

# Design & Access Statement

12 Ennerdale Road, Cleator Moor



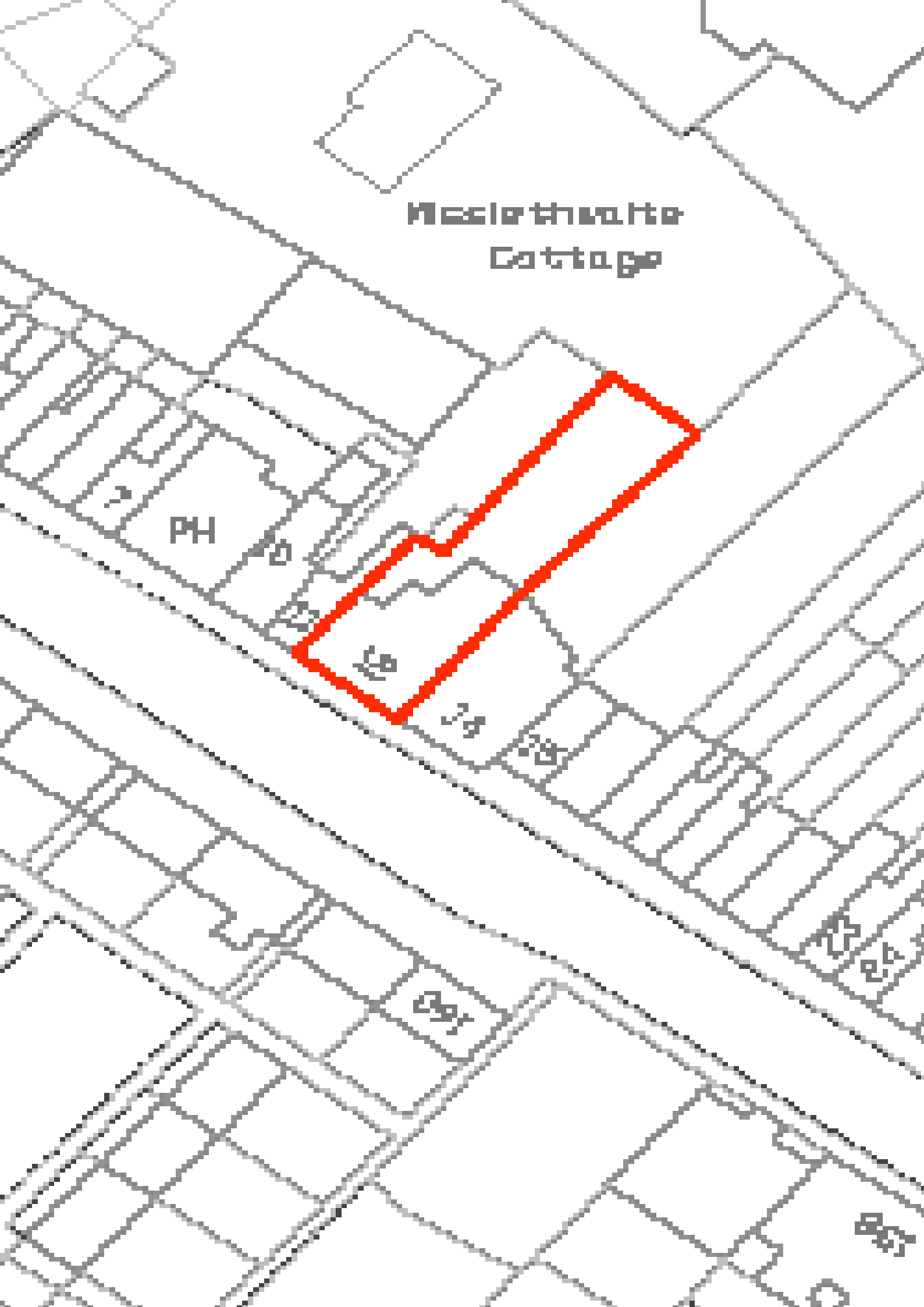


**SPENCER REID** Ltd.

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### The Development

The applicants propose the vertical extension of the existing building to create an additional One Bedroom Apartment. The proposed residential dwelling will be for the private rental market.

The building is currently being renovated, bringing it to modern standard. The proposed apartment improves the financial viability and sustainability of the reuse of the building, ensuring its upkeep into the future and enhancing the area.

