 2NO. RESIDENTIAL APARTMENTS

**AT THE PROPERTY KNOWN AS
49 KING STREET, WHITEHAVEN,
FOR AND ON BEHALF OF
FINEPOINT LIMITED**



**hdp Associates Limited
Chartered Building Surveyors
10 Saville Place
Clifton
Bristol
BS8 4EJ**

Tel: 0117 900 1638
www.hdpassociates.co.uk

REVISION:

1.0 INTRODUCTION

49 King Street is a three storey property, located in a pedestrianised area of Whitehaven town centre. The building is currently arranged as retail at ground floor level and ancillary areas/storage at first and second floor levels.

This Design and Access Statement has been prepared to accompany the Application for the conversion and change of use of the first and second floors into 2No. residential apartments (Use class C3).

2.0 USE

The existing warehouse is currently tenanted by a fibreglass product manufacturer, and the front office areas are currently unoccupied.

3.0 AMOUNT

The property has a gross internal area of 203.3m². The gross internal area of the resized retail space will be 61.79 m². The residential accommodation will provide a net internal area of 141.51 m² spread over two apartments.

The footprint of the building will remain unchanged.

4.0 LAYOUT

The existing ground floor will remain unchanged with the exception of blocking up the access to the rear staircase and construction of a new WC. A doorway will be formed in the rear wall to provide access to the rear areas and alleyway.

The existing rear fire escape door will serve as access for the apartments, reached from the alleyway running from Strand Street.

Both apartments will be similar in layout, with bedroom and living spaces towards the front of the property, and bathroom and kitchen spaces to the rear of the property.

5.0 SCALE

No extensions to the building are proposed.

6.0 HARDSTANDING

External hard standings to the rear courtyard and alleyway are concrete and will remain unchanged.

7.0 APPEARANCE

The property shall retain its existing appearance and comprise the following:

- Roof – Pitched and slate covered with uPVC rainwater goods
- Walls – Painted render
- Windows – White uPVC double glazed units (including replacement of the painted timber windows to the rear with uPVC)
- Doors – Painted timber doors with steel plating to the rear elevation
- Shopfront – Painted aluminium and painted stall riser

8.0 PLANNING BENEFITS

The conversion works will provide residential units to a largely underused first and second floor which carries little to no rentable value or use. This aligns with the Housing Strategy set out in the Copeland Local Plan 2017-2035 – Issues and Options Draft 2019 and also contributes towards Strategic Objectives 4 , 7 and 20.

By putting the upper parts into use and taken out of the ground floor demise and repairing responsibility, the unit will become more appealing from a commercial let perspective.

9.0 ACCESS

Access to the ground floor retail will be via the pedestrianised King Street. Access to the apartments will be via the rear alleyway off Strand Street.

Level access is provided into the ground floor.



Flood Risk Assessment for Planning

November 2020

Our reference:
90087-Perriment-KingSt

Prepared for:
Mr John Lawson

Location:
49 King Street
Whitehaven
CA28 7JH



Document Issue Record

Project: Flood Risk Assessment for Planning
Client: Mr John Lawson
Application: Change of use of the first and second floors to 2no. residential apartments
Location: 49 King Street, Whitehaven, CA28 7JH
Our reference: 90087-281020-Perriment-KingSt
Version: v1.0 061120

Lead Consultant: Mr Antony Rousou
Authorisation: Mr Edward Bouët
Checked by: Mr Edward Bouët

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report should be reproduced, distributed or communicated to any third party. We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. Any data and information provided by third parties and referred to herein has not been checked or verified by us unless otherwise expressly stated within this report. This report was checked and approved on the date it was issued and is therefore valid on this date. Understanding, circumstances, regulations and professional standards do change, which could subsequently affect the validity of this report.

Southpoint, Old Brighton Road, Gatwick, West Sussex, RH11 0PR

+44 (0) 1293 214 444

www.unda.co.uk

Contents

1. Key Facts	4
1.1 Flood Risk Posed:	4
1.2 Flood Risk Mitigation:	4
2. Introduction	5
3. Existing Situation	6
3.1 Site Usage:	6
3.2 Geography and Topography:	6
3.3 Geology and Soil:	7
4. Development Proposal	10
5. Assessment of Flood Risk	13
5.1 Flood Zones:	13
5.2 Fluvial (Irish Sea):	14
5.2.1 Modelled flood levels and extents:	14
5.2.2 Flood Storage Areas:	14
5.2.3 Flood Defences	14
5.2.4 Residual risk (breach or overtopping of flood defences):	14
5.2.5 Historical flood events:	15
5.2.6 Internal Drainage Boards:	15
5.3 Pluvial (Surface Water):	15
5.4 Groundwater:	16
5.5 Sewer Surcharge:	17
5.6 Other Sources:	17
6. Flood Risk Management	19
6.1 Vulnerability to flooding:	19
6.3 Safe Escape and Flood Action Plan:	19
6.4 Flood Warning:	20
6.5 Flood Plan:	21
6.6 Off-Site Impacts:	21
6.6.1 Fluvial floodplain storage:	21
6.6.2 Surface Water Drainage:	22
7. Sequential and Exception Test	23
8. Discussion and Conclusions	24
Appendix	26

1. Key Facts

1.1 Flood Risk Posed:

- Site within Flood Zone 3 (High Risk).
- Fluvial risk originating from Irish Sea, approximately 120 east of the site.
- EA Product 4 data requested.
- No Flood Storage Areas located in close proximity to the site.
- According to EA records, the site is not within an area that has previously flooded.
- Risk of pluvial flooding would appear to be "Medium".
- Risk of sewer surcharge and groundwater flooding would appear to be low.

1.2 Flood Risk Mitigation:

- Flood proofing will be incorporated as appropriate.
- Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.
- A flood warning and evacuation plan which will be prepared in liaison with the Council's Emergency Planners and tied in with the local emergency plans for the area.
- The applicant will register with the Environment Agency Floodline Warnings/Alert Direct service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

Unda Consulting Limited have been appointed by Mr John Lawson (hereinafter referred to as “the applicant”) to undertake a Flood Risk Assessment for the proposed development at 49 King Street, Whitehaven, CA28 7JH (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The purpose of the study is to support a planning application for the proposed development. This report presents our findings based on the readily available information and data relating to the site and surrounding drainage area.

The site appears to be located within Flood Zone 3 as defined by the Environment Agency (EA) on their Flood Map for Planning. Under the National Planning Policy Framework (NPPF), a FRA is required if a proposed development:

- includes building or engineering works in Flood Zone 2 or 3;
- includes building or engineering works on land classified by the Environment Agency as having critical drainage problem;
- changes the use of land or buildings in a location at risk of flooding from rivers or the sea, or with critical drainage problems;
- changes the use of land or buildings in a way that increases the flood vulnerability of the development where it may be subject to other sources of flooding;
- is larger than 1 hectare.

The assessment should demonstrate to the Local Planning Authority (LPA) and EA how flood risk will be managed now and over the development’s lifetime, taking climate change into account, and with regard to the vulnerability of its potential users.

- whether the proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Situation

3.1 Site Usage:

The site is occupied by a retail shop on the ground floor with ancillary areas/ storage on the first and second floor levels.

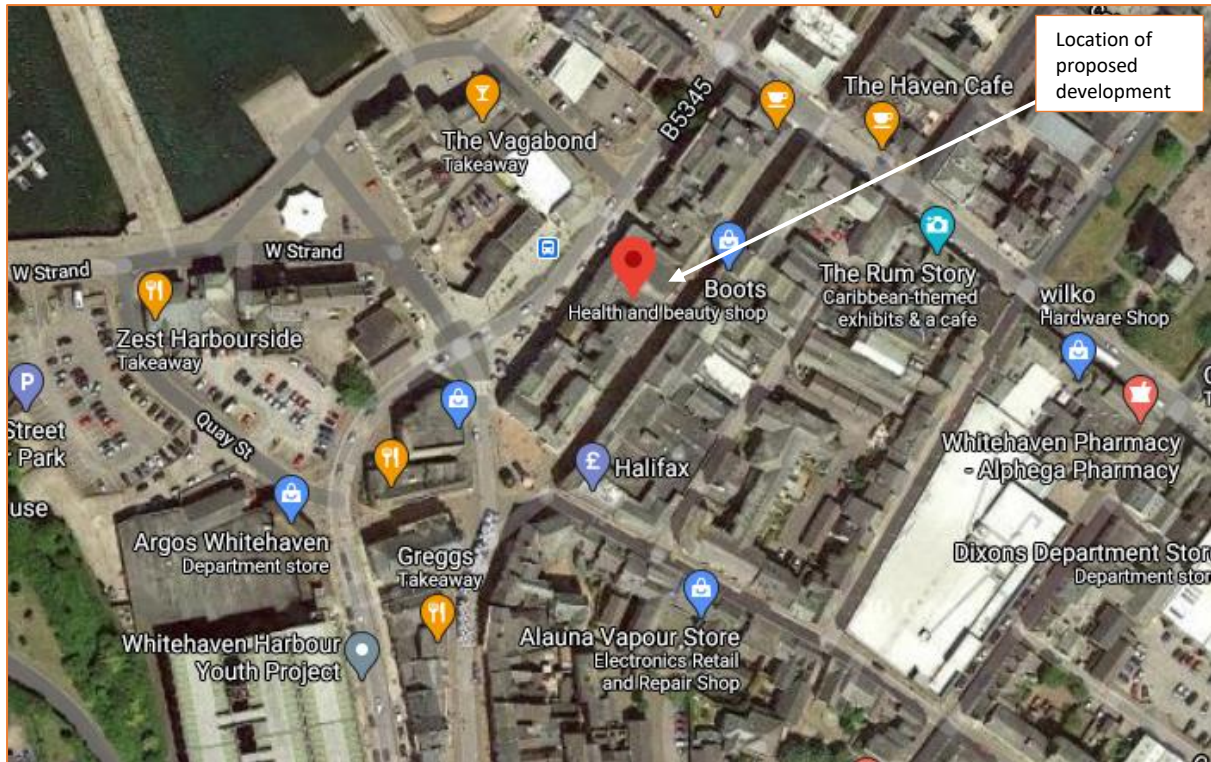


Figure 1: Aerial photograph of site and surrounding area (Source: Google Earth)

3.2 Geography and Topography:

The site is located approximately 120m east of the marina and 150m west of the Tower Chapel St Nicholas.

Environment Agency LiDAR has been used to assess the topography across the site and wider area. Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground surface. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at high spatial resolutions. The EA's LiDAR data archive contains digital elevation data derived from surveys carried out by the EA's specialist remote sensing team. Accurate elevation data is available for over 70% of England. The LiDAR technique records an elevation accurate to +0.15m every 1m. This dataset is derived from a combination of the full dataset which has been merged and re-sampled to give the best possible coverage. The dataset can be supplied as a Digital Surface Model (DSM) produced from the signal returned to the LIDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) or as a Digital

Terrain Model (DTM) produced by removing objects from the Digital Surface Model. 1.0m horizontal resolution DTM LiDAR data has been used for the purposes of this study.

