

BECKERMET CUMBRIA CA21 2XB

Mr. David Whitfield



DESIGN & ACCESS STATEMENT

22 AUGUST 2022

01. SITE LOCATION

02. SITE

03. ST2 LOCAL CENTRE

04. PHOTOGRAPHICAL SURVEY

- PHOTOGRAPHS 01, 02 & 03

- PHOTOGRAPHS 04, 05 & 06

- PHOTOGRAPHS 07, 08 & 09

05. DESIGN PROPOSAL

06. ELECTRICAL SERVICES

01. SITE LOCATION

The application site is located in the village of Beckermets and is a former garage premises with approximately 150ft road frontage with an average depth of around 80ft to 90ft.

The site's planning classification (for the residential redevelopment as proposed) is that of a brownfield site in that the site was previously used for commercial purposes and is now vacant and redundant - and with the said former usage no longer viable or appropriate for the site's location and setting.



02. SITE

Design & Access including Planning Statement in support of the Residential Redevelopment of the former, now vacant and redundant, Garage Premises (Development Site), Beckermets, Cumbria - CA21 2XB.



03. ST2 LOCAL CENTRE

With the existing commercial buildings now vacant and semi-derelict the site meets the criteria of being a windfall site for residential development

With Beckermets defined in the Council’s local plan as a ST2 Local Centre as per the extract from Council’s policy document for development including housing.

ST2 Local Centres:

- Beckermets
- Bigrigg
- Moor Row
- St Bees
- Thornhill

In these settlements minor development reflecting the respective scale and functions is seen as appropriate especially where it can help to sustain services and facilities and contribute to regeneration.

The following residential policy document quotation is also applicable to new housing in Beckermets:

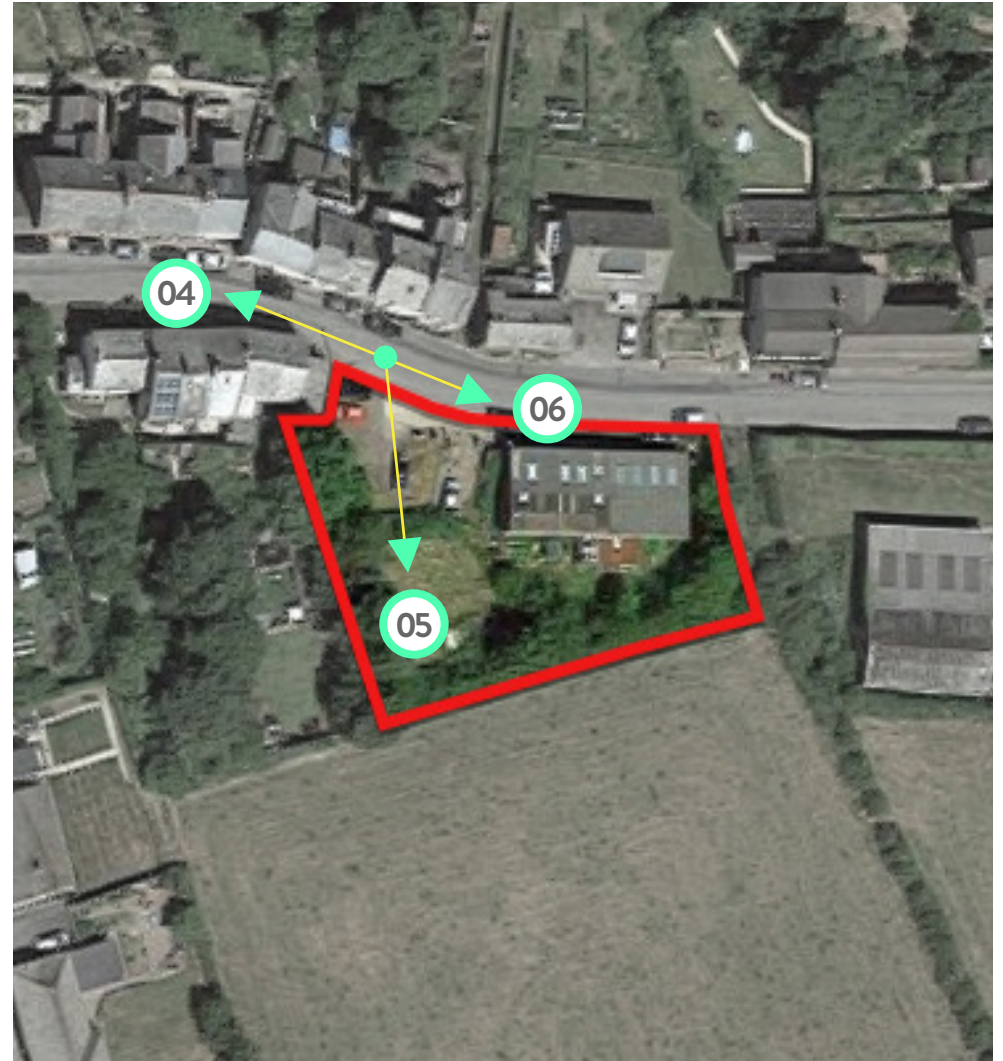
“Within the defined physical limits of development as appropriate. Possible small extension sites on the edges of settlements. Housing to meet general and local needs.”

	Type and Scale of Development		
Classification	Retail and Services	Employment	Housing
Local Centre: Arlecdon/Rowrah; Beckermets; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland/ Ennerdale Bridge; Lowca/Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill	Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.	Emphasis will be on retention. Expansion potential may include tourism in some places, generally limited by environmental constraints. New provision most likely to be provided through conversion/ re-use of existing buildings or completion of sites already allocated.	Within the defined physical limits of development as appropriate. Possible small extension sites on the edges of settlements. Housing to meet general and local needs. Affordable housing and windfall sites.

04. PHOTOS 01, 02 & 03



04. PHOTOS 04, 05 & 06



04. PHOTOS 07, 08 & 09





06. ELECTRICAL SERVICES

Operating Voltage	Colour Code	Line Colour
132kV	Black	<div></div>
33kV	Green	<div></div>
22kV-25kV	Yellow	<div></div>
11kV	Red	<div></div>
6kV-6.6kV	Blue	<div></div>
1kV-6kV	Violet	<div></div>
LV	Orange	<div></div>
Unknown Voltage	Brown	<div></div>





BECKERMET

CUMBRIA CA21 2XB

Mr. David Whitfield

