

Design & Access Statement (DAS)

DAS-001

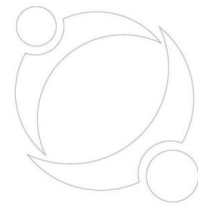
2 High Street, Cleator Moor, Cumbria, CA25 5AB

Proposed Replacement Shopfront to Existing Commercial Premises

Full Planning Application

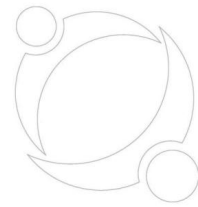
Client: Mr Lee Vine

06/06/2026



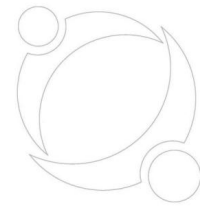
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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of the existing shopfront at 2 High Street, Cleator Moor, Cumbria, CA25 5AB.

The application site comprises an existing two-storey mid-terraced commercial property located on High Street, within the centre of Cleator Moor. The property was formerly occupied by Greggs and benefits from an established commercial frontage to High Street.

The proposal seeks to replace the existing timber and aluminium shopfront, glazing and entrance door arrangement with a new, high-quality black powder-coated aluminium shopfront system. The existing frontage is tired, visually poor, and in areas the external timber and painted finishes have deteriorated. The proposed works will significantly improve the appearance of the building and will provide a more durable, modern and low-maintenance shopfront treatment.

The proposal does not involve a change of use, an increase in floor area, alteration to the established commercial use, or any material change to the existing access arrangements. The submitted existing floor plan identifies a ground floor sales area with associated first floor store, office and WC accommodation, and an existing fully glazed entrance arrangement with level access from High Street.

The site lies within the commercial core of Cleator Moor and is understood to be within, or immediately associated with, the Cleator Moor Conservation Area. The proposal has therefore been developed to preserve and enhance the appearance of the host building and wider street scene.

2. Planning Application Scope

The scope of this application is deliberately limited and proportionate. The proposal seeks consent for the replacement of the existing ground floor shopfront only.

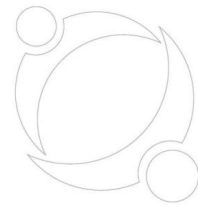
For clarity, the application does not seek consent for:

- A change of use.
- An increase in floor area.
- An increase in building height.
- Alteration to the existing building footprint.
- Alteration to existing vehicle or pedestrian access arrangements.
- Alteration to the upper floor windows, roof form, rainwater goods or principal wall finish, other than localised making good directly associated with the shopfront works.
- Advertisement consent for future signage, which can be dealt with separately if required.

This limited scope is important when assessing the application. The proposal relates to visual and functional improvement of an existing commercial frontage within an established town centre location.

3. Site Context

The application site is located on the main High Street within Cleator Moor town centre. The building forms part of an established row of commercial and mixed-use premises, with neighbouring uses including public houses, retail units, betting shop premises and other town centre uses.



The wider High Street is characterised by a varied mix of building ages, materials and shopfront styles. The Cleator Moor Conservation Area Appraisal identifies that the conservation area is centred around Market Square and includes a short section of High Street. It also notes that High Street is framed by two and three-storey frontages of varied quality.

The application building is not understood to be listed. However, given the conservation area context and proximity to recognised heritage assets within Cleator Moor, the works have been considered against the need to preserve or enhance the character and appearance of the area.

4. Existing Building and Shopfront Condition

The existing building comprises a two-storey commercial property with a ground floor shopfront and upper floor accommodation. The submitted elevation drawing identifies the existing building materials as including concrete roof tiles, black cast iron rainwater goods, brown dry-dash walls, grey painted timber windows and masonry surrounds, lead flashing and an existing fascia/signage zone.

The existing shopfront comprises a mixture of timber and aluminium framing, large areas of glazing, an existing door arrangement and associated fascia/signage elements. The submitted site photographs demonstrate clear deterioration at street level, including peeling paint, weathered timber, poor-quality patch repairs, tired fascia elements, defective trims and a generally dated and visually poor appearance.

The deterioration is most apparent at the lower shopfront level, where failed paint finishes and weathered timber elements are visible. These elements create a poor first impression on High Street and do not positively contribute to the character or appearance of the conservation area.

The existing frontage is not considered to represent a shopfront of historic or architectural merit. It appears to be a modern commercial frontage associated with the former Greggs occupation and has been altered over time. Its removal would not result in the loss of significant historic fabric.

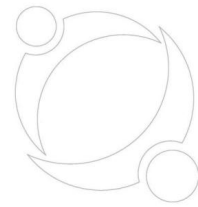
Its replacement provides a clear public-facing betterment. The works will improve the appearance of the building, support reoccupation of an existing commercial unit, and contribute positively to the ongoing improvement of Cleator Moor town centre.

