

# Design & Access Statement

3 Market Street, Cleator Moor





**SNG**

Architecture & Design

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18 19 20

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B5295

HIGH

Library

Square

MARKET STREET

48

44

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VICTORIA STREET

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### The Development

The applicants propose the conversion of the existing large single dwelling to form 3 One Bedroom Studio Apartments and 2 hotel boarding and guest suites (Use Class C1) for Short Let Hotel/ Serviced Suites. The residential dwellings will be for the private rental market and the Hotel suites will serve local business and tourist needs. With a demand for short stay accommodation for contractors at Sellafield Power Station and the wider business activities of the area, as well as Tourists visiting both the nearby Coastline and the Lake District National Park.

The renovation of the building, that is presently in a poor state of repair, will refurbish the building, bringing it to modern standards and is a financially viable sustainable proposal for the reuse of the building, ensuring its upkeep into the future and enhancing the area.

### Context

Cleator Moor town developed rapidly in the 19th Century, as the industrial revolution demanded more and more coal, limestone and high grade iron ore. Cleator Moor and all the villages around it – Frizington, Rowrah, Keekle, Bigrigg – were a maze of railways and mines which produced the materials for iron works in Cleator Moor and Workington.

The town's skyline is dominated by Dent Fell and the town is located on the 190 miles (310 km) Coast to Coast Walk that spans Northern England. On the outskirts of the town of Cleator Moor lies the village of Cleator with which the town is closely associated.

The surrounding area around the site is predominately Residential, with a mixture of Terraced housing, Semi-detached properties and Bungalows.

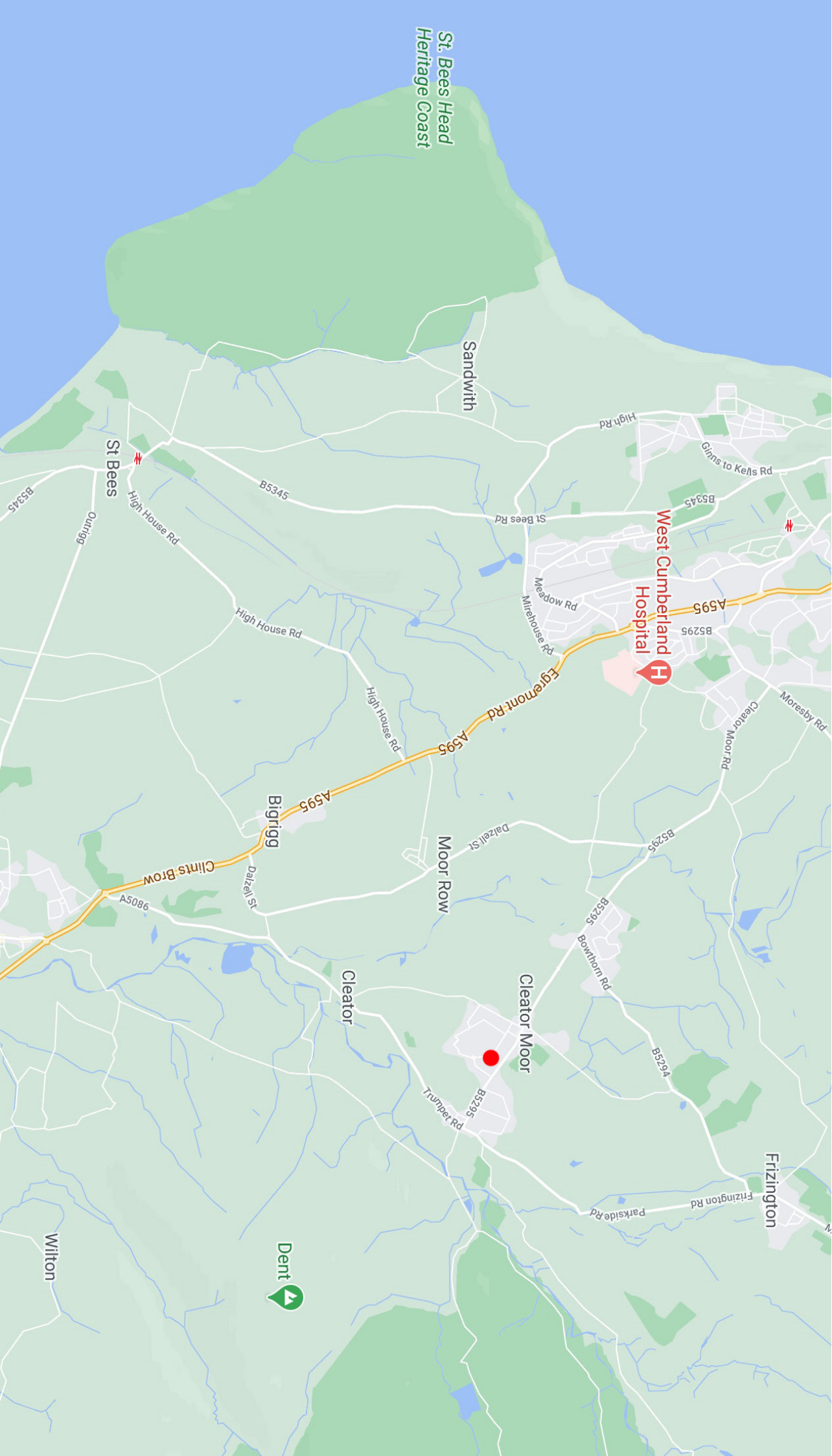
A good selection of local shops, café's, takeaways and other local amenities can be found a short walk away from the site along Ennderdale Road.

