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DESIGN AND ACCESS STATEMENT

Full Planning Application – Proposed Redevelopment of Grove Court Hotel,

Main Road, Cleator, Cumbria CA23 3DT

3 November, 2020



DESIGN

Project Outline

The property is set within a countryside environment close to Cleator Moor and within short drives or bus routes to Whitehaven, Workington and Egremont. The seaside is also close, with the western lakes within easy view and access. Supermarkets, smaller shops, cafes, pubs and churches are all handy.

The proposed Grove Court supported living project would consist of 13no. self-contained apartments set within the internally renovated and remodelled existing Grove Court Hotel building in Cleator.

Riversdale Homes Ltd are working in collaboration with Living for Life (Cumbria) Ltd and are engaging with Cumbria County Council to develop the project in line with local need.

This proposed Grove Court supported living project is designed to be occupied by people who require person-centric support who have a primary diagnosis of learning disability and / or other mental health disabilities.

Living for Life (Cumbria) Limited - Northside Community Centre, Trinity Drive, Workington CA14 1AY

Based in West Cumbria, Living for Life (Cumbria) Ltd (trading since 2012) is a quality, focused care and support provider for adults with learning disabilities with a “good” overall CQC rating. Their vision is to support young people and adults with learning and other disabilities in Cumbria to live a fulfilling life that is meaningful, inclusive and self-determined.

Living for Life aim to keep the individual at the heart of everything that they do, so that individuals are in control and central to the services they use. Their mission is to achieve their vision by offering high quality care and support for people which is centered around individual needs, offers choice, promotes independence and encourages self-determination.

They work with other organisations and their communities to promote understanding, equality of opportunity and inclusion in conjunction with collaboratively establishing and developing new services that meet the needs of the individuals, the community and the commissioners of services.

Having liaised with and assessed this provider, Riversdale Homes Ltd are confident that Living for Life (Cumbria) Ltd is the right partner for this proposed project.

Project Specifics

The hotel is ideal for accommodating the proposed redevelopment with only minimal alterations proposed to the existing external presentation of the building. New external access to individual apartments is presented as sympathetic to, and as to preserve, the existing stylistic methodology of the elevations.

Externally, proposals show that the grounds are largely retained, as existing, with improvements to landscaping provided from additional shrub planting and green area enlargement. Local amenity path provision and renovation to existing parking and access surfacing is also proposed.

Internally the property is reconfigured (while maintaining the basic circulation and amenity positioning) to be suitable for 13 residents and related staffing requirements. The project is proposed to provide 13no. self-contained apartments, all with private Part M compliant bathrooms, kitchens, dining, bedroom, storage and living areas. There is ample staff office / meeting space, staff and visitor WCs and storage available. A large central residents' communal amenity / activities space is also provided.

All accommodation will have access to the existing and improved pleasant gardens and communal areas. Ample parking is available on site and disabled provision will be extended.

Surface Water Flood Risk

Please refer to the attached Environment Agency Flood Map for Planning which shows that the site is not at risk from flooding.

Drainage Strategy

The foul drainage load is not expected to be larger than the former hotel load. Locally, foul drainage will be re-routed to suit the new internal planning layout. There will be no increase to surface water drainage from the site.

ACCESS

External site access will remain as existing.

Present main access points to Grove Court would remain in their present positions with local apartment external access and amenity / fire escape points linked by pathways and planting.

Traffic impact on the Main Road should be far less in level than when the hotel was in full operation previously.

Access both externally and internally would conform to the requirements of the current Building Regulations Approved Document M.

Drainage works and building works would occur during hours to be confirmed with the local authority, with all noise, dust and nuisance control requirements strictly adhered to. A Contractor's Works Method Statement would require approval before commencement of site works. All CDM and H&S requirements would be adhered to during any building contract period.