5. Proposal

The proposal comprises the removal of the existing tired and deteriorated ground floor shopfront and its replacement with a new high-quality black powder-coated aluminium shopfront system.

The proposed works include:

- Removal of the existing timber/aluminium shopfront framing, glazing, entrance door and associated defective trims.
- Installation of a new black powder-coated aluminium shopfront system.
- Installation of new clear safety glazing.
- Installation of a new glazed entrance door within the established frontage.
- Retention of the existing shopfront opening proportions.
- Retention of the existing fascia zone, subject to future signage details where required.
- Localised making good to adjoining reveals, trims, flashings and abutments.



- No change to the established commercial use.
- No increase in floor area.
- No change to the building footprint.
- No change to the existing upper floor elevation, roof, rainwater goods or principal wall finish, other than minor making good directly associated with the shopfront replacement.

The proposed black aluminium system has been selected because it is durable, low maintenance and visually recessive. The use of a simple, dark profile will reduce visual clutter and provide a more refined shopfront appearance than the existing patched and weathered frontage.

The proposal is a modest but meaningful intervention. It will improve the appearance of the property, enhance the immediate street scene and support the re-use of an established commercial unit within Cleator Moor town centre.

6. Appearance and Design Approach

The design approach is based on repair, replacement and visual enhancement. The proposal does not seek to introduce an over-dominant or inappropriate shopfront. Instead, it will rationalise and improve the existing frontage using a restrained black aluminium system.

The proposed shopfront has been designed to respect the following principles:

- The existing ground floor shopfront proportions will be retained.
- The shopfront will remain clearly subordinate to the host building.
- The darker aluminium finish will be visually recessive and will reduce the prominence of the framing.
- The new glazing will maintain an active commercial frontage to High Street.
- The existing fascia zone will be retained and controlled, avoiding oversized or visually intrusive signage.
- The proposal will not harm the upper floor elevation or wider building form.
- The replacement materials will be robust, low maintenance and appropriate for a busy town centre frontage.

The surrounding street scene contains a varied mix of commercial frontages, including traditional masonry buildings, modern shopfronts, painted aluminium, timber elements, uPVC windows and contemporary commercial signage. The proposed black aluminium frontage is therefore not out of character within this mixed High Street setting.

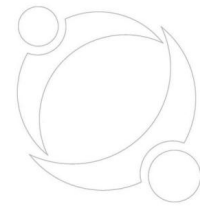
The proposal will provide a significant visual improvement compared with the existing deteriorated frontage. It will remove defective materials, improve the building's presentation to the public realm and create a cleaner, more coherent commercial frontage.

The design is therefore considered to be appropriate, proportionate and beneficial.

7. Shopfront Detailing and Design Commitments

The following design commitments are made:

- The shopfront frame will be black powder-coated aluminium.
- The profile will be slimline and simple in appearance.
- The glazing will be clear safety glazing.



- The entrance door will be integrated within the shopfront system.
- The fascia zone will remain contained within the existing shopfront zone.
- Any future signage will be proportionate to the building and subject to separate advertisement consent where required.
- External security shutters are not proposed.
- Internally mounted blinds or displays, if required by future occupiers, should avoid creating a permanently blank frontage.
- Making good works will be carried out neatly to the adjoining wall, reveal and threshold areas.

These commitments can be secured by condition and provide the Local Planning Authority with suitable control over final detailing.

8. Heritage and Conservation Area Considerations

The site is understood to fall within, or immediately adjacent to, Cleator Moor Conservation Area. The Cleator Moor Conservation Area Appraisal confirms that the conservation area was designated in 2001 and is focused around Market Square, including a short section of High Street. The appraisal also identifies issues including poor maintenance, tired public realm, vacant shops and loss of historic detailing. It identifies opportunities for improvement through sensitive repair, modification, improved signage and more attractive windows.

The application site forms part of an established commercial frontage within this wider town centre setting. The existing shopfront is not considered to be of historic or architectural significance. It is a tired modern frontage, with visible deterioration, failed finishes and poor-quality detailing.

The proposal will not result in harm to the significance of the conservation area. On the contrary, the replacement shopfront will enhance the appearance of the host building and improve its contribution to the street scene.

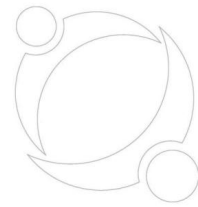
The proposal has a positive heritage impact because it will:

- Remove visually poor and deteriorated modern shopfront fabric.
- Improve the appearance of the building at street level.
- Retain the established commercial frontage and active street presence.
- Avoid alteration to the roof form, upper floor elevation and principal wall finish.
- Avoid loss of any known historic shopfront or significant architectural detailing.
- Use a simple, recessive and durable material palette.
- Support the beneficial re-use of an existing town centre commercial unit.