The proposals aim to minimise any effect that the new enabling development would have on the setting.

### Location & Access

3 Market Street is a Corner plot, next to Victoria Street and within the Town centre. The Library and Market Place being on the opposite side of the road.

The nearest bus stops are on Ennderdale Road, with the number 30 & S34 route providing a service between Maryport and Whitehaven. The nearest National Railway station is at Whitehaven, a short Taxi or Bus Ride some 5 miles away.



St. Bees Head  
Heritage Coast

Sandwith

St Bees

West Cumberland  
Hospital

Dent

Wilton

Frizington

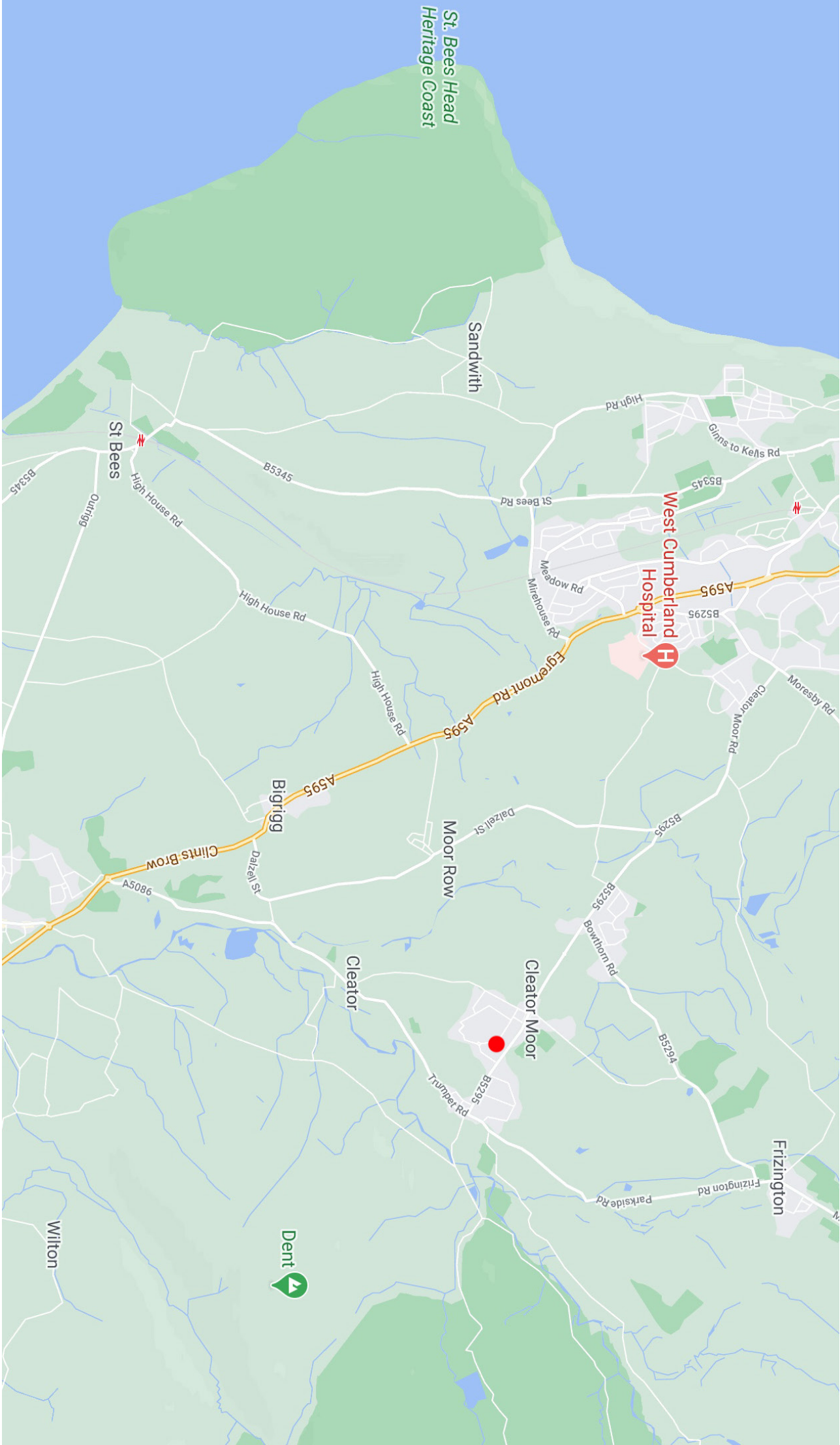
Cleator Moor

Cleator

Moor Row

Bigrigg

St Bees



## Layout

The building's core internal layout would largely remain unchanged as far as possible. The building will be sub-divided to create the new accommodation, the proposed layout has been considered carefully to provide good access and to provide rooms of a high standard, meeting all national & local requirements. Our clients intention is to replace all of the legacy windows with new thermally efficient upvc double glazing to match the existing window types in size, colour and operation.

## Scale

The scale of the building is not being altered.

## Appearance

The principle appearance of the building will remain largely as existing, although renovated and enhanced. All guttering and downpipes are to be replaced with new, the building is to be painted in pastel shades, as recommended for the town centre location.

To the Rear, 2 new dormers are proposed that will be flashed in led and existing window openings to Ground and First Floor are to be increased in size to meet modern day light and room quality standards. Glass balustrades will create Juliet type balcony doors to the first floor. There are no overlooking considerations with the property, due to its location at the street corner, the rear of the property facing a blank gable of the Victoria Street terrace.

## Landscaping

A modest landscaping scheme is proposed to the rear yard, where the existing hard-standing will be enhanced. With the inclusion of a secure cycle store and a refuse & recycling enclosure. These features will be complimented with planting, where feasible.

## Refuse & Recycling

A refuse & recycling enclosure is to be provided within the rear yard of the property, accessed via the side gate from Victoria Street.





The Candy Shop

Y22 TEA

SD21 BTX

KEEP CLEAR

STOP