The site is relatively flat with topographic levels ranging between approximately 5.54m AOD and 5.60m AOD.

3.3 Geology and Soil:

The British Geological Survey (BGS) Map indicates that the bedrock underlying the site is Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone.

The site is underlain by Alluvium - Clay, Silt, Sand and Gravel superficial deposits.

The soil type taken from the UK Soil Observatory website is relatively deep soils from Riverine Clay, Sands and Gravel soil parent material, with a Clay to Sandy loam texture.

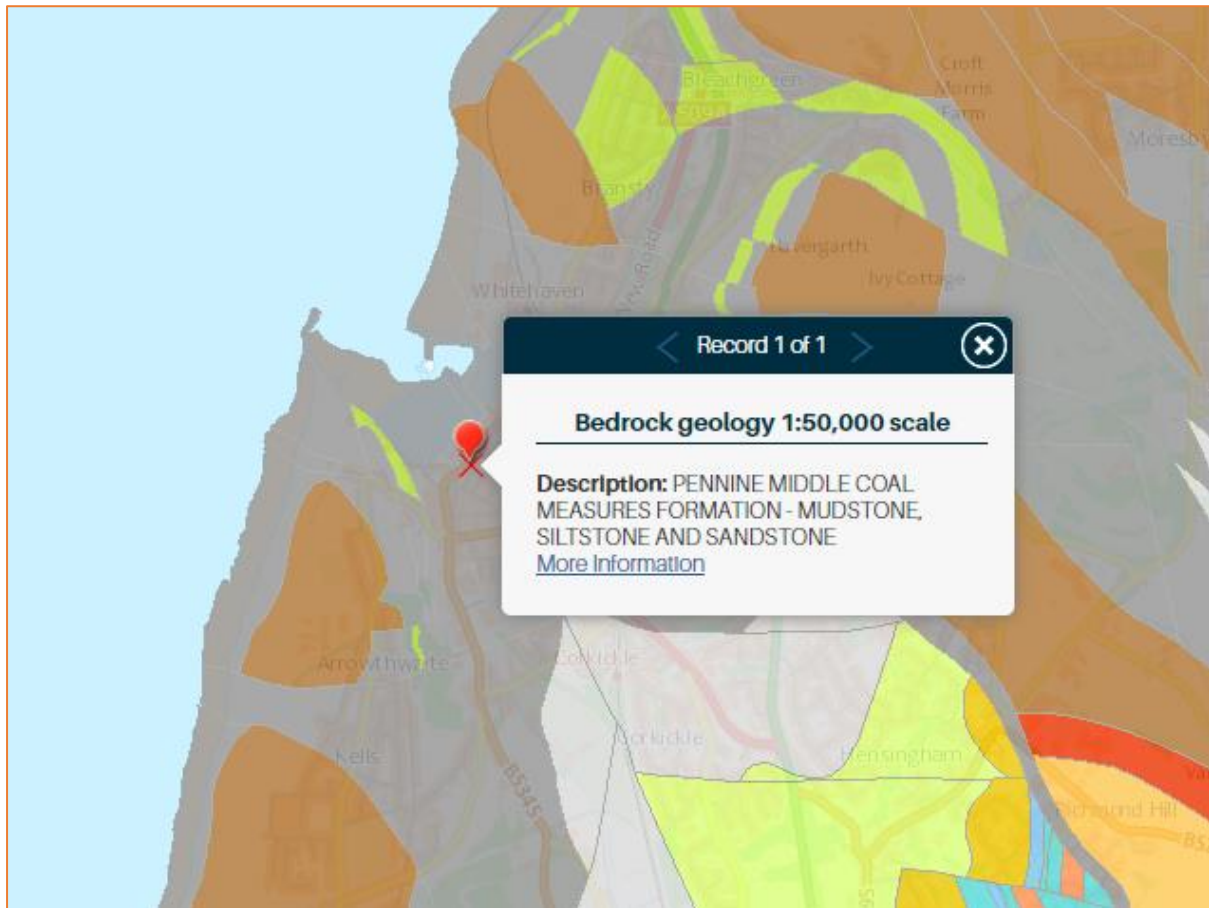


Figure 2: Local bedrock geology (Source: BGS)

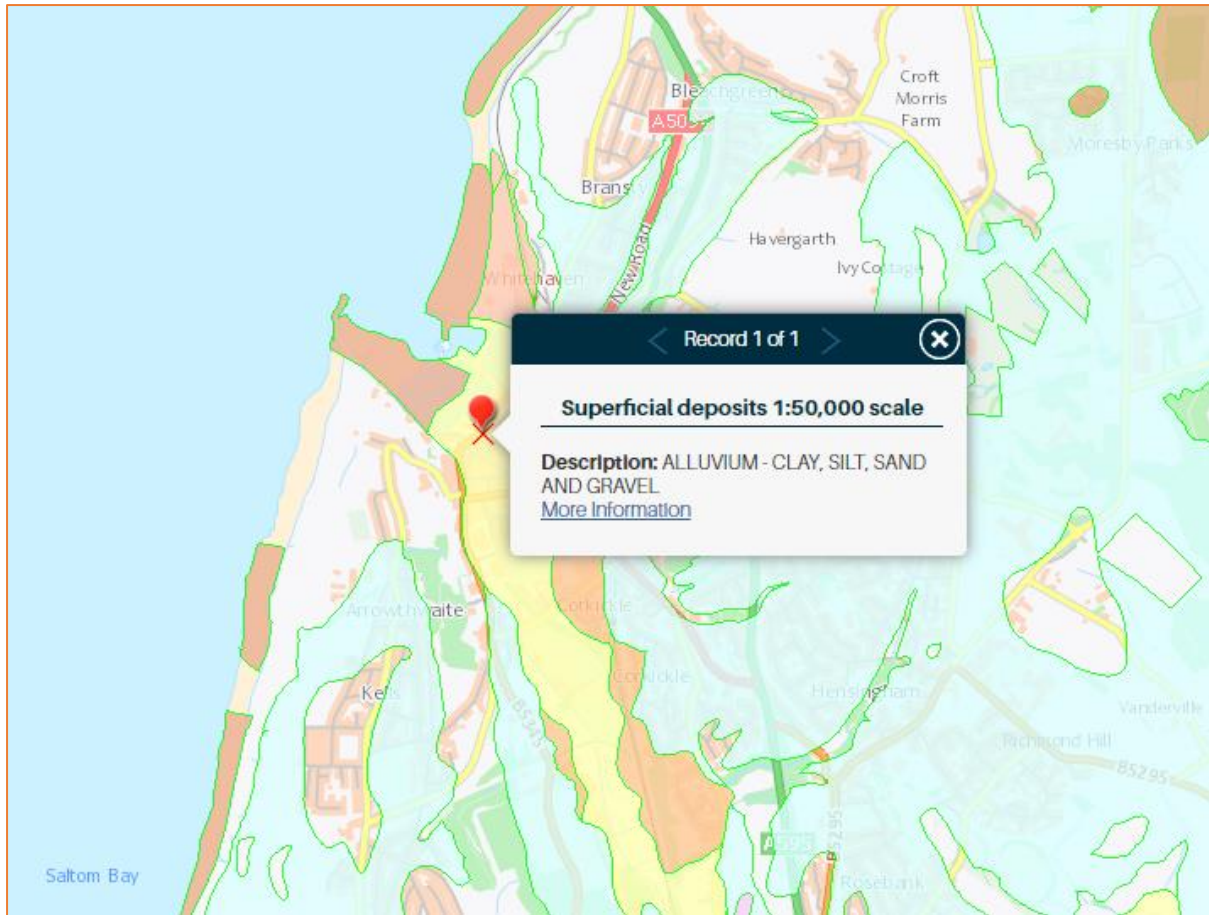


Figure 3: Local superficial deposits (Source: BGS)

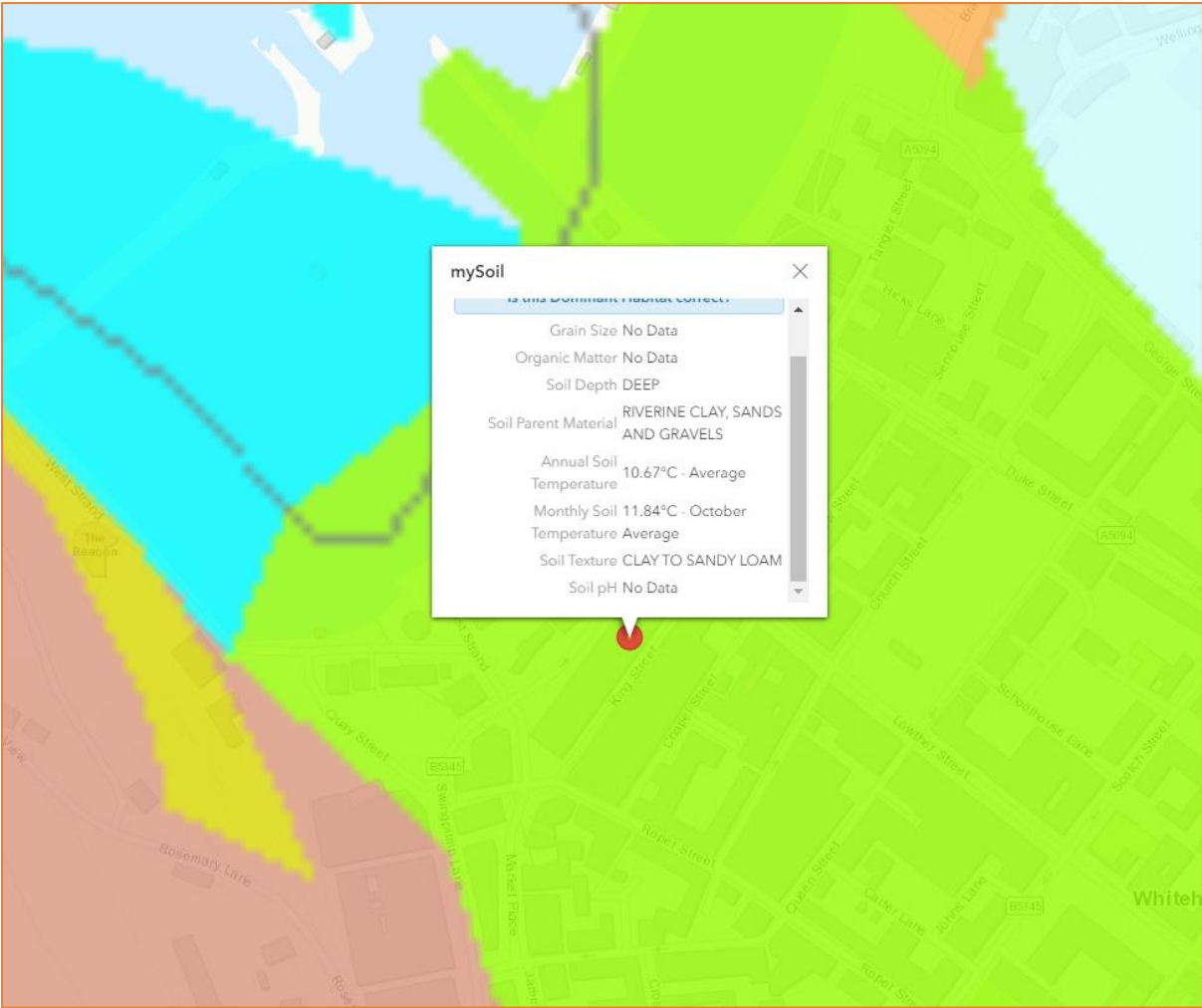


Figure 4: Local soil types (Source: UKSO)

4. Development Proposal

The proposed planning application is for the change of use of the first and second floors to 2no. residential apartments.