The works are modest, reversible in principle, and limited to the ground floor commercial frontage. They would not affect the overall scale, massing, roof form or historic townscape grain.

For these reasons, the proposal is considered to preserve and enhance the character and appearance of Cleator Moor Conservation Area.

The planning balance is clear. The existing frontage currently detracts from the appearance of the building and the wider street scene. The proposed replacement would deliver a public-facing visual improvement, support occupation of a vacant/underused town centre unit and assist with the wider vitality of High Street. Any residual concerns regarding detailed design can be fully addressed by planning condition. There is therefore no clear or defensible heritage reason to resist the proposal.



9. Access

The proposal does not alter the existing pedestrian access arrangements to the property.

The ground floor entrance is taken directly from High Street and the established entrance position will be retained. The submitted floor plan identifies an existing fully glazed entrance arrangement with level access into the ground floor sales area.

The replacement shopfront will maintain the existing entrance relationship with the pavement and will not reduce accessibility into the premises.

The proposal will not:

- Alter pedestrian routes.
- Alter highway arrangements.
- Alter servicing arrangements.
- Create additional vehicle movements.
- Affect visibility for highway users.
- Require new parking provision.
- Obstruct the public highway once complete.

The proposal is therefore neutral in access and highway terms.

10. Amount & Scale

The proposal is limited to replacement of the existing ground floor shopfront only.

There will be:

- No increase in building footprint.
- No increase in gross internal floor area.
- No increase in building height.
- No change to the existing roof form.
- No change to the upper floor accommodation.
- No change to the established commercial use.

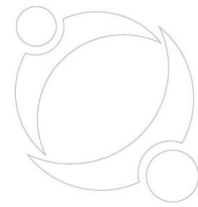
The scale of development is minor and proportionate to the existing building and surrounding commercial street scene.

11. Use

The existing premises are an established commercial unit within Cleator Moor town centre. The property was formerly occupied by Greggs and is suitable for a range of commercial uses.

The proposal does not seek planning permission for a change of use. The works relate solely to the replacement and improvement of the existing shopfront.

The continued commercial use of the building supports the vitality and viability of Cleator Moor High Street and assists in bringing an existing town centre unit back into active use.



12. Proposed Materials

The proposed shopfront materials are:

- Black powder-coated aluminium framing system.
- Clear safety glazing.
- Black aluminium entrance door framing.
- Matching trims, cappings and perimeter flashings.
- Localised making good to existing reveals and adjoining finishes.

The aluminium system has been selected for durability, visual quality and low maintenance. It will provide a cleaner and more robust frontage than the existing deteriorated timber/aluminium arrangement.

Final profile dimensions, glazing specification, colour reference and perimeter fixing details can be secured by an appropriately worded planning condition if required.

13. Construction Management

The works are minor in scale and will be undertaken from the existing High Street frontage.

The appointed contractor will ensure that:

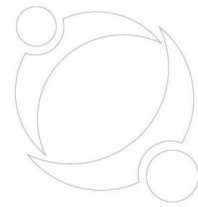
- The works are managed safely.
- Pedestrian movement along High Street is maintained where practicable.
- Any temporary footway obstruction is agreed with the relevant authority where required.
- The frontage is kept secure during the works.
- Waste materials are removed promptly.
- No materials are stored in a manner that creates a highway obstruction or safety risk.
- Works are carried out during reasonable daytime working hours.
- Noise, dust and disturbance are kept to a minimum.

Given the limited nature of the proposal, the works will not generate significant construction traffic or long-term disruption.

14. Environmental, Drainage and Flood Risk

The proposal is limited to the replacement of the existing shopfront. It does not create additional floor area, increase impermeable surfacing, alter existing drainage arrangements or introduce any new flood risk vulnerability.

There will be no impact on foul drainage, surface water drainage or existing site levels. Any waste arising from removal of the existing shopfront will be managed by the appointed contractor and disposed of through appropriate licensed waste routes.



15. Environmental, Drainage and Flood Risk

The application site at 2 High Street, Cleator Moor, Cumbria, CA25 5AB lies within an area where coal mining legacy may be a material consideration. This short Coal Report / Coal Legacy Statement has therefore been prepared to address the limited nature of the proposed development.

The proposal is restricted to the replacement of the existing ground floor shopfront to an existing commercial premises. The works comprise the removal of the existing deteriorated timber/aluminium shopfront, glazing and entrance door arrangement, and the installation of a new black powder-coated aluminium shopfront system with clear safety glazing and an integrated entrance door.

The proposal does not involve:

- Any increase in building footprint.
- Any increase in floor area.
- Any extension to the building.
- Any new foundations.
- Any excavation or below-ground construction works.
- Any change to existing site levels.
- Any new external hardstanding or land take.
- Any alteration to existing drainage arrangements.
- Any change of use.
- Any works that would affect ground stability.

