

**Client Details**

Mr & Mrs Thomas,  
8 Fletcher Street,  
Cockermouth,  
Cumbria,  
CA13 0HA

**Prepared By**

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**On behalf of**

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**Project Details**

File Ref: 6174

Date Issued: February 2026

FOR THE

**DEMOLITION OF THE EXISTING  
EXTENSION AND  
CONSTRUCTION OF A NEW  
ENLARGED REPLACEMENT  
EXTENSION**

AT



**8 FLETCHER STREET,  
COCKERMOUTH,  
CUMBRIA,  
CA13 0HA**

## 1.0 Introduction

This Design, Access and Heritage Statement has been prepared by Day Cummins Ltd. on behalf of our clients, Mr & Mrs Thomas, in support of their planning application for the demolition of their existing two storey rear extension which is in a deteriorating condition. And in its place construct a replacement two storey rear extension to provide an enlarged kitchen, bathroom and shower room.

## 2.0 Design, Access and Heritage Statement

### Address

8 Fletcher Street, Cockermouth, Cumbria, CA13 0HA

### Site Description

The planning application submitted refers to the dwellinghouse at 8 Fletcher Street which is a traditional 3-bedroom end of terrace residential property.

The property is positioned on the corner of Fletcher Street and Horsman Street, some 150m from the River Derwent, near the town centre of the historic Georgian market town of Cockermouth. Cockermouth is located at the northwestern edge of the Lake District National Park in Cumbria.

Much of the towns architectural core remains unchanged since the basic medieval layout was filled in during the 18<sup>th</sup> and 19<sup>th</sup> centuries.



### Design

8 Fletcher Street is a 3-bedroom, 2 storey traditional proportioned end-of-terrace structure with a slate covered hipped roof. The external walls are a mixture of a light grey painted roughcast render and to the rear sandstone. Incorporating a series of traditional proportioned sash style window openings with white rendered band surrounds. There is a single projecting chimney which rises above the ridge line of the roof. The property also includes a garden to the rear of the house.

## Proposed Development

The proposal includes the demolition of the existing 2 storey extension to the rear of the property and intends to construct a replacement 2 storey rear extension to provide an enlarged kitchen, bathroom and shower room.

The existing dwelling is to remain, and the proposed extension aims not to obstruct the existing dwelling in scale or material. Whilst it is acknowledged that the replacement rear extension is larger at ground level as well as at first floor level when compared to the existing addition. The proposed extension is not disproportionate or overpowers the existing. Keeping the maximum eaves height lower than the original building, as well as respects the architectural unity of rear facades.

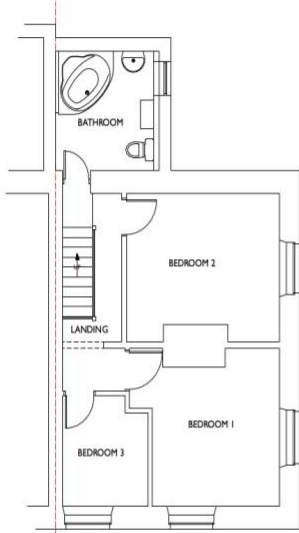
As the proposed extension is designed to be larger than the current area, it will extend further into the existing garden. This will enclose a portion of the garden space and necessitate the removal of one existing tree (T7), as well as a partial section of the current boundary hedging. These changes are required to accommodate the revised scale and positioning of the extension. Despite these adjustments the overall design has been considered to ensure the proposed remains proportionate to the existing property.

The proposal does not involve the loss of planted areas or potential habitats.

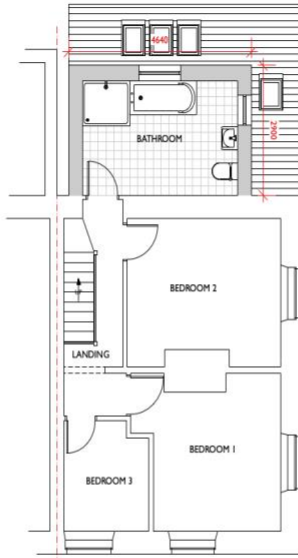
The proposed internal layout will have no effect on the existing. Apart from the removal of the existing external wall to open the dining room area into the proposed enlarged kitchen.

Documentation and details pertaining to the design and appearance of the alterations necessary to deliver this project are included on the project drawings.