Proposed site plans are provided below and in the report Appendix.

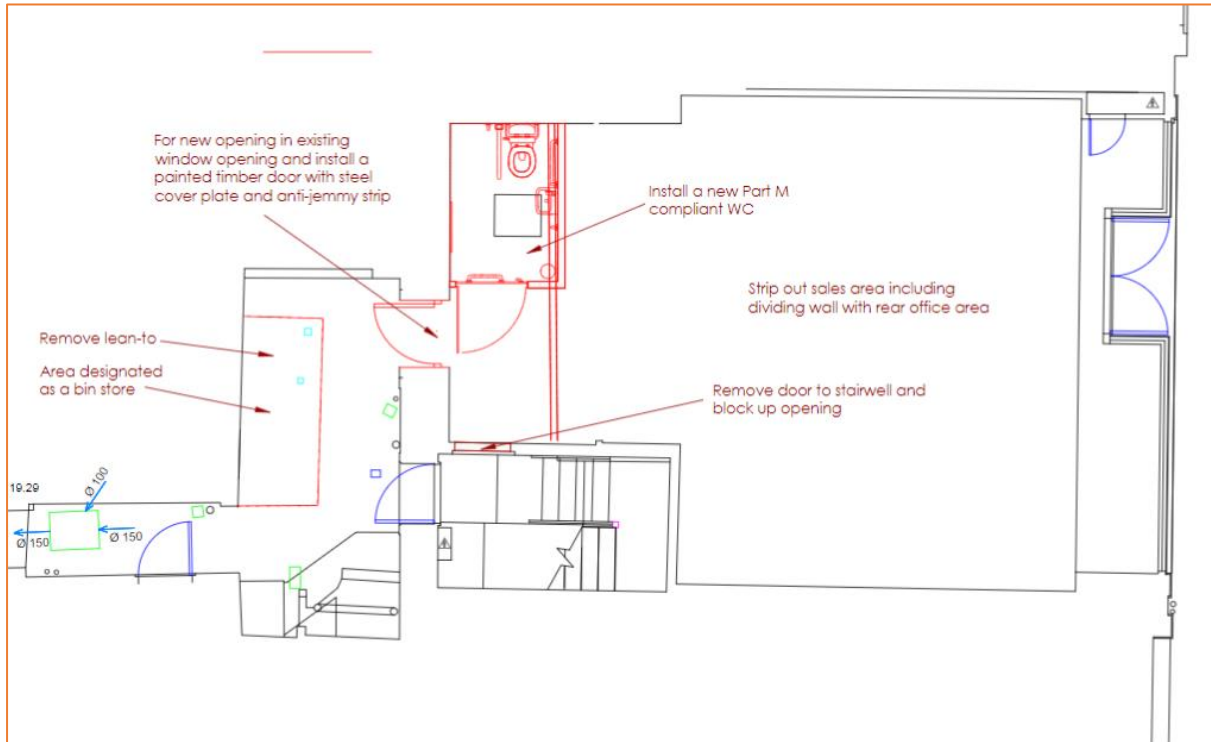


Figure 5: Proposed ground floor plans for the development (Source: hdp associates)

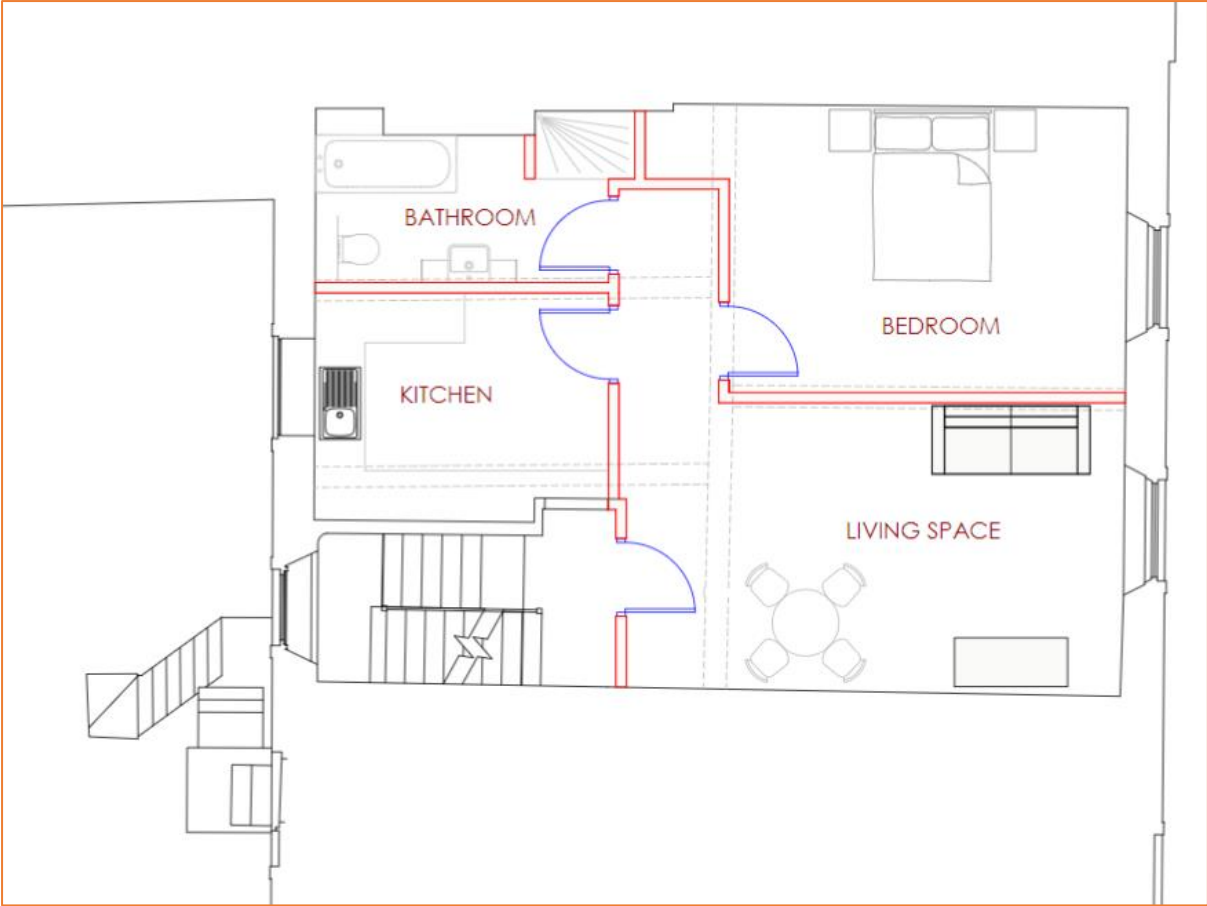


Figure 6: Proposed first floor plans for the development (Source: hdp associates)

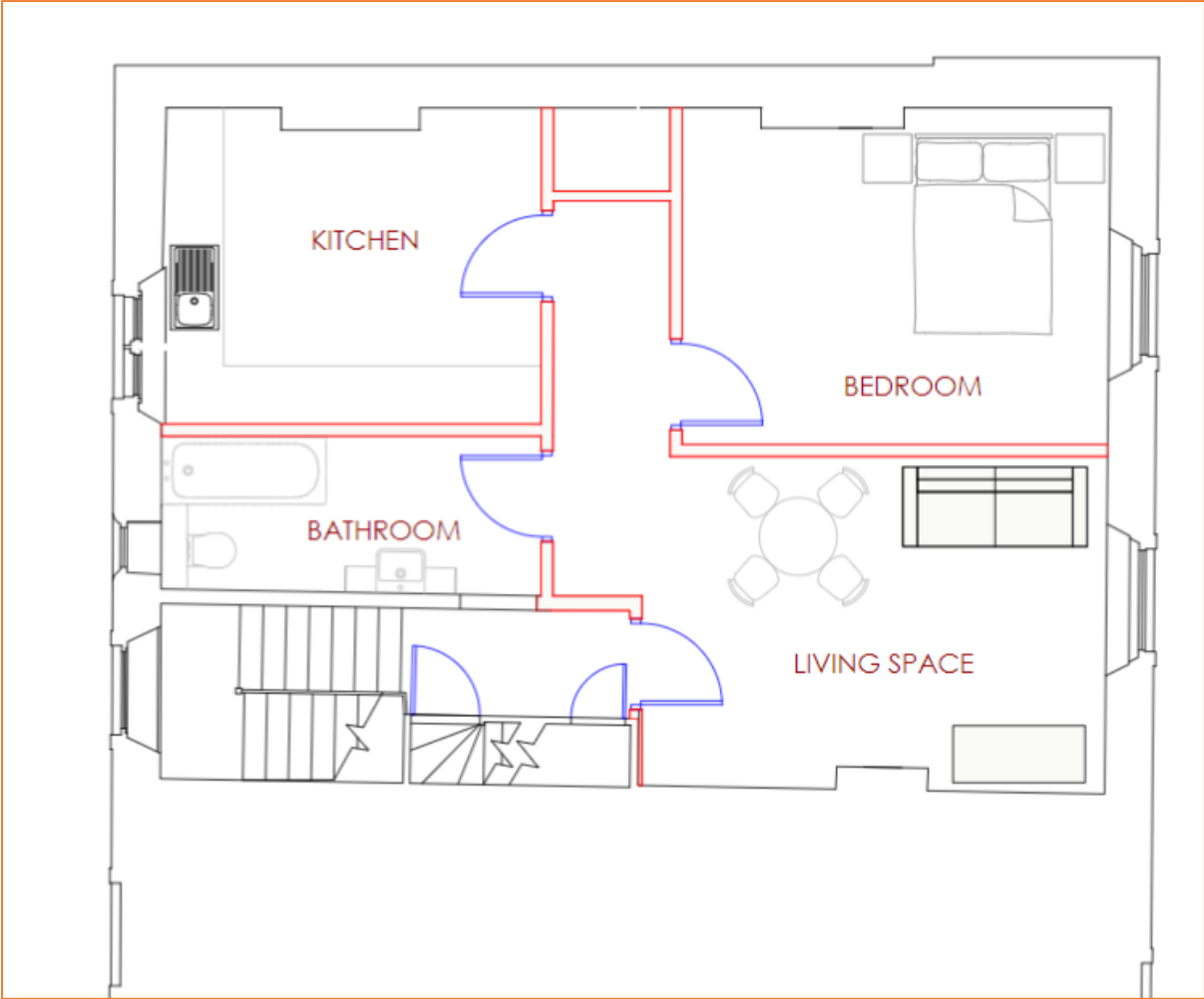


Figure 7: Proposed second floor plans for the development (Source: hdp associates)