The proposed works are contained within the existing building envelope and relate solely to the replacement and visual improvement of the existing High Street frontage. The works will be undertaken at ground floor shopfront level and will not require intrusive ground works or structural works below existing ground level.

On this basis, the proposed development is not considered to have any impact on coal mining legacy matters, ground stability, mine entries, shallow workings or any other coal-related constraint. The development would not increase the vulnerability of the site or building to any existing coal mining legacy risk.

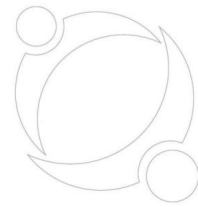
Given the limited scope and non-intrusive nature of the proposal, a full Coal Mining Risk Assessment is not considered necessary or proportionate in this instance. The proposal is therefore acceptable in coal legacy terms.

16. Local & National Planning Policy

The proposal should be assessed against the development plan and relevant national planning policy relating to design, heritage, conservation areas, town centre vitality, commercial frontage improvement and sustainable development.

The relevant local policy framework includes the Copeland Local Plan 2021–2038. The following policies are considered particularly relevant to the assessment of this proposal:

- DS6PU: Design and Development Standards
- BE1PU: Heritage Assets
- BE2PU: Designated Heritage Assets
- BE5PU: Shopfronts



- BE6PU: Advertisements
- R1PU: Vitality and Viability of Town Centres and Villages
- R2PU: Hierarchy of Town Centres

The Local Plan specifically identifies BE5PU: Shopfronts as a relevant policy area. This policy requires shopfronts to be well-designed and to relate appropriately to the scale, proportion, materials and decorative treatment of the building, conservation area, upper floors and adjacent buildings/shopfronts.

The proposed shopfront complies with this approach. It retains the existing commercial frontage proportions, improves the ground floor elevation, uses a restrained material palette and respects the mixed commercial character of High Street.

The proposal is also consistent with the wider aims of town centre improvement. The Local Plan recognises Cleator Moor as a Key Service Centre and supports investment in town centres, improved built spaces and economic activity.

In heritage terms, the proposal accords with the requirement to preserve and enhance the character and appearance of the conservation area. The existing shopfront is tired, deteriorated and visually poor. Its replacement will deliver a clear enhancement to the building and wider street scene.

Policy BE6PU is relevant to future signage and advertisement control. The current application retains the existing fascia zone, and any future signage can be controlled separately through advertisement consent where required. This prevents unnecessary visual clutter and ensures suitable control remains with the Local Planning Authority.

The proposal is therefore policy compliant because it:

- Improves the appearance of the existing commercial frontage.
- Supports active commercial use within Cleator Moor town centre.
- Preserves and enhances the conservation area.
- Retains the scale and proportions of the existing frontage.
- Avoids harm to neighbouring amenity.
- Avoids highway, access, drainage or flood risk impacts.
- Provides a durable, high-quality and low-maintenance design solution.

There are no technical, heritage, design, highway, drainage or amenity grounds that would justify refusal of the application.

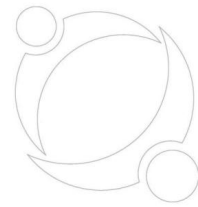
17. Planning Balance

The planning balance weighs clearly in favour of approval.

The existing shopfront is visibly deteriorated and detracts from the appearance of the host building and High Street. The proposal will remove poor-quality modern fabric and replace it with a restrained, durable and visually improved shopfront.

The proposal is modest in scale and limited to an existing commercial frontage. It does not introduce any additional floor area, change of use, increased traffic, new servicing requirements, drainage impact or amenity impact.

The public benefits of the proposal include:



- Improved appearance of a prominent High Street commercial frontage.
- Removal of deteriorated and visually poor shopfront materials.
- Support for the reoccupation and continued commercial use of the premises.
- Enhancement of the conservation area street scene.
- Contribution to the vitality and viability of Cleator Moor town centre.
- Reduction in future maintenance burden through durable materials.

Any detailed design matters, including exact aluminium profile, colour reference, glazing specification and final signage arrangement, can reasonably be controlled by condition.

On this basis, the proposal represents sustainable development and should be supported.

18. Conclusion

The proposal represents a modest, well-considered and beneficial improvement to an existing commercial property within Cleator Moor town centre.

The existing shopfront is tired, deteriorated and visually poor. It does not make a positive contribution to the appearance of the building or the wider High Street street scene. Its replacement is both reasonable and desirable.

The proposed black powder-coated aluminium shopfront will provide a cleaner, more durable and more coherent commercial frontage. It will retain the established shopfront proportions, maintain the existing access arrangement and avoid harm to the upper floor elevation, roof form or wider building.