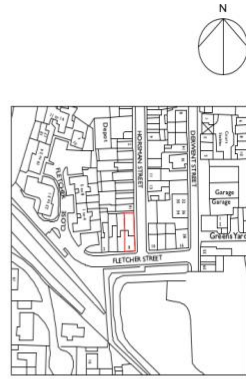




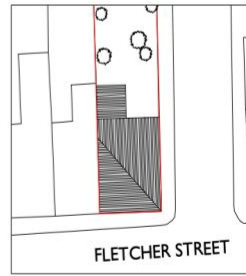
AS EXISTING FIRST FLOOR  
1:50



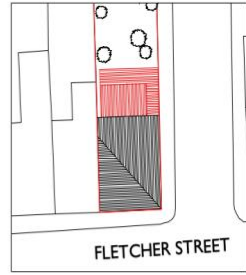
AS PROPOSED FIRST FLOOR  
1:50



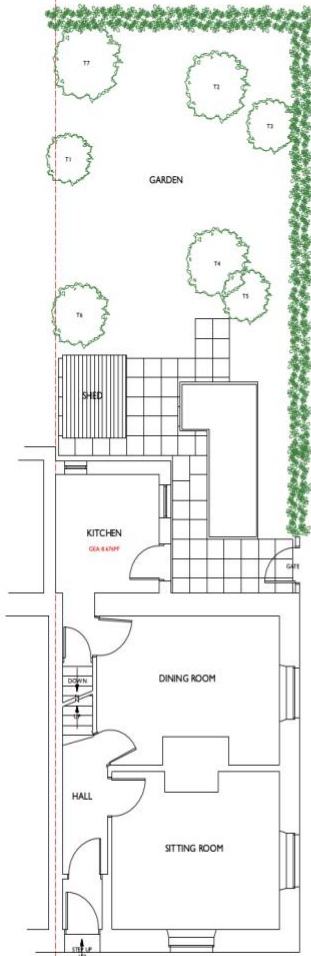
LOCATION PLAN  
1:1250



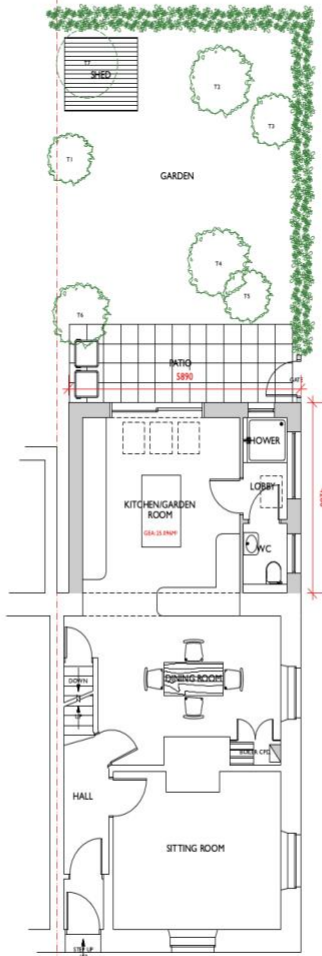
AS EXISTING BLOCK PLAN  
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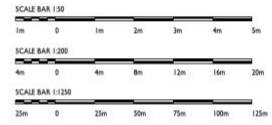
AS PROPOSED BLOCK PLAN  
1:200



AS EXISTING GROUND FLOOR  
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AS PROPOSED GROUND FLOOR  
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Rev	Date	Comments	No.
A	14.03.23	Revised Working class comments	001
B	13.03.23	Revised Working class comments	002
C	18.03.23	Revised Working class comments	003
D	01.03.24	Revised Working class comments	004

MR & MRS THOMAS



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8 FLETCHER STREET, COCKERMOUTH

AS EXISTING & AS PROPOSED PLANS

Drawn	Checked	Approved	Page No.
TH	AW		A1
Date	1:50, 1:200, 1:1250	Date	02.02.26

NOTE  
All dimensions to be checked on site.  
All dimensions in millimetres unless stated otherwise.