5. Assessment of Flood Risk

5.1 Flood Zones:

Within planning, Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency’s Flood Map for Planning (Rivers and Sea), available on the Environment Agency’s website.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Flood Zones

The Flood Zones shown on the Environment Agency’s Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

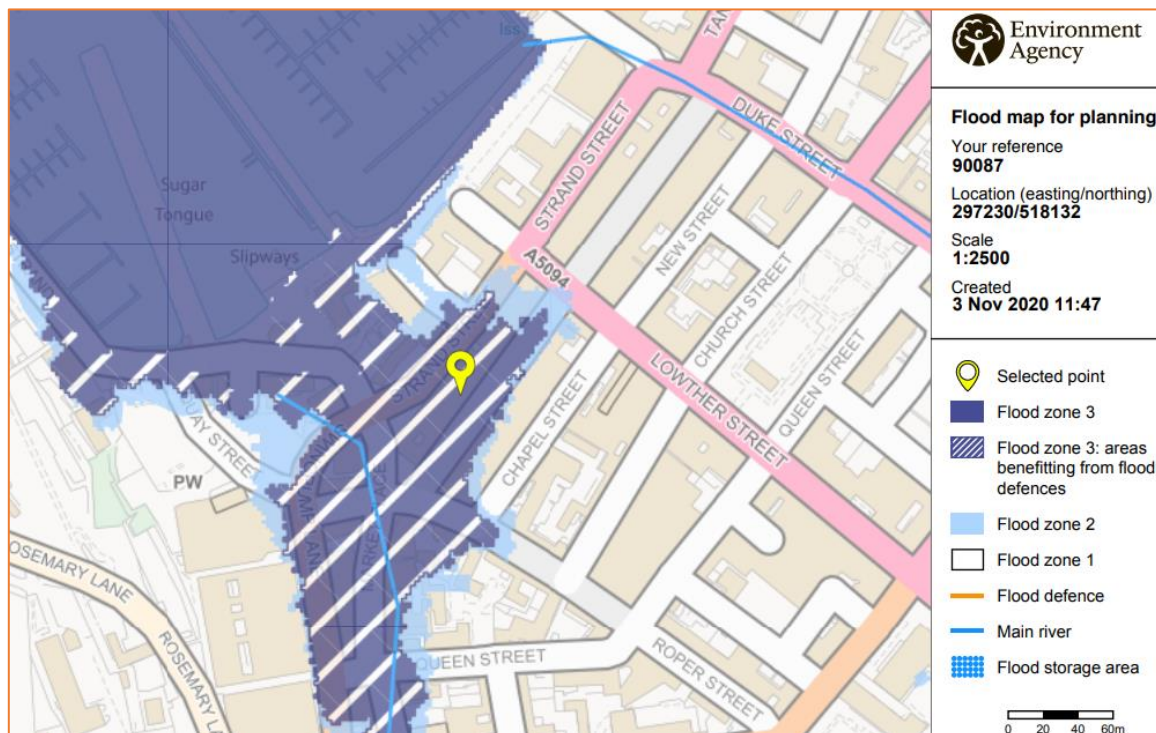


Figure 8: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

The site is located within Flood Zone 3 (High Probability), which means it is defined as land having a greater than 1 in 200 annual probability of tidal flooding.

The risk would appear to be predominantly tidal and originate from the Irish Sea located 120 west of the site.

5.2 Fluvial (Irish Sea):

The Irish Sea separates the islands of Ireland and Great Britain. It is connected to the Celtic Sea in the south by St George's Channel, and to the Inner Seas off the West Coast of Scotland in the north by the North Channel. Anglesey is the largest island within the Irish Sea, followed by the Isle of Man.

5.2.1 Modelled flood levels and extents:

Modelled flood levels and flood extents have been requested from the EA as part of a Product 4 data request.

5.2.2 Flood Storage Areas:

Flood Storage Areas are areas that act as a balancing reservoir, storage basin or balancing pond. Their purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. Flood storage areas do not completely remove the chance of flooding and can be overtopped or fail in extreme weather conditions.

According to Environment Agency data, there are no Flood Storage Areas located in close proximity to the site.

5.2.3 Flood Defences

According to the EA, this location is currently protected by both a sea wall with flood gates. The sea wall within the harbour has a length of 595.55m and a design standard of 200 years.

5.2.4 Residual risk (breach or overtopping of flood defences):

Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to concur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.

Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance

of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.

Flood defences may act to defend the site from direct inundation, but there is residual risk from each (failure) and overtopping (exceedance) of any flood defences in place.

As the site is defended by a sea wall with flood gates it could be at risk from the defences failing or being overtopped.

5.2.5 Historical flood events:

EA records indicate that there have been no previous floods on this site.

5.2.6 Internal Drainage Boards:

The site is not located within an Internal Drainage Board (IDB) area.

5.3 Pluvial (Surface Water):

Pluvial (surface water) flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

In 2013 the EA, working with Lead Local Flood Authorities (LLFAs), produced an updated Flood Map for Surface Water. It is considered to represent a significant improvement on the previous surface water flood maps available, both in terms of method and representation of the risk of flooding. The modelling techniques and data used are considerably improved, and also incorporated locally produced mapping where this is available to represent features best modelled at a local scale.

The Flood Map for Surface Water assesses flooding scenarios as a result of rainfall with the following chance of occurring in any given year (annual probability of flooding is shown in brackets):

- 1:30 (3.3%)
- 1:100 (1%)
- 1:1000 (0.1%)

The mapping below shows the Risk of Flooding from Surface Water with the site located at the centre of the crosshair. Please note that the EA do not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.

The EA Risk of Flooding from Surface Water Map suggests that the land adjacent to the site lies in an area of "Medium" Risk of flooding from surface water.

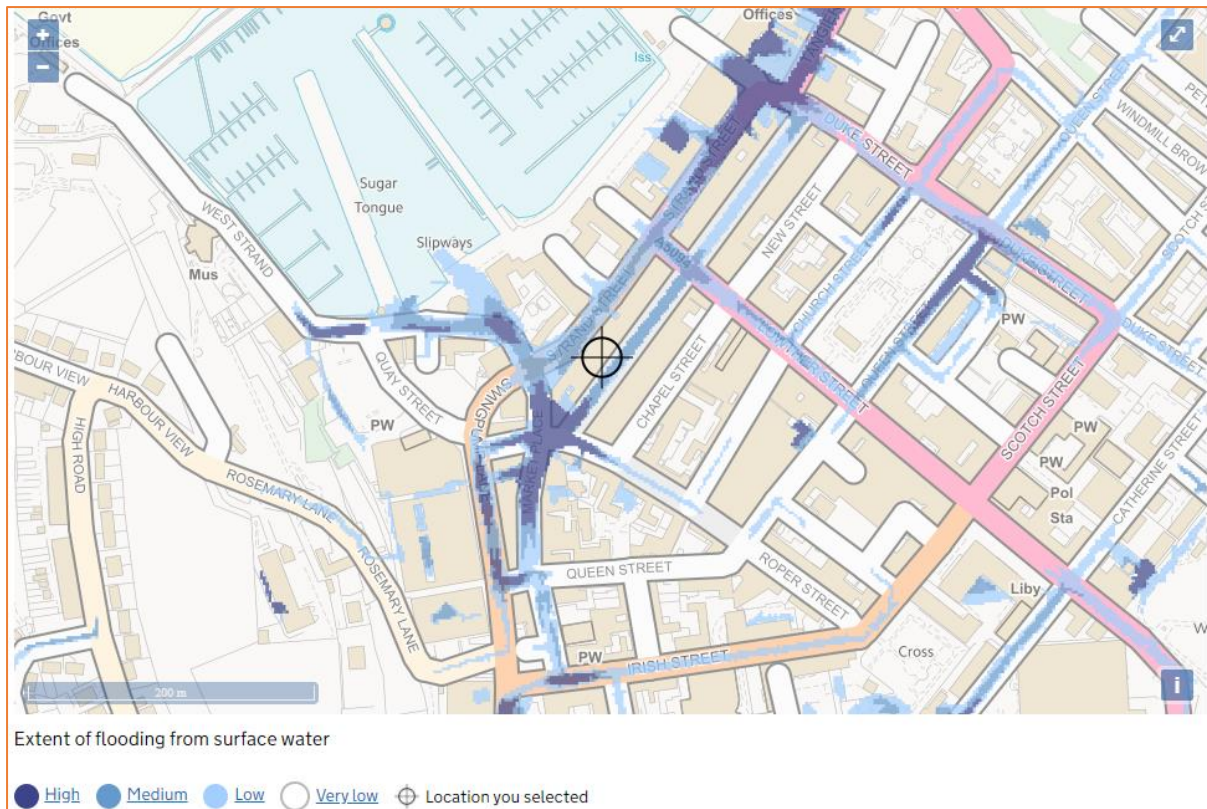


Figure 9: Extract from Environment Agency Surface Water Flood Map (Source: EA)

5.4 Groundwater:

Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.

Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.

No information has been provided to suggest that the site is susceptible from groundwater flooding.

The Environment Agency has defined Source Protection Zones for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.

The zones are used in conjunction with the EA Groundwater Protection Policy to set up pollution prevention measures in areas that are at a higher risk, and to monitor the activities of potential polluters nearby.

The published Environment Agency Groundwater Vulnerability map shows the site is not located within a Groundwater Source Protection Zone.

5.5 Sewer Surcharge:

Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.

All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.

No further information has been provided to suggest that the site is susceptible to sewer surcharge flooding.

5.6 Other Sources:

Reservoirs with an impounded volume in excess of 25,000 cubic metres (measured above natural ground level) are governed by the Reservoirs Act and are listed on a register held by the Environment Agency. The site lies outside of the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. In accordance with the Reservoirs Act 1975 in England, these inspections are monitored and enforced by the EA themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial / tidal flooding to occur. The Environment Agency Reservoir Flood Map illustrated below, illustrates the largest area that might be flooded if the storage area were to fail and release the water it is designed to hold during a flood event.