### 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.

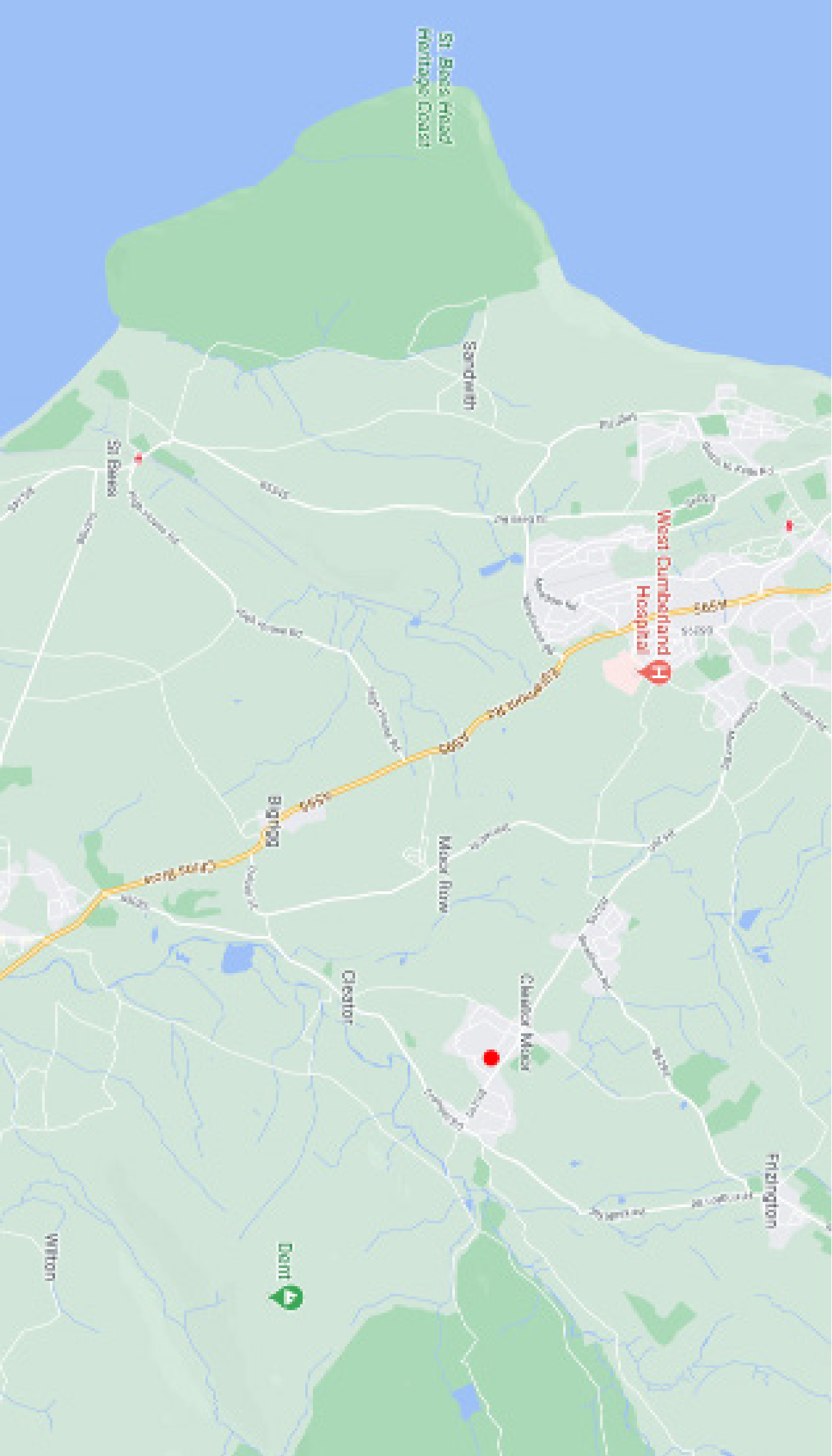
A good selection of local shops, café's, takeaways and other local amenities can be found a short walk away from the site along Ennderdale Road.

The proposals aim to minimise any effect that the new enabling development would have on the setting.

### Location & Access

12 Ennderdale Road is a Mid Terrace plot within the Town centre.

The nearest bus stops are on Ennderdale Road, with the number 30 & S34 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.



St Bees Head  
Heritage Coast

St Bees

St Bees

West Cumberland  
Hospital

Broughton

Mersey

Cleator

Cleator Moor

Fringington

Dent

Wilton

## Layout

The ground floor is subdivided into 3 studio apartments, 2 of which are accessed from the communal corridor that also provides access to the rear garden and the staircase to the apartments above. A secure refuse and recycling enclosure is located at the rear of the building with secure and sheltered cycle storage. There are 2 studio apartments on the first floor and 2 on the second floor. All of the studio apartments benefit from being dual aspect, facing front and rear.

The building is to be extended vertically to provide an additional apartment at 3rd floor level, the communal staircase for the building will also be extended to provide access to the new apartment.

## Scale

The scale of the building is only minimally increased. The new 3rd floor largely being within the roof space. The frontage provides for a more uniform and cohesive design appearance enhancing the street scene and appearance of the property.

## Appearance

The extension has been designed to be similar and complementary in size, scale and appearance to other properties located within the Town Centre.

All guttering and downpipes are to be replaced with new, the building is to be painted in pastel shades, as recommended for the town centre location.



20 Highstreet



47 Highstreet



Jacktrees Road



Highstreet

## Refuse & Recycling

A refuse & recycling enclosure is to be provided at the rear, accessed via a secure gate from Ennerdale Road.



NEW VICTORIA

NEW VICTORIA

NEW VICTORIA

SALE





B5295



## Biodiversity Net Gain exemption

Development subject to the de minimis exemption (development below the threshold)

This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows). This exemption is designed to ensure that BNG does not apply to either very small scale development or development which does not impact habitat, through loss or degradation within the red line boundary. The proposals are for small scale development extending on-top of the existing building and do not increase the building footprint and therefore do not impact onsite habitat.

## Inclusive Access

Wherever possible the remodelled building will comply with Part M of building regulations. To allow for the highest standard of inclusive accessibility within the framework of an existing building.

## Sustainable Transport

The application site is a town centre location and considered to be sustainable for cycling and local public transport. It is 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.

Eight enclosed and secure cycle storage allocations are to be provided within the rear garden.

On street parking and local car parks are also within easy walking distance. It is considered that the proposals will have very little impact to the existing road network.

Given the site is highly accessible via existing road networks and public transport options, the proposed additional apartment 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 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 its location makes it ideal for private rented residential flats and will serve the needs of the area. It will be of benefit to the immediate and wider local area to extend the building, adding an additional apartment, enhancing the appearance of the site and wider social economic improvements that the development will bring.

It is considered that the impact of the proposed works would be very low, the development being beneficial to the area 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.



SpencerReid Ltd.  
Greengate Business Centre,  
2 Greengate Street,  
Oldham OL4 1FN

London Office: 02036083363  
Manchester Office: 01617680260  
Email : [info@SNGarchitecture.com](mailto:info@SNGarchitecture.com)