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## Access

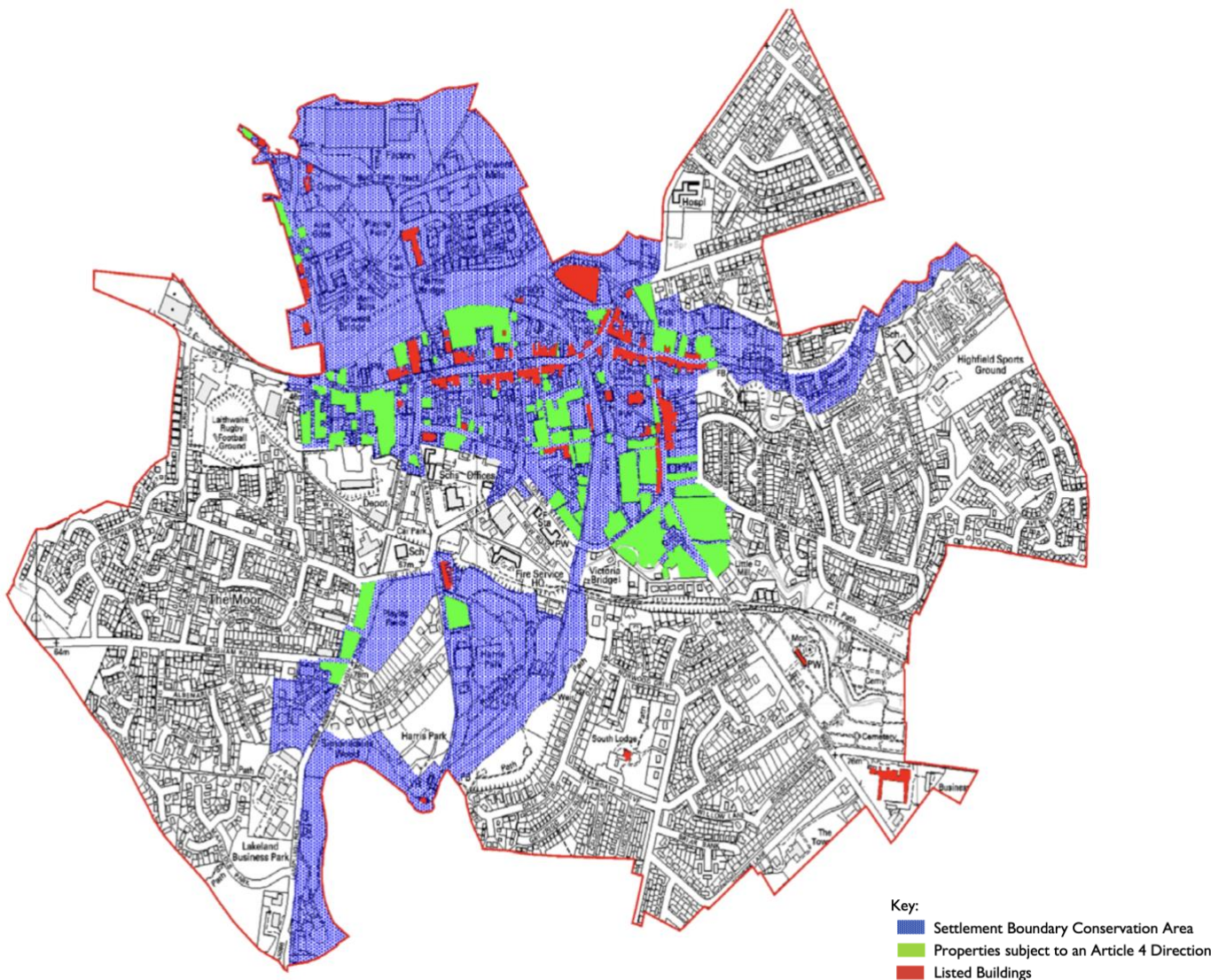
Front access to the property will remain the same as currently exists, with no planned changes or alteration to the route.

Access to the rear of the property via the rear garden gate will be repositioned to accommodate the rear extension. However, should not affect day-to-day access onto the property.

## Heritage Information Requirements

The property although not registered as a Listed Building does fall within the designated Cockermouth Settlement Boundary Conservation Area. And is subject to an Article 4 direction which removes or restricts select permitted development rights from the site, meaning planning permission is required.

Since the dwelling's construction, which is estimated to have been built pre-1900, its only recorded use has been as a residential property.



*Cockermouth Conservation Area Map reproduced from the Allerdale Local Framework, Cockermouth Conservation Area Design Guide*

## Significance

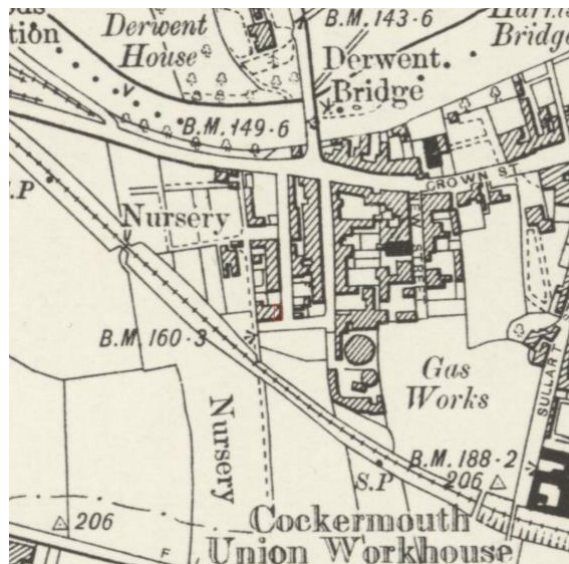
8 Fletcher Street is located in the established residential area of Cockermouth and is part of a row of terraced houses located on the outskirts of the original historic town plan.