### Inclusive Access

Wherever possible the remodelled building will comply with Part M of building regulations. To allow for the highest standard of inclusive accessibility within the framework of an existing building.

### Sustainable Transport

The application site is a town centre location and considered to be sustainable for cycling and local public transport. It is close to the main bus route, it is possible to access local towns, shops, café's and restaurants via public transport. It is also possible to use the local bus service, or cycle, to connect to mainline railway services.

Five enclosed and secure cycle storage allocations are to be provided within the rear yard, accessed via the side gateway.

On street parking and local car parks are also within easy walking distance. It is considered that the proposals will have very little impact to the existing road network as the existing dwelling is a large 7 bedroom dwelling house, so the overall occupancy of the site is not increased.

Given the site is highly accessible via existing road networks and public transport options, the proposed use should not have any detrimental or significant impact on the local highway network.

### Assessment / Justification

It is considered that this report provides the information which will enable the planning authority to assess the likely impact of the proposed development.

It is believed that the characteristics of the development respect the building, site and the immediate local area. We believe the impact to both external and internal alterations to be low.

It is considered the proposed development will preserve and enhance the site by and that this will bring about further opportunities and advantages to the local economy in terms of employment and visitors to the area.

## Conclusion

The existing building and its location makes it ideal for private rented residential flats and the 2 short let hotel suits will also serve the needs of the area. It will be of benefit to the immediate and wider local area to bring the vacant building back to use both in terms of security, enhancing the appearance of the site and wider social economic improvements that the development will bring.

It is considered that the impact of the proposed works would be very low, the development being beneficial to the area and would assist in the long-term retention and more effective utilisation of the existing building. It is therefore concluded that the proposed works satisfy relevant clauses of the NPPF and Copeland local plan.



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