

DESIGN AND ACCESS STATEMENT

Park Head, Thornhill, Egremont

INTRODUCTION

The site is located just off, the A595 and is serviced by an existing adopted highway access serving a small car park area to the rear of the property, as indicated on the OS extract and block plans submitted as part of the Planning Application.

The main body of the building is of 2 storey masonry construction under a slate roof with PVCu windows, which operated on the ground floor as a Pub/Restaurant and has a first floor self-contained flat, with additional single storey extensions to both ends and rear of the building, circa 1970's to provide kitchen facilities, beer store and toilet facilities to the rear.

An application for change of use of the building to office accommodation was approved under Ref: 4/25/2245/OF1, however the building has deteriorated in terms of its structural condition and a structural survey of the property has been undertaken by WDS Ltd, which highlights various concerns and the report is appended, however as can be seen in the Conclusions from the report, the property is in need of total modernisation with significant structural works needed as part of this. The ground and first floors need replacing, the roof structure requires partial replacement and the roof finish replaced. The building services infrastructure need totally replaced and the rear retaining walls require considerable strengthening works or replacement. In all it is stated that the modernisation and/or conversion works will be cost prohibitive, and therefore demolition and rebuilding is the most cost effective approach.

PROPOSED SCHEME

In order to enable the sites full potential, demolition of the existing structure and rebuilding with a more sustainable environmentally designed and constructed building, which will prioritise on resource efficiency, with conservation of natural resources and providing a healthy working environment for the well being of the employees and reducing the overall carbon footprint, whilst incorporating the vernacular and massing of the existing building, as per the plans attached as part of this submission, is the most positive way forward.

The applicant is a locally based company and currently employs over 100 staff, having been established over 50 years ago in 1974 as a sole trader, providing plant and operative hire, by the current owner and Managing Director. The purpose of providing this facility is to enable the administration function of the business, to expand to take account of the growth in the business operations of the company to enable them to

maintain the high quality and level of service in the area and also allow them to work closer to their personal clients and stakeholders on existing contracts and future new contract at the nearby Sellafield Complex.

DESIGN

With the proposed redevelopment of the site in this manner, it will retain the overall design and massing of the existing building and secure the long term future of the site, but will enhance the overall appearance of the area generally in a manner that will have no detrimental effect on the surrounding area.

ACCESS

The site is accessed from the nearby A595 along a private road.

The property benefits from being located only a short walk from a main bus route, with bus stops located close by on the A595, linking to the town of Whitehaven and Millom from where connections to Barrow and Carlisle, which turn gives access to bus services throughout county and indeed nationally.

There is also easy access to the railway link at Sellafield with regular train links to both Carlisle and Barrow, which in turn provides connection to the main West Coast Line and Cross Country Routes, giving rail access throughout the Country.

The building has existing car parking provision and ramped access to the principle access will be provided from the car park and accessible toilet facilities and lift provision will be incorporated.

CONCLUSION

With the existing established use of the site being commercial and taking account of the recent change of use to offices of the existing building, it is felt that this proposed redevelopment, will provide a long term sustainable employment use and as such the best solution, in order to enable the sites full potential, whilst retaining the vernacular and massing of the existing building, as per the plans attached as part of this submission is the most positive way forward.

This would not only allow the long-term growth and sustainability of a local business to operate from the site, but would also enable the area generally to be improved in terms of providing a long term sustainable employment use

The proposed scheme for building the new offices, would see substantial investment by a local company into this existing disused and decaying commercial facility, which will provide additional business opportunities to the site, with the associated benefits of inward investment and potentially new local employment opportunities, which will in turn

strengthen the long term sustainability and operation of the business, its workforce and the area generally.

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