Records of flooding from reservoirs and canals are erratic as there is no requirement for the Environment Agency to provide information on historic flooding from canals and raised reservoirs on plans. In particular, the NPPF does not require flood risk from canals and raised reservoirs to be shown on the Environment Agency flood zones.

Overflows from canals can be common as they are often fed by land drainage, and often do not have controlled overflow spillways. Occasionally, major bank breaches also occur, leading to rapid and deep flooding of adjacent land.

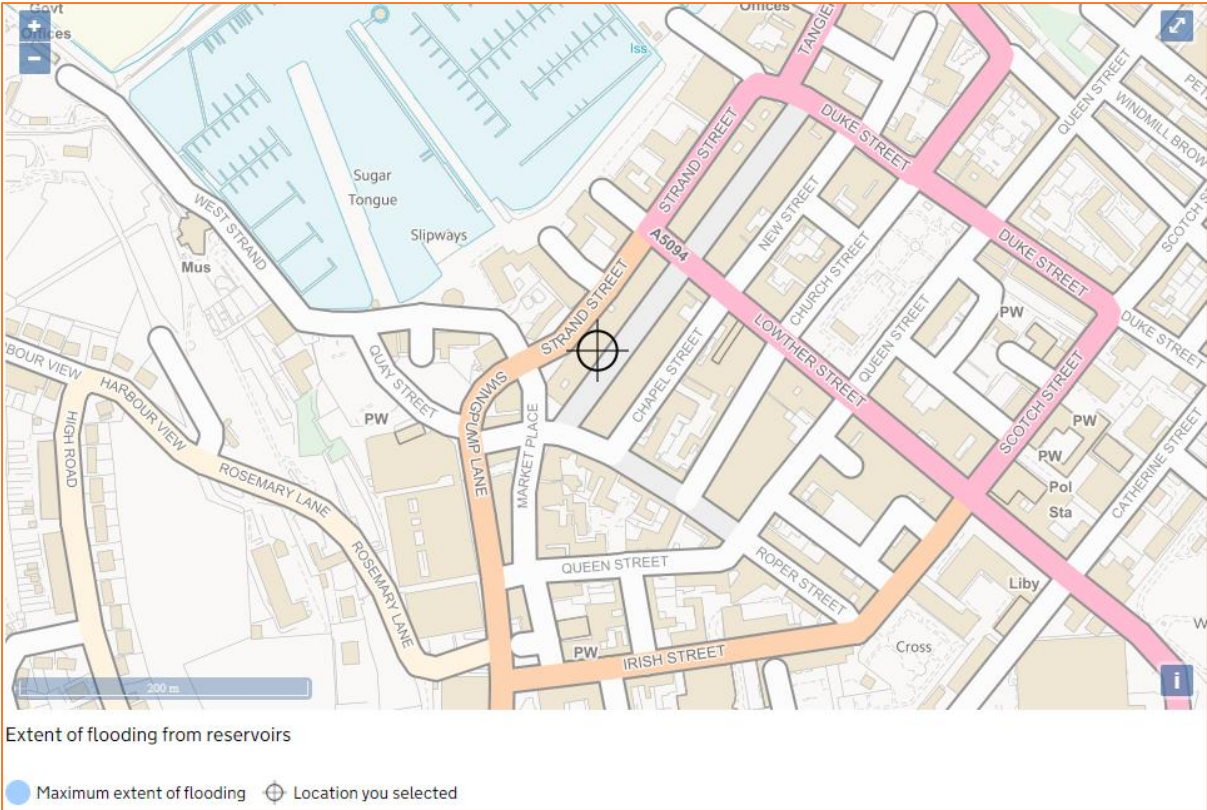


Figure 10: Extract from Environment Agency Risk of Flooding from Reservoirs Map (Source: EA)

6. Flood Risk Management

6.1 Vulnerability to flooding:

The NPPF classifies property usage by vulnerability to flooding.

The existing site is occupied by shop storage “less vulnerable” respectively under the NPPF.

Post development, the site will become “more vulnerable”, as the application is for the change of use of the first and second floors to 2no. residential apartments. Therefore, there will be an increase in vulnerability post development.

6.2 Physical Design Measures:

Due to the nature of the proposed development, which uses the confines of the existing structure, it is not possible to raise existing finished floor levels. To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practically possible.

These measures can include the following:

- Waterproof screed used on floors;
- Closed-cell foam used in wall cavities;
- External walls rendered resistant to flooding to first floor level;
- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Boilers, control and water storage / immersion installed at first floor level or above;
- Gas meter installed at first floor level or above;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Anti-syphon fitted to all toilets;
- New kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration.

The applicant should also consider the use of demountable flood defence barriers to defend ground level doorways and low windows.

6.3 Safe Escape and Flood Action Plan:

The NPPF requires a route of safe escape for all residents and users to be provided from new residential properties in Flood Zone 3. Safe escape is usually defined as being through slow moving flood water no deeper than 25cm.

The entire site is located within Flood Zone 3. As such, safe escape will be provided by a flood warning and evacuation strategy which will be prepared in liaison with the Council's Emergency Planners, and tied in with the existing emergency plans for the local area.

6.4 Flood Warning:

The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.

Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.

The site lies within an Environment Agency Flood Warning Area. The EA issue flood warnings/alerts to specific areas when flooding is expected. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings/Alert Direct service at www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text or email.

The site is located within both flood alert and warning area.

The flood warning service has three types of warnings that will help you prepare for flooding and take action:




Flood Warning	Flood Alert	Flood Warning	Severe Flood Warning
			
What it means?	Flooding is possible. Be prepared.	Flooding is expected. Immediate action required.	Severe flooding. Danger to life.
When it's used?	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
What to do?	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.

Table 2: EA Flood Warning Service

6.5 Flood Plan:

It is recommended that the applicant and future owners, occupiers and Landlords of the property prepare a flood plan to protect life and property during a flood event:

Before a flood:

- Prepare and keep a list of all your important contacts to hand or save them on your mobile phone.
- Think about what items you can move now and what you would want to move to safety during a flood.
- Know how to turn off electricity and water supplies to the site.
- Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.

During a flood:

- Activate the evacuation plan and evacuate the site.
- Remove cars from the site if there is sufficient warning and the water levels are not rising rapidly.
- Switch off water and electricity for the site.
- Tune into your local radio station on a battery or wind-up radio.
- Listen to the advice of the emergency service and evacuate if told to do so.
- Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.

After a flood:

- If you have flooded, contact your insurance company as soon as possible.
- Take photographs and videos of your damaged property as a record for your insurance company.
- If you don't have insurance, contact your local authority for information on grants and charities that may help you.
- Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask.
- Have your electrics and water checked by qualified engineers before switching them back on.

6.6 Off-Site Impacts:

6.6.1 Fluvial floodplain storage:

The NPPF requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground

levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.

In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.

For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.

The proposed development is a change of use, with no external alterations, therefore post development there will be no loss of fluvial floodplain storage.

6.6.2 Surface Water Drainage:

The development will utilise Sustainable drainage systems (SuDS) design in accordance with the NPPF for Planning Applications and the drainage hierarchy as follows:

1. Store rainwater for later use;
2. Infiltration techniques;
3. Attenuate rainwater by storing in tanks for gradual release;
4. Discharge rainwater direct into watercourse;
5. Discharge rainwater into surface water sewer;
6. Discharge rainwater into a combined sewer;

However, based on the development plans provided, the proposal is for the change of use of the existing building and does not incorporate any external alterations to the built footprint. As such, there will be no change in the impermeable coverage post development and therefore no change in the surface water runoff generation from the site.

There will be no change to the existing on-site drainage system.

7. Sequential and Exception Test

The Sequential Test aims to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available.

The site is situated within Flood Zone 3 when using the Environment Agency Flood Map for Planning (Rivers and Sea). Post development, the site will become “more vulnerable” throughout, as the application is for the change of use of the first and second floors to 2no. residential apartments.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Using the table above, the proposed application is considered to be suitable within Flood Zone 3, with the implementation of the Exception Test.

8. Discussion and Conclusions

UnDa Consulting Limited have been appointed by Mr John Lawson undertake a Flood Risk Assessment for the proposed development at 49 King Street, Whitehaven, CA28 7JH. The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The proposed planning application is for the change of use of the first and second floors to 2no. residential apartments. Post development, the site will become “more vulnerable”, as the application is for the change of use of the first and second floors to 2no. residential apartments. Therefore, there will be an increase in vulnerability post development.

The site is located within Flood Zone 3 (High Probability), which means it is defined as land having a greater than 1 in 200 annual probability of tidal flooding. The risk would appear to be predominantly tidal and originate from the Irish Sea located 120 west of the site.

A Product 4 data request has been made to the EA.

EA records indicate that there have been no previous floods on this site.

Due to the nature of the proposed development, which uses the confines of the existing structure, it is not possible to raise existing finished floor levels. To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practically possible. The finished floor levels will remain the same post development.

The entire site is located within Flood Zone 3. As such, safe escape will be provided by a flood warning and evacuation strategy which will be prepared in liaison with the Council’s Emergency Planners, and tied in with the existing emergency plans for the local area.

The EA Risk of Flooding from Surface Water Map suggests that the land adjacent to the site lies in an area of “Medium” Risk of flooding from surface water.

No information has been provided to suggest that the site is susceptible to sewer surcharge or groundwater flooding.