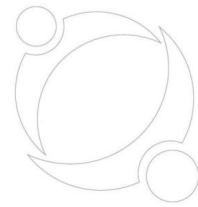
The proposal will:

- Improve the appearance of the host building.
- Remove defective and visually poor shopfront materials.
- Preserve and enhance the conservation area.
- Support the continued commercial use of the premises.
- Maintain existing access arrangements.
- Avoid any adverse highway, drainage, flood risk, amenity or heritage impact.
- Align with relevant local and national planning policy.
- Deliver clear public-facing visual betterment.

The application is limited, proportionate and policy compliant. Any remaining detailed matters can be appropriately controlled by condition.

The proposal is not speculative or excessive. It is a practical and proportionate improvement to an existing commercial frontage that currently detracts from the appearance of High Street. The works would not give rise to any technical harm and would provide a clear visual and heritage betterment. Refusal would therefore be difficult to justify, particularly where any remaining detailed design matters can be controlled by condition.

In planning terms, refusal would be difficult to justify, particularly where any remaining detailed design matters can be controlled by condition.



19. Appendices

Photo 1 – Adjacent Public House – White uPVC



Photo 2 – Existing Upper Floor Window – Grey Timber



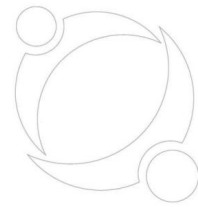


Photo 3 – Existing Upper Floor Window with fitted Vent– Grey Timber



Photo 4 – Existing Upper & Ground Floor Window – Grey Timber & Aluminium



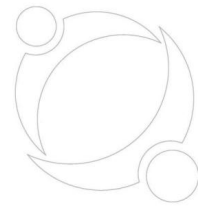


Photo 5 – Existing Ground Floor Windows & Door – Grey Timber & Aluminium



Photo 6 – Existing Ground Floor Window – Grey Timber



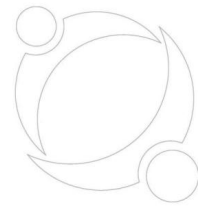


Photo 7 – Neighbouring Commercial Premises – Painted Aluminium Shopfront



Photo 8 – Neighbouring Commercial Premises – Painted Aluminium Shopfront



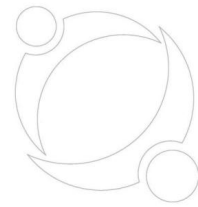


Photo 9 – Existing Ground Floor Windows & Door – Grey Timber & Aluminium



Proposed Design Betterment Summary

The proposed works will replace the existing deteriorated timber/aluminium shopfront with a black powder-coated aluminium system, clear glazing and an integrated entrance door.

The works will retain the established shopfront proportions and fascia zone while removing visually poor and defective frontage elements.

The result will be a cleaner, more durable and more visually recessive commercial frontage that improves the building's contribution to High Street and the wider conservation area.

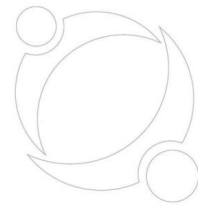
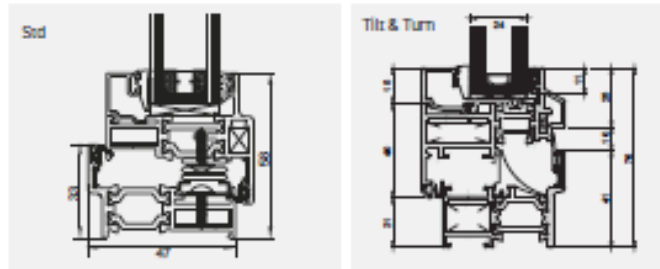


