



Keystone
Design Associates Ltd.

Design & Access Statement

**THE COMMERCIAL, 5 HIGH STREET,
CLEATOR MOOR**

June 2021

Development House
261 Church Street
Blackpool
FY1 3PB

DOCUMENT ISSUE RECORD

Revision	Date	Details
Full	June 2021	Issued for action

**THE COMMERCIAL, 5 HIGH STREET,
CLEATOR MOOR**

Report Approved by D.W.Hadwin B.Eng(Hons) C.Eng MICE
For Keystone Design Associates

Signature.....

Date.....24th June 2021.....

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1.0 INTRODUCTION

- 1.01 This statement is being made in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015. It sets out the proposed development's context in terms of planning policy, the design of the proposal and accessibility.
- 1.02 The application is for conversion of an existing public house to form retail unit and 6no flats located at The Commercial, 5 High Street, Cleator Moor.
- 1.03 The site is located at the junction of High Street and North Street, Cleator Moor. This statement seeks to support the planning application.

3.0 PROPOSAL

3.01 Description

- 3.01.01 The application is for the conversion of the existing vacant public house to form a retail unit to the ground floor and 6no flats to the upper floors.
- 3.01.02 The retail unit to the ground floor will consist of a prep room, office, staff room and retail unit. The size of which is 434m².
- 3.01.03 The proposed flats to the upper floors will comprise of lounge, kitchen, dining room, bedroom/s and bathroom. The size of the flats varies between 45m² and 85m².
- 3.01.04 The development is to be constructed within the envelope of the existing building.

3.02 Amount & Scale

- 3.02.01 The plot area is 296m² with an internal floor area of 730m².
- 3.02.02 The development is principally a conversion of the existing building and therefore is contained within the existing building.

3.03 Site Layout & Landscaping

- 3.03.01 The site is located at the junction of High Street and North Street, Cleator Moor. The proposed site is fronting onto High Street.
- 3.03.02 No landscaping works are proposed for the development.

3.04 Appearance of Development

- 3.04.01 The development is principally a conversion of the existing building and therefore is contained within the existing building.
- 3.04.02 A new shop front is proposed to the main building frontage.
- 3.04.03 The development will be contained within the site boundary.

4.0 ACCESS & TRANSPORTATION STATEMENT

4.01 Access to Development

4.01.01 The site will continue to be accessed from the existing access off High Street.

4.02 Adjacent Road Infrastructure

4.02.01 The site is fronted by High Street, B5295. To the north west of the proposed site is Loop Road, A595 which leads to Whitehaven, Workington and Gosforth.

4.02.02 Speed limits are 30mph to High Street and surrounding roads.

4.03 Transport Links

4.03.01 The site is located within the settlement of Cleator Moor, and Cleator Moor, Wath Brow, Hensingham and Cleator can be accessed on foot by well lit pedestrian footpaths.

4.03.02 Within walking distance of the site, there are convenience stores, churches, schools, as well as the array of public amenities.

4.03.03 There are bus stops located near to the site, the closest being approximately 98ft from the application site. Bus service 30 route is Maryport to Thornhill/Frizington and service SX9 is Asby to Workington.

4.03.04 The area offers a wide range of public transport choices and there are ample public parking spaces in the vicinity.

4.04 Consultation

4.04.01 Council Officers

No consultation has been undertaken.

4.04.02 Resident Associations

No consultation has been undertaken.

5.0 HERITAGE STATEMENT

- 5.01 Cleator Moor conservation area is centred upon a formal square upon which stand the library, the former council offices and the town council office, built in red sandstone, and the more recently constructed Civic Hall. Further imposing, predominantly rendered buildings, face the square from across the surrounding streets. Phoenix House on Jacktrees Road features a long iron framed glass canopy.
- 5.02 It is proposed to alter the external frontage elevations with a new shop front for the proposed retail unit at ground floor.
- 5.03 The site is within the Cleator Moor Conservation Area. The CA assessment does mention the site specifically and does include architectural features highlighted in the CA Assessment. The CA Assessment is attached.
- 5.04 The main characteristics of the style, building materials and architectural features of the wider conservation area are dealt with at length in the attached assessment. The design and materials of this site conform to the same plan although the assessment does not deal with this site specifically. The details of the proposal are set out in the Design & Access Statement above.
- 5.05 The development would be visible from the highway. We do not consider that there would be a loss of any significant architectural feature or any material change in the character of the CA.