In summary:

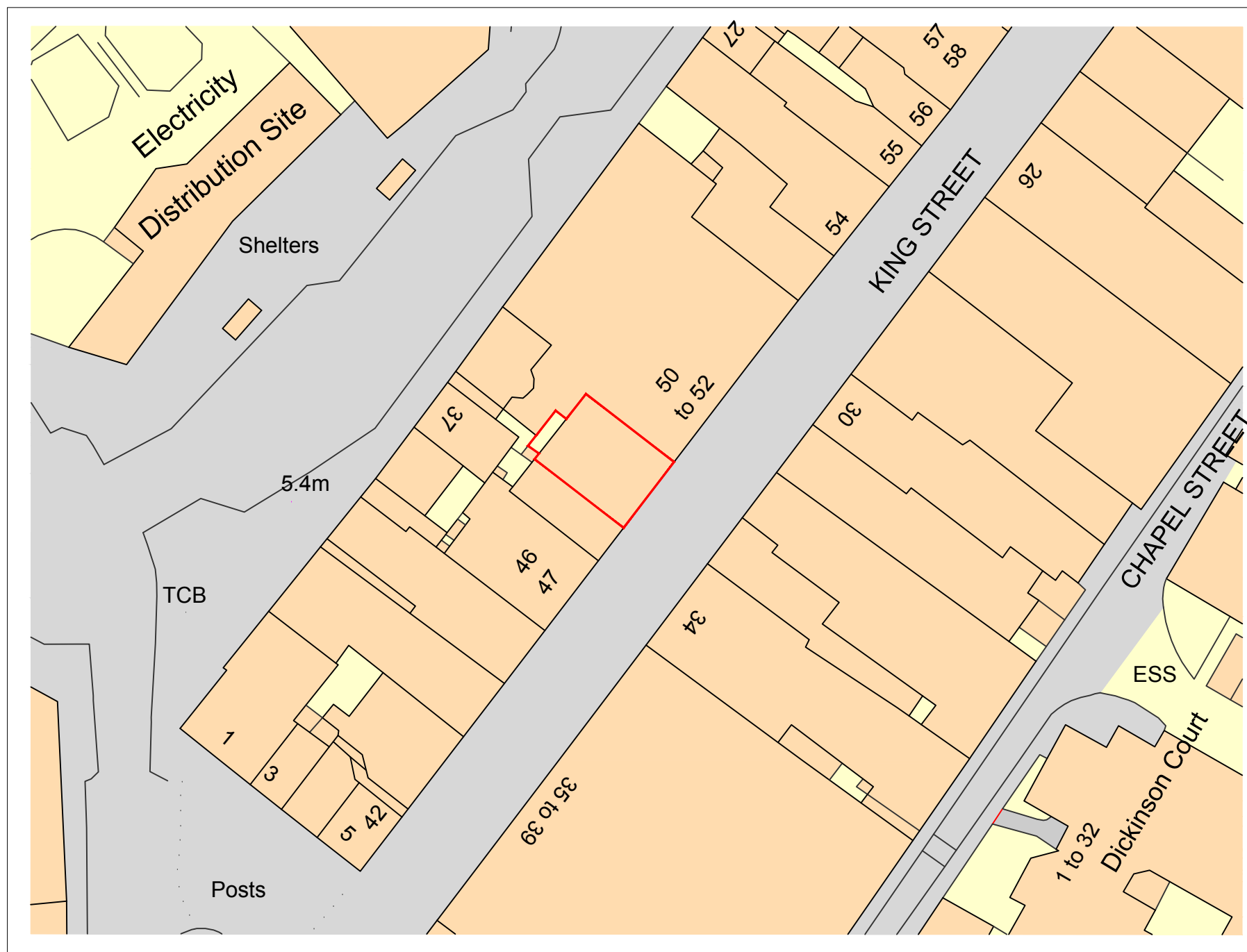
- Site within Flood Zone 3 (High Risk).
- Fluvial risk originating from Irish Sea, approximately 120 east of the site.
- EA Product 4 data requested.
- No Flood Storage Areas located in close proximity to the site.
- According to EA records, the site is not within an area that has previously flooded.
- Risk of pluvial flooding would appear to be “Medium”.
- Risk of sewer surcharge and groundwater flooding would appear to be low.
- Flood proofing will be incorporated as appropriate.

- Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.
- A flood warning and evacuation plan which will be prepared in liaison with the Council's Emergency Planners and tied in with the local emergency plans for the area.
- The applicant will register with the Environment Agency Floodline Warnings/Alert Direct service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

Appendix

- Proposed and existing plans.



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
LOCATION PLAN



hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
Scale 1:500 @ A3	Checked by GDP

Drawing No. 1123-001	Rev.
-------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
EXISTING FRONT ELEVATION



Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-002	Rev.
-------------------------	------



First and second floor windows replaced with new white uPVC double glazed units to match the existing

Defective panelling repaired to match existing format

Notes:
Do not scale, indicative only
Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
WHITEHAVEN**

Title
PROPOSED FRONT ELEVATION



hdp Associates Limited
10 Saville Place, Clifton, Bristol, BS8 4EJ
w: www.hdpassociates.com t: 0117 9001638

Date **OCTOBER 2020** Drawn by **KP**

Scale **1:50 @ A3** Checked by **GDP**

Drawing No. **1123-003** Rev.



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 EXISTING REAR
 ELEVATION

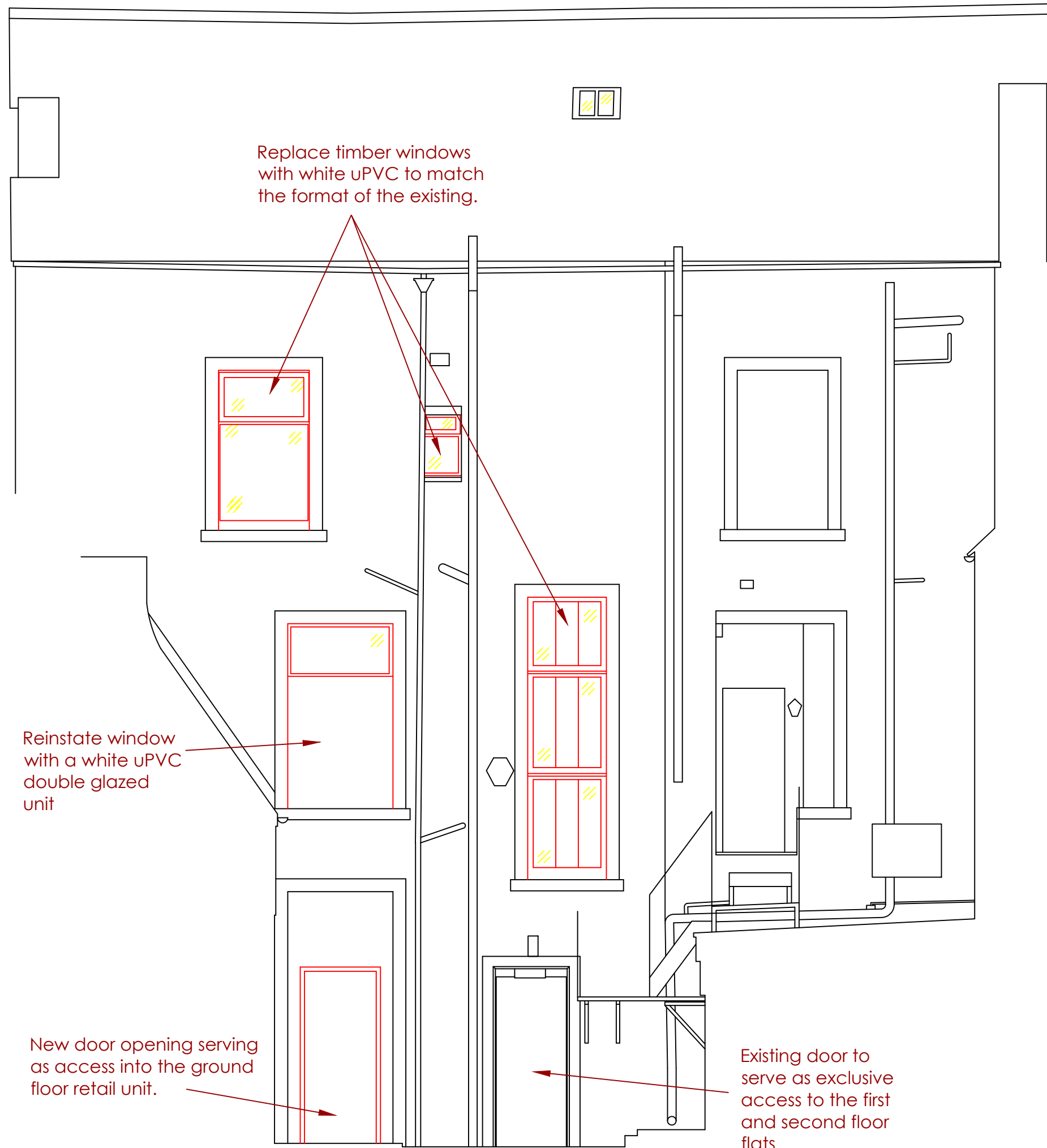


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-004	Rev.
-------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 PROPOSED REAR
 ELEVATION



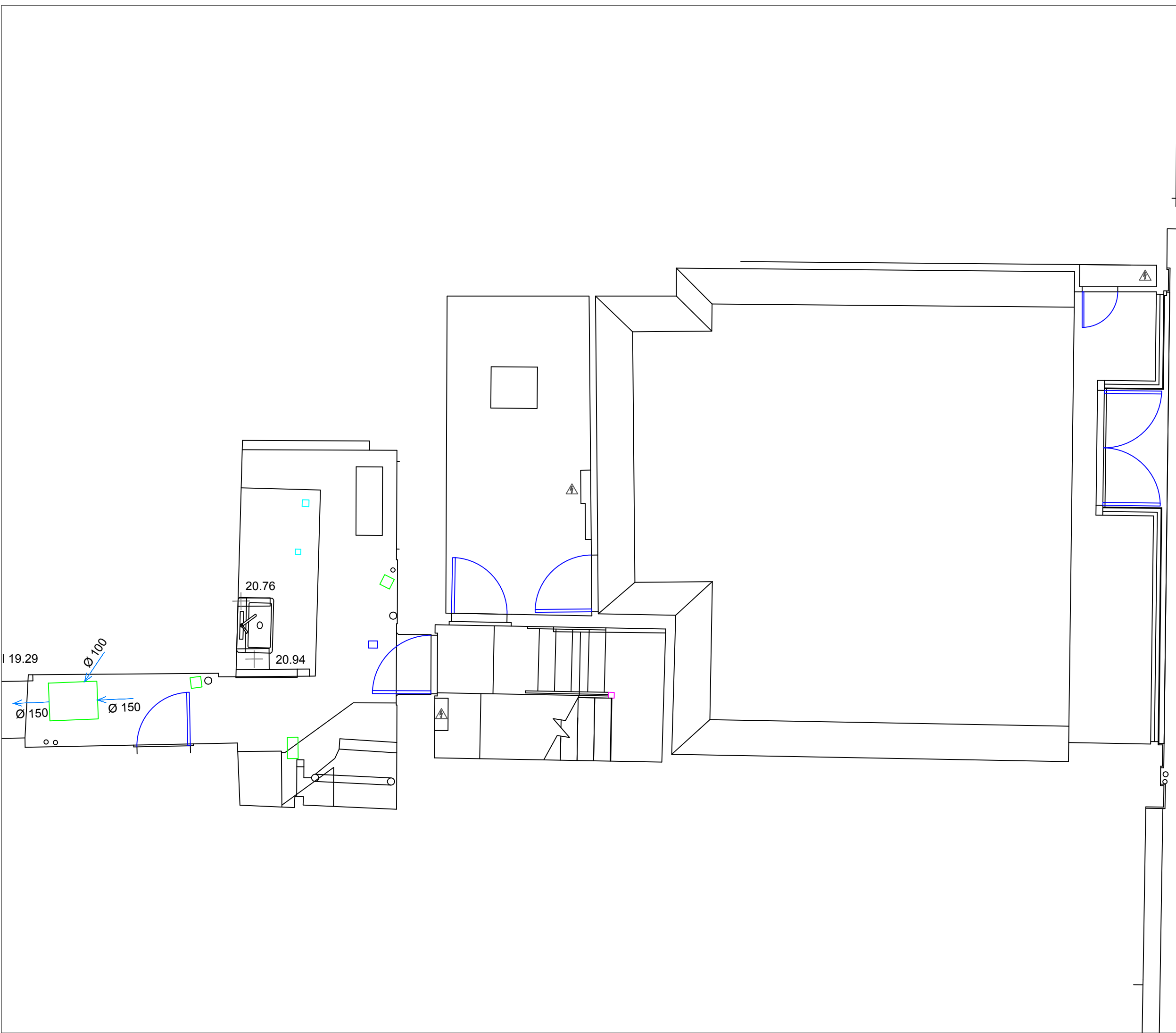
hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-005	Rev.
-------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
**EXISTING GROUND
 FLOOR PLAN**