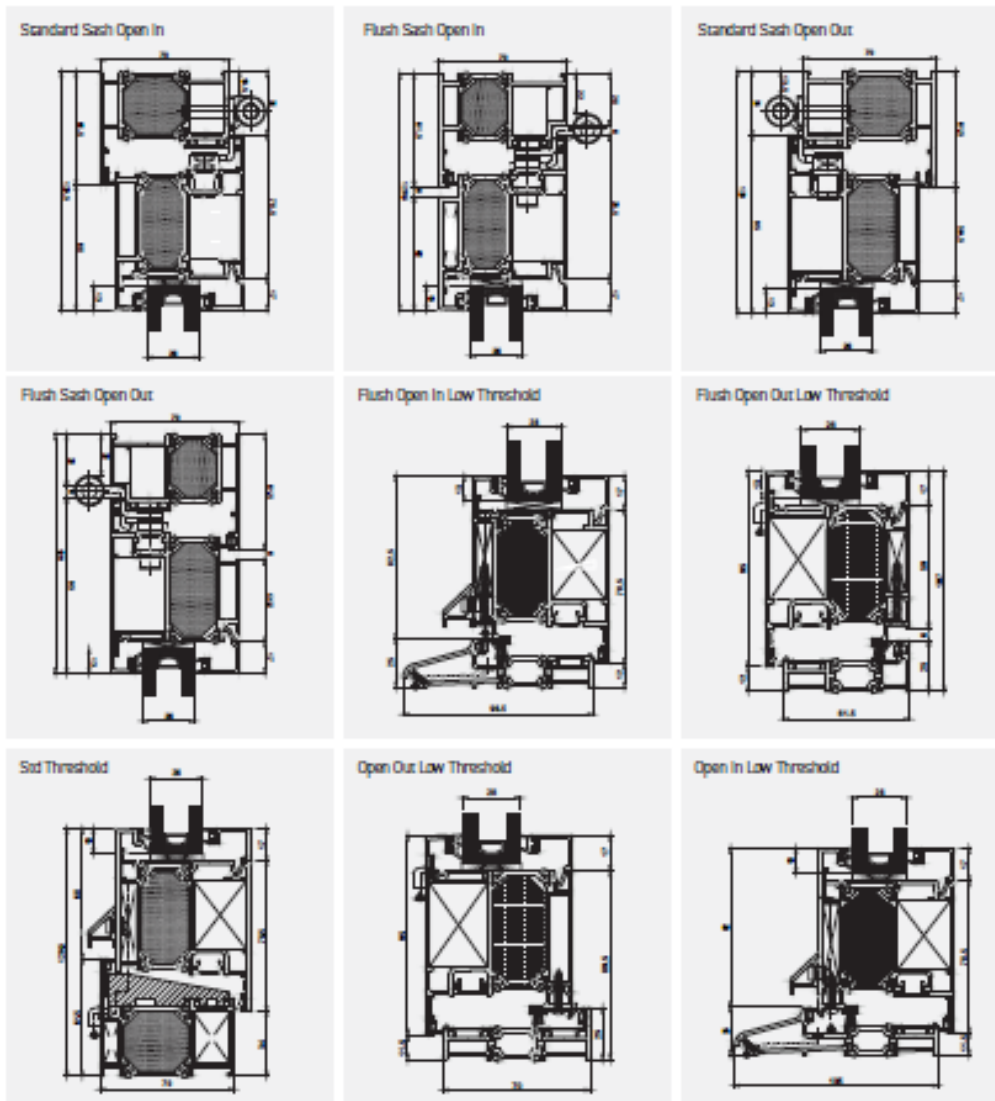
Fig 2 – Technical Drawings – Sections & Profiles

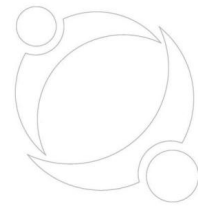
TECHNICAL DRAWINGS

HERITAGE WINDOWS



ALITHERM 400 DOORS





Cotswold

The perfect colour-palette for traditional projects and conservation areas

The classic shades and warm tones in our new Cotswold range have been developed to provide the perfect finish for both new-build and heritage properties alike.



Naturals

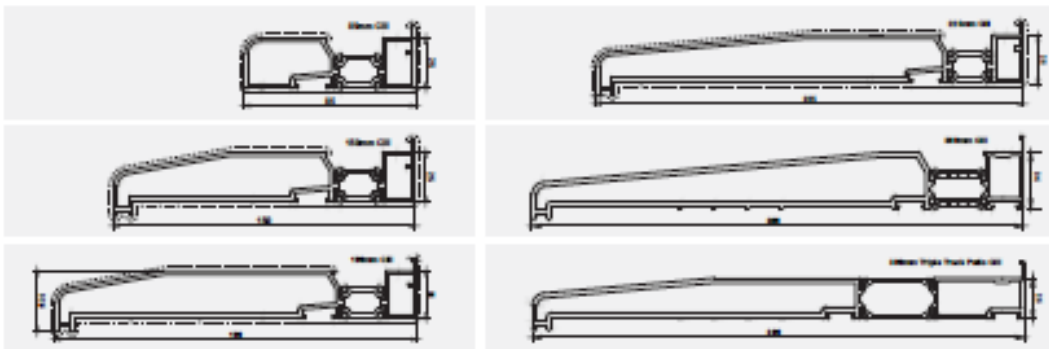
Inspiring colours and finishes for contemporary architecture and restoration project

These beautiful, colour-rich coatings, in a variety of versatile shades, the ever popular 'Naturals' range offers style and protection for all your Smart windows and doors.



CILL DETAILS

Cill end caps available in black or white.



