

Design & Access Statement

Dentholme Hotel
First Floor Extension
Cragg Road, Cleator Moor

INTRODUCTION

This statement accompanies the planning application for the Dentholme Hotel, outlining a First Floor Extension to the Existing Building to create business guest facilities and a single storey outbuilding to create a guest Spa.

AIM

The building is being enhanced and brought back into use by offering new luxury hotel guest suites, serving both business and tourist users. The proposed extension is to further supplement the hotel amenities.

The proposed development has been designed with careful regard to the amenity of local residents, the functioning of the local highway network, and important technical considerations such as the drainage of surface water within the site.

We believe that this Statement, which accompanies this application, demonstrates that the proposed development would be entirely acceptable in planning terms. It would comply with local and national planning policy requirements. As such, it would benefit from the presumption in favour of sustainable development, which directs that planning permission should be granted.

The proposed designs are in keeping with the aims and objectives to preserve and enhance the local area.

We believe the proposals will visually enhance the area and bring back activity to the existing building whilst produce a high quality renovation providing needed Hotel facilities in the area.

This Statement is set out in sections, to explain the proposed development and the local context to which it relates.

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The Development

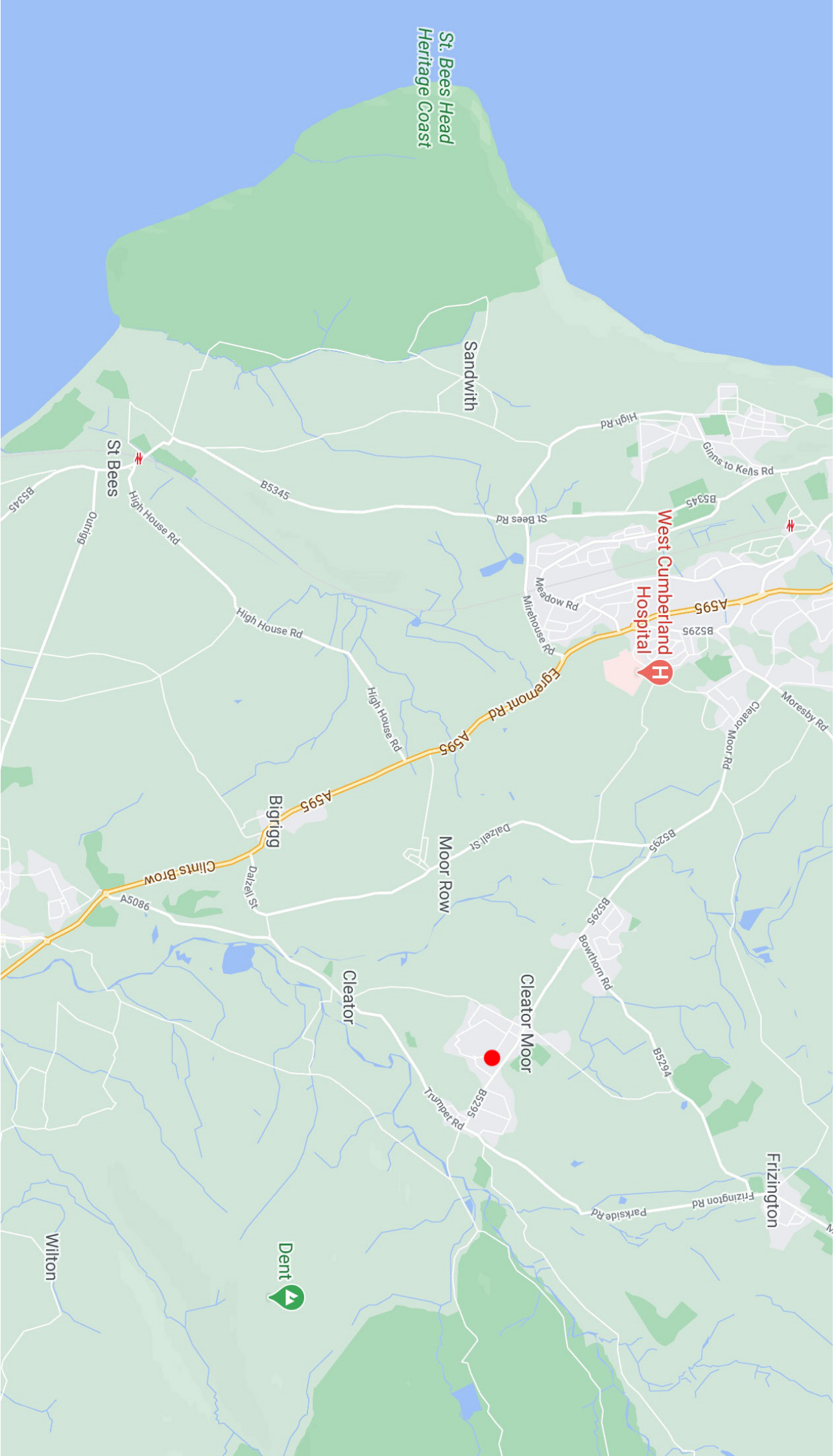
Following the Change of Use application to convert the vacant Residential Care Home, to form a hotel boarding and guest house (Use Class C1) for Short Let Hotel/Service Suites.