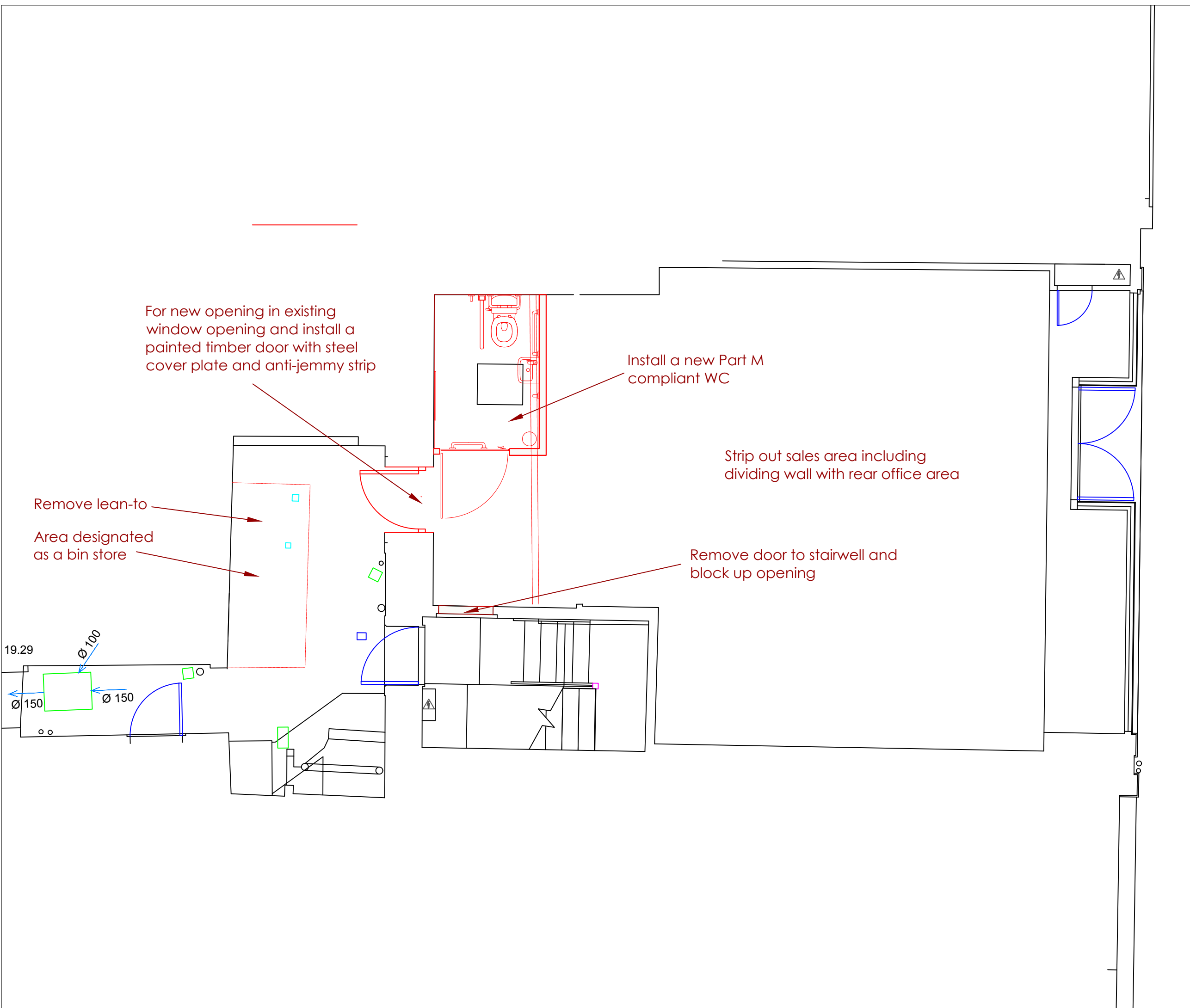
hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-006	Rev.
--------------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



For new opening in existing window opening and install a painted timber door with steel cover plate and anti-jemmy strip

Install a new Part M compliant WC

Strip out sales area including dividing wall with rear office area

Remove lean-to

Area designated as a bin store

Remove door to stairwell and block up opening

REV.	DATE.	DESCRIPTION

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 PROPOSED GROUND
 FLOOR PLAN

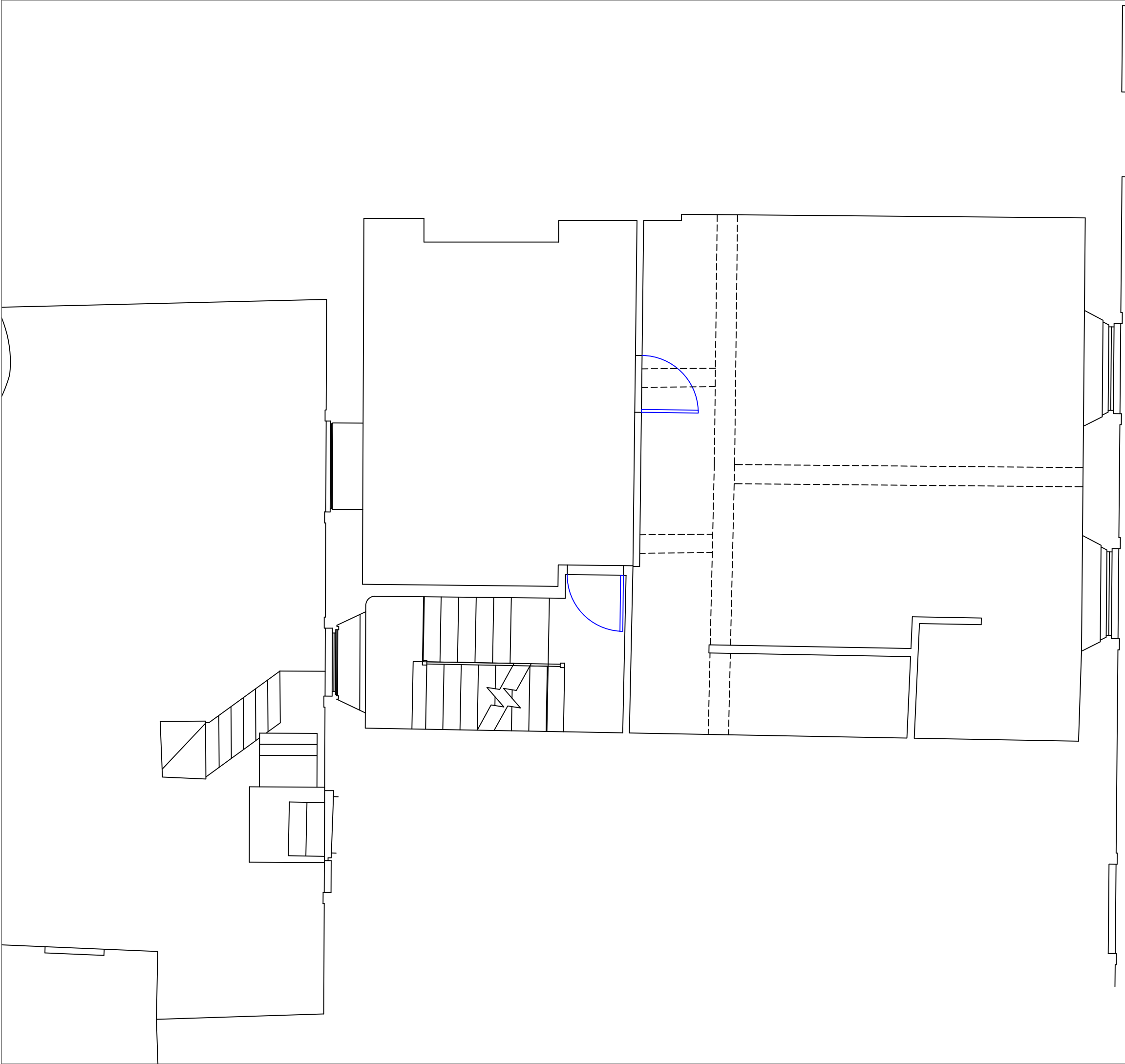


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-007	Rev.
-------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
EXISTING FIRST FLOOR PLAN



