

DESIGN AND ACCESS STATEMENT

Park Head, Thornhill, Egremont

INTRODUCTION

The site is located just off, the A595 and is serviced by an existing adopted highway access serving a small car park area to the rear of the property, as indicated on the OS extract and block plans submitted as part of the Planning Application.

It is thought the original building dates back to circa 1800's, when it was probably built as a row of either farm worker or quarryman's cottages, with both Haile and Beckermet Mines close by and at that time many active farms in the area and thought to have been converted to commercial use in the 1950's, as a Pub, and more latterly as a very popular Pub/Restaurant, at which time had a roadside location on the A595 until the property was by-passed as part of a road improvement scheme, thought to be in the late 1960's - early 70's and the building now sits on a section of no through road.

The main body of the building is of 2 storey masonry construction under a slate roof with PVCu windows, which operated on the ground floor as a Pub/Restaurant and has a first floor self-contained flat, with additional single storey extensions to both ends and rear of the building, circa 1970's to provide kitchen facilities, beer store and toilet facilities to the rear.

The applicant is a locally based company and currently employs over 100 staff, having been established over 50 years ago in 1974 as a sole trader, providing plant and operative hire, by the current owner and Managing Director. The purpose of providing this facility is to enable the administration function of the business, to expand to take account of the growth in the business operations of the company to enable them to maintain the high quality and level of service in the area and also allow them to work closer to their personal clients and stakeholders on existing contracts and future new contract at the nearby Sellafield Complex.

PROPOSED SCHEME

With the existing use of the site established as being commercial and sadly as a result of the decline in hospitality, has become a major problem with pubs and restaurants closing due to their being no business and as such the change of use and redevelopment to offices would be the best solution, to enable the sites full potential, whilst providing a good source of local job opportunities.

The proposed works retain the vernacular and massing of the existing building, with new windows in existing openings, whilst retaining the vertical vernacular and reroofing, as per the plans attached as part of this submission being the most positive way forward.

DESIGN

With the proposed redevelopment of the site in this manner, whilst retaining the existing overall design and massing of the property, will not only secure the long term future of the building, but enhance the overall appearance of the area generally in a manner that will have no detrimental effect on the surrounding area.

ACCESS

The site is accessed from the nearby A595 along a private road.

The property benefits from being located only a short walk from a main bus route, with bus stops located close by on the A595, linking to the town of Whitehaven and Millom from where connections to Barrow and Carlisle, which turn gives access to bus services throughout county and indeed nationally.

There is also railway link from the Whitehaven with regular train links to both Carlisle and Barrow, which in turn provides connection to the main West Coast Line and Cross Country Routes, giving rail access throughout the Country.

The building has existing car parking provision and ramped access to the principle access will be provided from the car park and accessible toilet facilities and lift provision will be incorporated.

CONCLUSION

With the existing established use of the site being commercial, it is felt that this proposed redevelopment, will provide a long term sustainable employment use and as such the best solution, in order to enable the sites full potential, whilst retaining the vernacular and massing of the existing building, as per the plans attached as part of this submission is the most positive way forward.

This would not only allow the long term growth and sustainability of a local business operating from the site, but would also enable the area generally to be improved in terms of providing a long term sustainable employment use

The proposed scheme, to convert the building to offices, would see substantial investment by a local company into this existing disused and decaying commercial facility, which will provide additional business opportunities to the site, with the associated benefits of inward investment and potentially new local employment

opportunities, which will in turn strengthen the long term sustainability and operation of the business, its workforce and the area generally.

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