This application outlines the improvements to be made to the existing building, in order to carry out the renovation and maintenance works, improve the visual appearance of the building and enhance the amenity facilities that the Hotel will offer to its guests.

The Hotel is to 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. This conversion of the building will enable the repair and refurbishment of the building and site in general and is a financially viable sustainable proposal for the reuse of the building and site.

The application proposals can be summarised as follows:

- A First Floor Extension to the main building, to provide business facilities for use by guests, such as a meeting room and the provision of mobile office equipment. The extension also includes a Gym room, for the health and fitness of guests.
- 3 Further, small first floor extensions are also proposed, so that the Ground and First Floor Plans of the Hotel are similar. The existing single storey extensions are of poor design quality and detract from the appearance of the building in its setting and are in need of re-roofing. By making these extensions two storey, the visual appearance of the building will be enhanced, giving a more coherent and elegant design.
- A private landscaped single storey Courtyard style outbuilding is proposed, to create a Spa facility for the hotel guests. To include Hot tubs and other relaxation amenities, in a quiet and secluded setting. This building will be mainly inwards facing into the courtyard.
- The application also proposes increasing the Car Parking facilities on site, which will minimise any off site, street parking.



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

Dentholme occupies a good sized site, that features some mature trees around its perimeter, that are unaffected by the proposals.

The application site is currently served by a vehicular access from Cragg Road. The site also borders Todholes road to the east.

The nearest bus stops are on Ennderdale Road, with the number 30 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.

Building Layout

The proposed First Floor extension is accessed from the Hotel Main Staircase and Lift, a second staircase is also proposed to serve as a Fire escape.

It is proposed for the new flat roof to be accessible from an external first floor staircase, so that the roofspace can be used as an external smoking area and private outdoor space.

The proposed Spa is accessed from the Main Hotel Ground Floor Corridor, into the new courtyard. This courtyard can also be accessed externally via two gated footpaths.