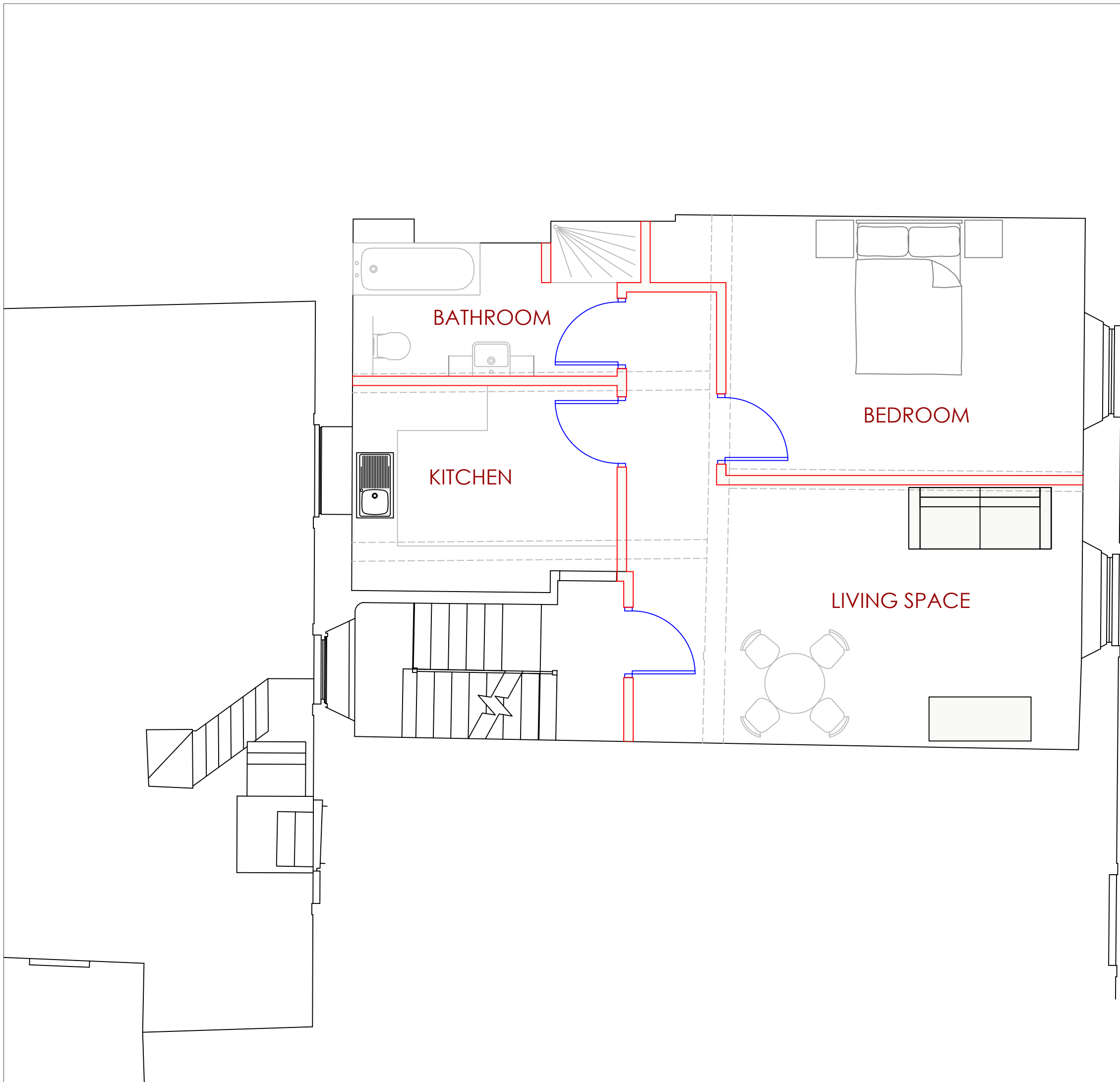
hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-008	Rev.
--------------------------------	------

Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite



REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 PROPOSED FIRST FLOOR PLAN

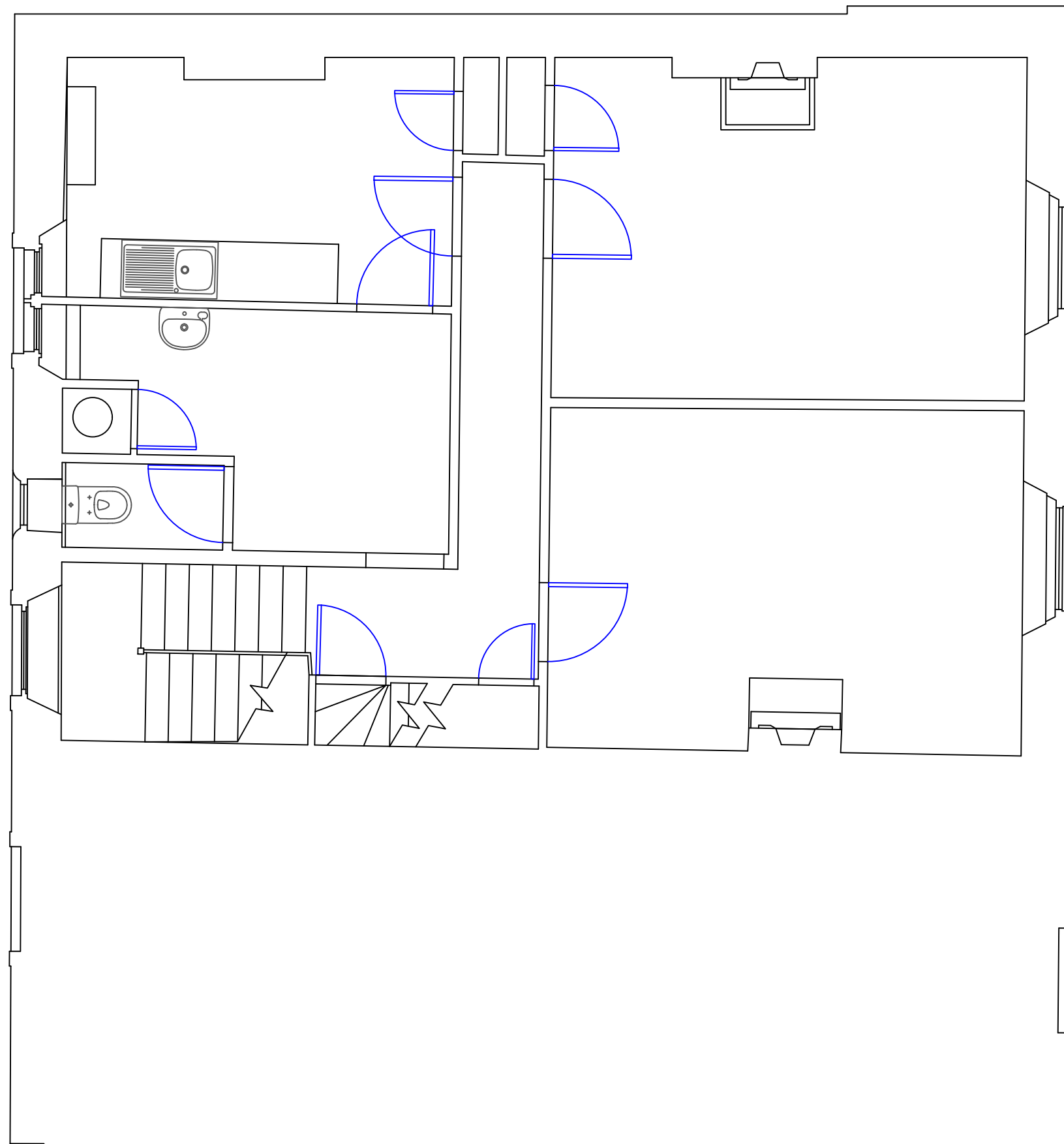


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date: OCTOBER 2020
 Drawn by: KP

Scale: 1:50 @ A3
 Checked by: GDP

Drawing No.: 1123-009
 Rev.



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION
------	-------	-------------

Client
 FINEPOINT LIMITED

Project
 49 KING STREET
 WHITEHAVEN

Title
 EXISTING SECOND
 FLOOR PLAN

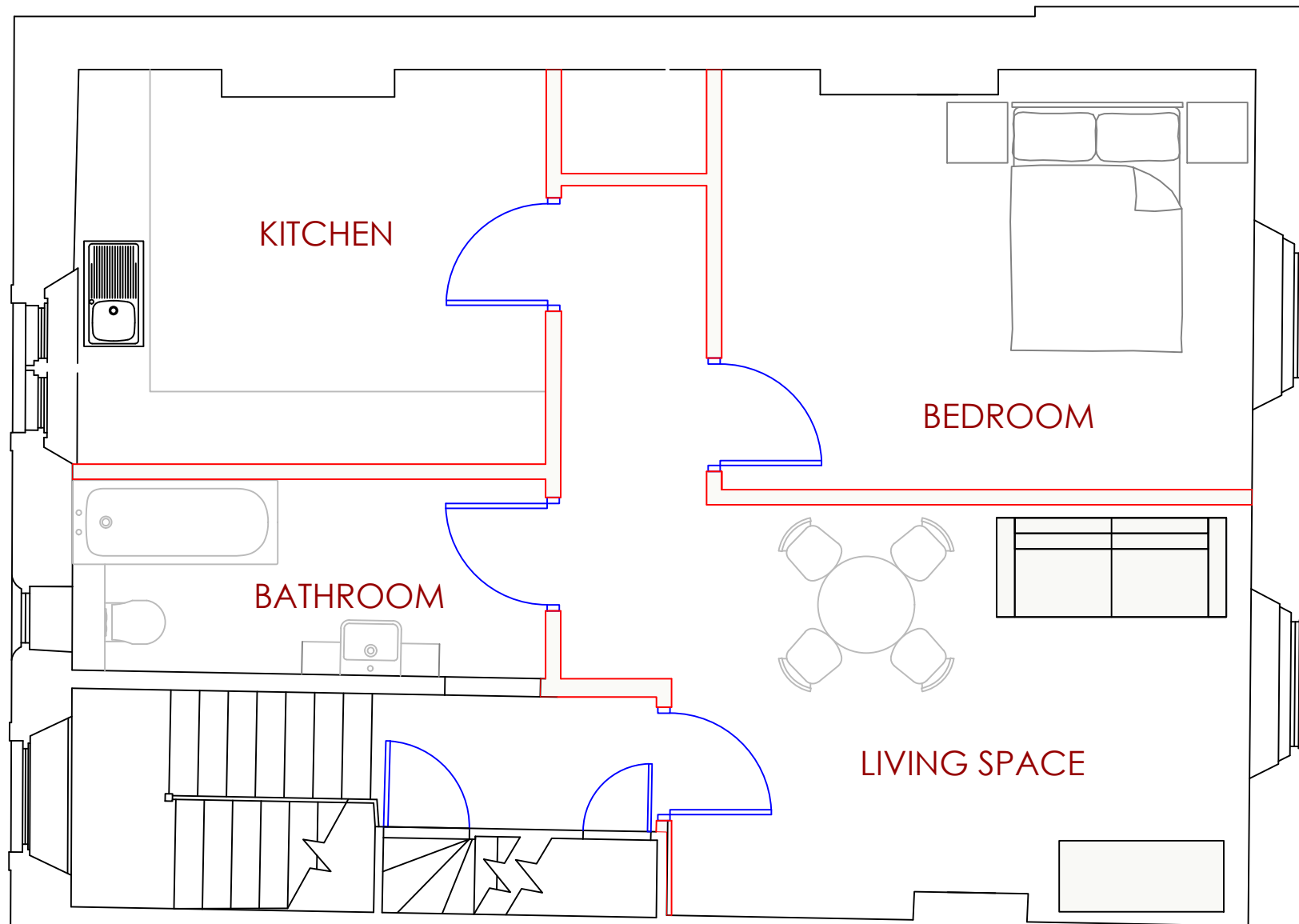


hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-010	Rev.
-------------------------	------



Notes:
 Do not scale, indicative only
 Check measurements should be taken onsite

REV.	DATE.	DESCRIPTION

Client
FINEPOINT LIMITED

Project
**49 KING STREET
 WHITEHAVEN**

Title
**PROPOSED SECOND
 FLOOR PLAN**



hdp Associates Limited
 10 Saville Place, Clifton, Bristol, BS8 4EJ
 w: www.hdpassociates.com t: 0117 9001638

Date OCTOBER 2020	Drawn by KP
----------------------	----------------

Scale 1:50 @ A3	Checked by GDP
--------------------	-------------------

Drawing No. 1123-011	Rev.
-------------------------	------