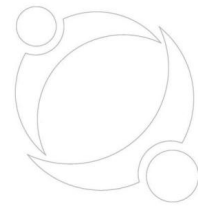


Fig 3 – Environment Agency Flood Report



Flood map for planning

| | | |
|----------------|-----------------------------|-------------------|
| Your reference | Location (easting/northing) | Created |
| Lee Vine | 301919/515109 | 6 June 2026 19:18 |

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

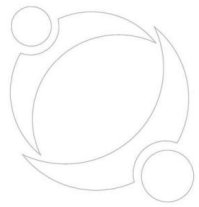
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



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| |
|---|
| |
| Flood map for planning |
| Your reference Lee Vine |
| Location (easting/northing) 301919/515109 |
| Scale 1:2,500 |
| Created 6 Jun 2026 19:19 |
| Selected area |
| Flood zone 3 |
| Flood zone 2 |
| Flood zone 1 |
| Flood defence |
| Main river |
| Water storage area |
| |
| Page 2 of 2 |

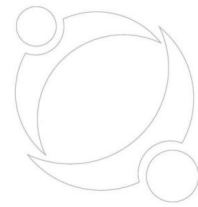
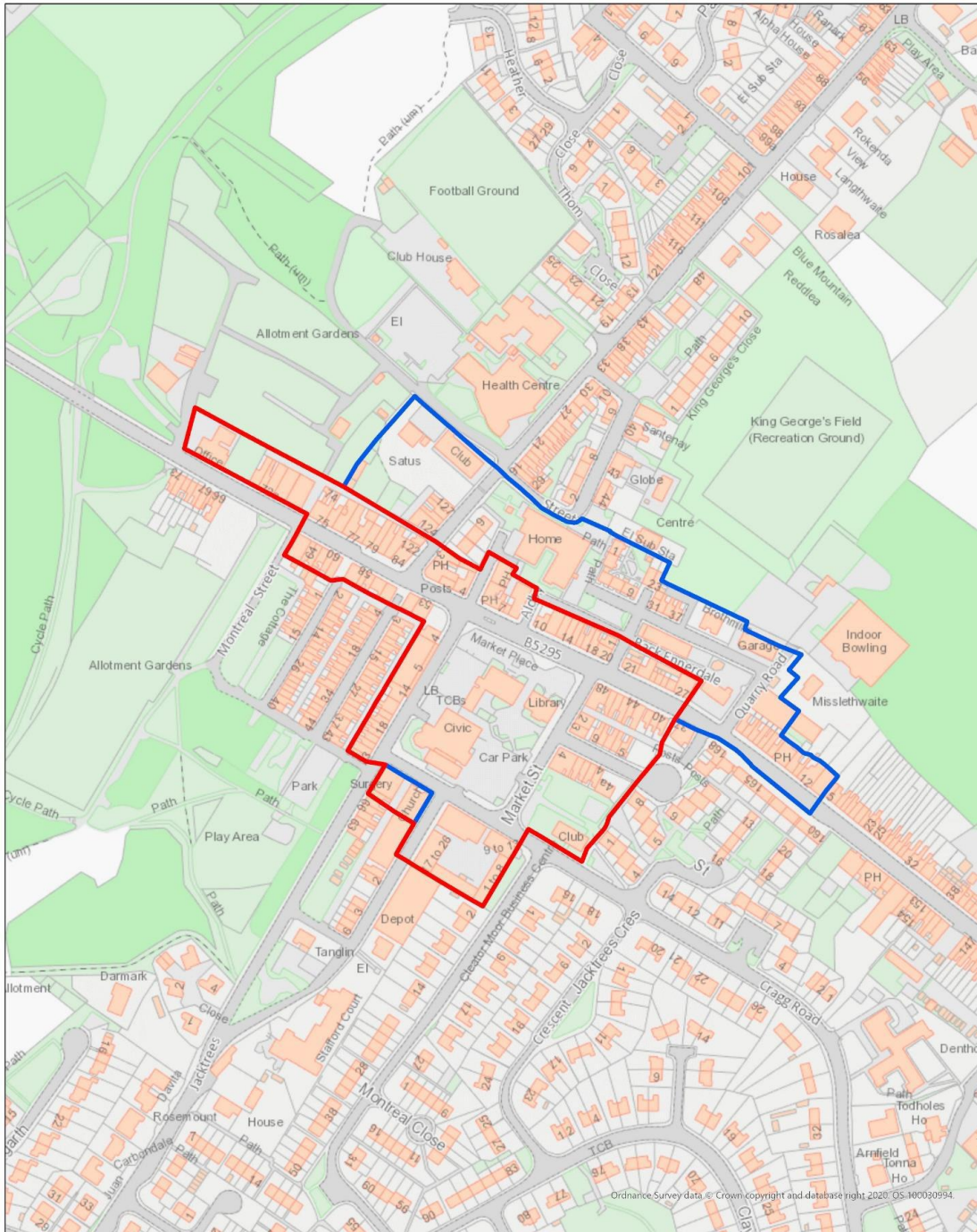