Appearance

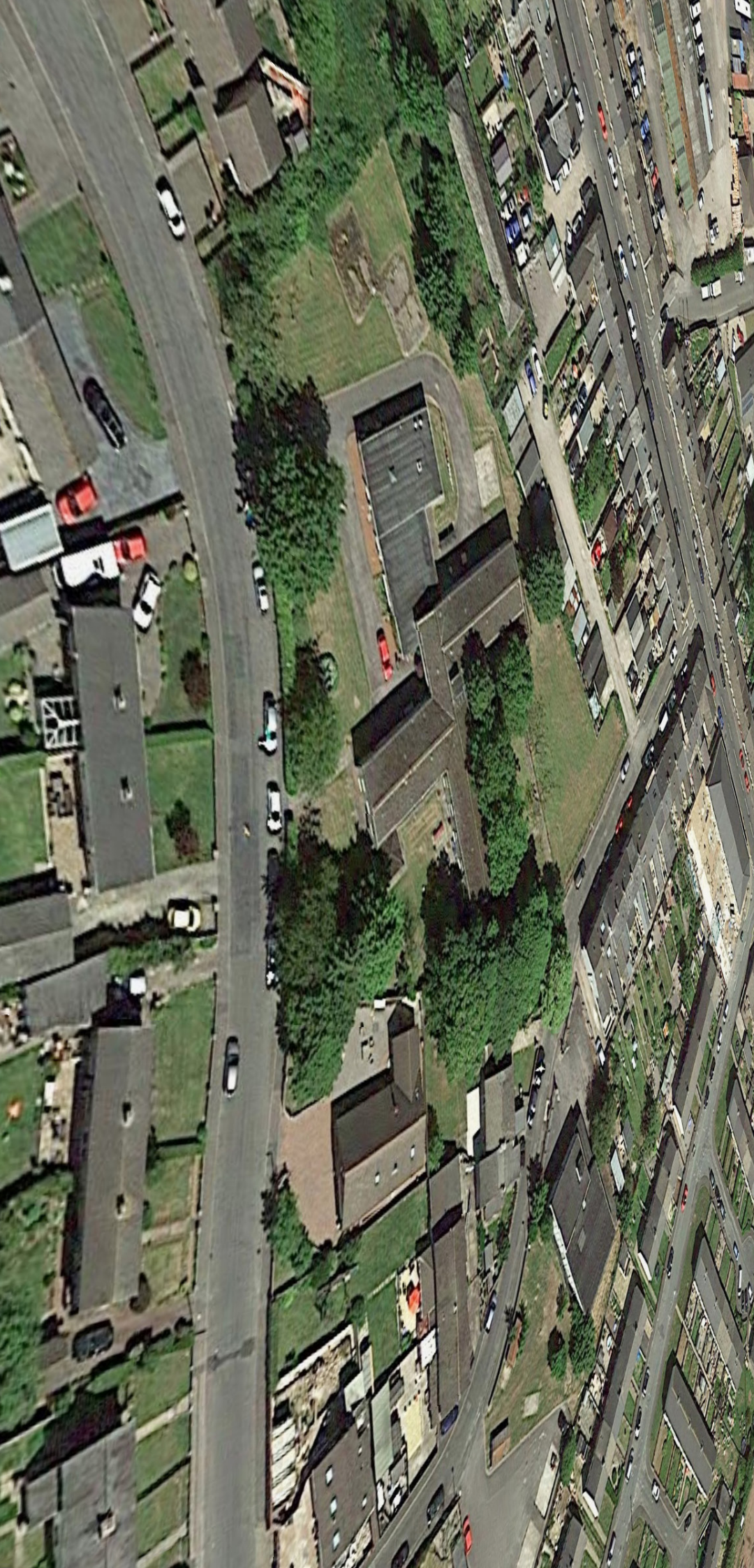
The Dentholme building is to be rendered to improve its appearance, the proposed extensions will also be rendered to match.

Landscaping

A modest landscaping scheme is proposed for the site. This will largely be water permeable hardscaping to accommodate the new car park punctuated with green pockets all with the aim of enhancing the setting of the building.







Pedestrian and Cycle Accessibility

There will be pedestrian and Cycle access to the site utilising the main entrance from Cragg Road.

Parking Provision

The proposed extensions are to provide improved amenity facilities for guests, so will have minimal affect to vehicle movement to and from the site.

This application does however also include an improved Car Park Layout, to make use of otherwise under utilised land at the rear of the site.

The New Car Parking features 46 Guest Parking Bays, 10 of which being fully accessible for disabled users & families. This provides sufficient car parking to minimise any reliance for on street parking to the front of the site along Cragg Road, which was used in the previous use as a Care Home.

A total of 7 car parking bays have been dedicated for residential and non-residential staff use.

Additionally to this, there is a dedicated deliveries bay for van type delivery vehicles. Bicycle and Motorbike allocated parking has also been provided close to the main entrance for 4 motorbikes or 6 bicycles.

All of the proposed parking bays are finished with a water permeable gravel hard standing as part of a sustainable surface water design solution. The individual parking bays being defined by granite sets and clearly designated with sign-age. The on-site access roadway is to be tarmac.

Inclusive Access

Wherever possible the remodelled building will comply with Part M of building regulations. Due to the previous use as a Residential Care Home the access standards of the building are already to a good standard.

Sustainable Transport

The application site is located 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.

The Applicant intends to provide (if required) a residents pack of information detailing

public transport facilities, to ensure they are aware of the opportunities available. This is intended to help maximise the use of sustainable modes of transport.

Highways Access

At present the application site is accessible by vehicle and by pedestrians and cyclists from Cragg Road. A separate dedicated pedestrian access path leads from Cragg Road, directly to the main entrance of the building. The existing access is to be improved as outlined in the Change of Use application.

The proposed extensions are primarily to provide improved guest facilities and amenities to a high standard. As such the proposals will have a minimal affect to vehicle movement to and from the Hotel.

Given the site is highly accessible by existing road networks and public transport options, the proposals 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 bringing a disused vacant building back into a suitable use 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 site is ideal for the new use and it will be of benefit to the immediate and wider local area both in terms of security, enhancing the appearance of the site and wider social economic improvements that the development will bring. The proposed extensions will enable the hotel to offer a high standard of guest amenities to attract both business people and tourists to the location.

It is considered that the impact of the proposed works would be low and beneficial 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.