The proposed aims to maintain the character of the built environment and leaves the existing end-of-terrace house unaffected by alterations, maintaining the informality of the streetscape, and upholding property value. The proposal ensures the unique character including the Georgian style sash windows; the slate roof covering and the general arrangement of the original elevation remains protected.

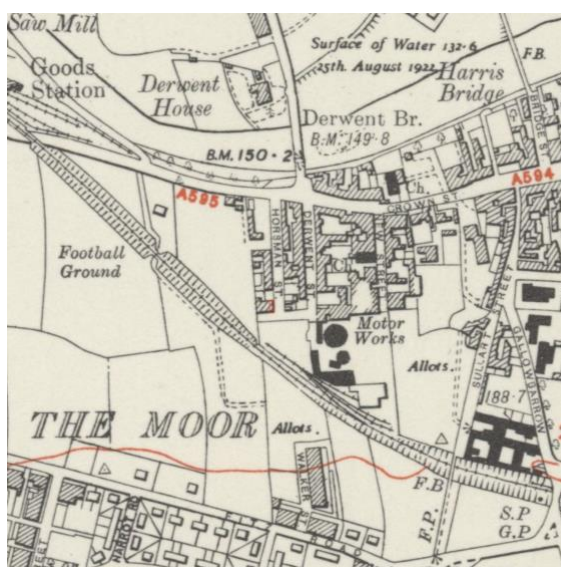
The dwelling is estimated to have been built pre-1900 and constructed using local sandstone and a traditional slate covering. However, the rear addition to the dwelling has gone through various iterations during its lifetime. Starting in 1866, as shown below, a rear out-rigger can be observed. Its removal or alteration has not been recorded however at some stage the rear addition had been replaced with the current existing rear extension, which in itself is in a state of disrepair and requires extensive structural work.



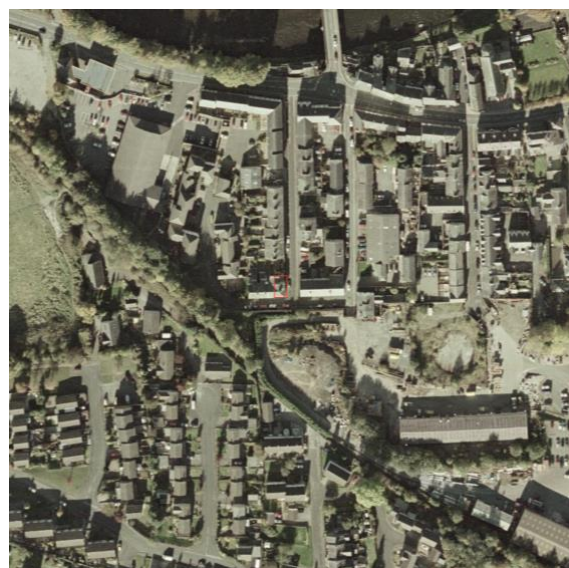
1866



1900



1947



2003

*Historic OS Maps sourced from the National Library of Scotland online records. Satellite projection sourced from Google Earth.*

## **Impact**

It is not believed that the proposed extensions of the property will have any detrimental impact on either the property or the conservation area in general.

There will be no planned changes to the front elevation, and the proposed rear extension does not dominate the existing building in scale, material or placement.

## **Mitigation**

The existing rear extension suffers from issues caused by rising damp and structural deterioration of the seam between the existing rear extension and the rear wall of the existing house. This affected wall is shared along the boundary of the neighbours' existing rear extension. And will contribute to the long-term deterioration of the property if left unaddressed.

## **Planning History**

In 2013, a planning application under reference 2/2013/0419 was submitted concerning the replacement of 3 sliding sash windows, which was approved with conditions at 8 Fletcher Street, Cockermouth.

However, other than the planning application mentioned above, there are no other online planning applications recorded concerning the property.

## **Conclusion**

This application concerns the planning consent for the demolition of the existing 2 storey extension and the construction of the enlarged 2 storey rear extension, which will not affect the existing terraced dwelling which is to remain.

It is believed the proposal will have no detrimental impact on the surrounding buildings or the conservation area in general.