

PLANNING, DESIGN AND ACCESS STATEMENT

The Rise Pottery Road Whitehaven
Cumbria CA28 9BX
For SEL CONSTRUCTIONH LIMITED
DATE: 15th April 2026

1. SUMMARY

1.1. This Supporting Planning, Design and Access Statement has been prepared by on behalf of Mr Jonathan Todd of SEL Construction Limited to accompany a planning application "Change of Use from workshop and offices to residential units and modification of existing residential unit"

The existing builder's offices and workshops and stores are to be converted in to 2no Bed-sitting apartments and one bedroom apartment. The existing first floor one bedroom apartment is to be extended to a two-bedroom apartment.

This will make the complex of existing and proposed units around the courtyard as follows:

Unit 1. Existing Bedsitting Room (Not part of the planning application details but illustrated for clarity

Unit 2. Existing Bedsitting Room (Not part of the planning application details but illustrated for clarity

Unit 3 and 4. Joiner's shop converted into 2 no bed-sitting units

Unit 5. Office and store converted to 1 bedroom apartment.

Unit 6. Existing one-bedroom apartment extended to include a new kitchen.

Additionally at ground floor there will be storage for cycles and small workshop garage and a lock up caretaker's store/workshop.

2. The Site and Surrounding Area

The Location

2.1. The application site is situated within a central location in the town of Whitehaven

2.2. The site is very well located for public transport. Buses pass the site regularly to major suburbs of the town and outlying villages. Corkickle railway station is nearby.

2.3. The area comprises a high density of residential and commercial properties.

2.4. There are convenience stores in the vicinity, and the complex is only several hundred yards from the town centre.

The Site

2.5. The site is currently used partly as residential units occupied by transient worker who travel to work at the local employment centres and go home at weekends and as a joiner's workshop and Builder storage yard with the administration offices over.

The builder yard and operation are moving elsewhere in the Copeland area.

2.6. The building Complex sits behind a residential terrace along a road to a builder's merchants with industrial buildings behind.

2.6. The building does not have any architectural merit as existing. It consists of rendered stone walls and composite sheet metal roofs. The residential units and some of the other building have upvc framed doors and windows and the rest are traditional timber windows and doors.

3. Planning Policy and Justification for Scheme

3.1. I understand the applicant has had provisional discussions with the head of the Cumberland Planning Services prior to the designer appointment and the scheme has been designed with the brief agreed between the applicant and the planning officer.

3.2. The overall principle of redevelopment was welcomed and the reaction to the initial proposal was positive. The proposed residential uses, expanding the existing residential use were considered acceptable.

4. Current use

The site is currently used as a builder workshop and some residential units 1 to 3

5 Proposed use

A small residential complex catering for professional workers living outside the area and weekend visitors exploring the West Coast of Cumberland and beyond. "The cycle store was considered a valuable asset in support of this alternative use."

5. Amount

For planning purposes:

5.1. The site ground floor overall not including Units 1 and Two 151.0 Square Metres.

5.2. The first floor overall not including the original Unit 6 96.0 Square Metres

6. Layout

6.1. The layouts are designed to be simple and easily maintained. It is expected the larger units may be shared or family units and the smaller unit will be for single occupancy dwellers.

6.2. Two units the ones with additional bedrooms have substantial kitchens the smaller units have tea points with a small oven and refrigerator.

7. Scale

7.1. The scale of the development is dictated by the use of existing buildings. No new buildings are being created.

8. Landscaping

8.1. The Existing forecourt yard will be retained as hard standing for car parking.

9. Design

9.1. The building is traditional in design and most of the original design features are retained modified to best suit the new use.

10. Access

10.1.

Access to the site will remain as existing. There is easy pedestrian and vehicular access from the main road (Coach Road).

10.2.

The ground floor apartments are fully accessible by disabled access. Any disabled travellers or tenants wishing to use the premises will be catered for in the ground level apartments.

10.3.

The development includes secure, covered storage for bicycles for use by flat residents. There is provision for two cars to park on the site. There is a large public car park 45 metres to the north of the site between Ginns road and Back Ginns

10.4.

Access to the bin and cycle stores is directly from the courtyard.

10.5.

All doors to the development will comply with all relevant building regulations including Part M where applicable and practicable.

10.6.

Provision for the following has been included:

Entrances: Level thresholds to all entrance doors and minimum clear widths to comply with Building Regulations Approved Document Part M will be provided.

10.7.

Circulation: Internal ground floor access with minimum clear widths of unobstructed openings will be achieved.

18.8 -

Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B.

Door widths and openings: All door widths and openings to meet minimum requirements of Approved Document M and BS 8300 (for clear openings, type and height of handles, vision panels, door closers etc).

11. Conclusions

11.1.

The proposed development makes best use of these obsolete light industrial buildings in line with previous conversion of such building on the same site. And is recommended to the Council as a positive contribution the variety of properties available to let for long term/short term or Air B and B.

National and Local Checklist for Planning Validation

1. Application Fee

2. Certificate of Ownership

3. Site Location Plan

4. Design and Access Statement

5. Environmental Impact Assessment N/A

7. Site Notice Cumberland Council ?

Local Requirements

8. Planning Statement N/A

9. Drawings and Plans

10. Heritage Statement N/A

11. Agricultural/Rural/Forestry Appraisal N/A

12. Structural Survey and Assessment N/A

13. Contamination Form (as per Appendix D) N/A

14. Archaeology Assessment and/or Historic Building Record N/A

15. Coal Mining Risk Assessment N/A

16. Nature Conservation & Ecological Assessment/Habitat Survey/Protected Species Assessments N/A

17. Tree and Hedgerow Survey N/A

18. Landscaping Scheme Car parking shown on plans

19. Flood Risk Assessment N/A3

20. Surface Water Drainage Assessment N/A As existing

21. Sustainable Drainage Assessment and Strategy N/A

22. Foul Drainage Statement N/A as existing (modified)

23. Transport Assessment/Statement N/A

24. Landscape and Visual Assessment (LVA)/Landscape and Visual Impact Assessment (LVIA) N/A

25. Affordable Housing Statement N/A

26. Custom and Self-Build Housing Design Code N/A

27. Housing Standards Statement N/A

28. Marketing Statement N/A

29. Sequential Approach and Retail Impact Assessment/Town Centre

Impact Assessment N/A

30. Open Space/Sport/ Play/Leisure Assessment N/A

31. Nutrient Neutrality N/A

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