Fig 4 – Cumberland Settlement Boundary (Copeland) Cleator Moor



| | | |
|---|---|--|
| <p style="text-align: center;">Cleator Moor</p> | <p>Copeland Borough Council The Market Hall Market Place Whitehaven Cumbria, CA28 7JG</p> |  <p><i>Proud of our past. Energised for our future.</i></p> |
| <p> ▭ Proposed Town Centre Boundary ▭ Currently Adopted Town Centre Boundary </p> | <p>Date of Issue: 09/09/2020</p> | <p>Scale: 1:2,000</p> |

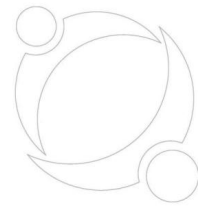
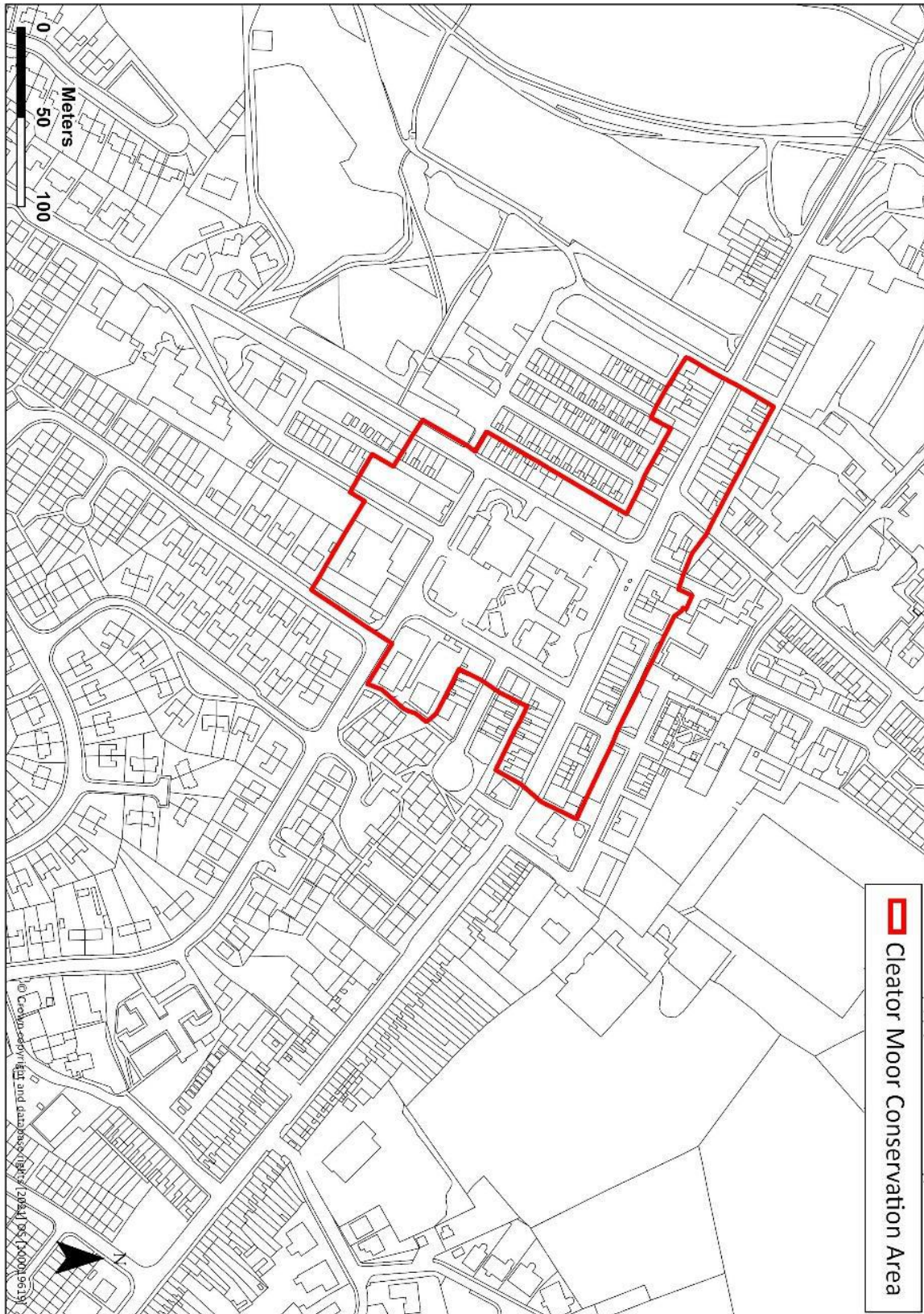
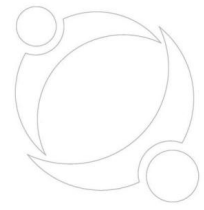
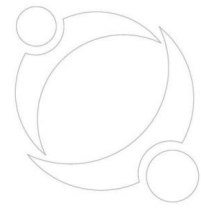


Fig 5 – Cumberland Conservation Area Boundary (Copeland) Cleator Moor







THE END