

Design and Access Statement – Millom Library

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Status: Issue

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Design and Access Statement has been prepared by Avison Young on behalf of NDA Properties Ltd ('the applicant') to assist Cumberland Council in its consideration of the accompanying detailed application for repair and improvement works at Millom Library, St George's Road, Millom, LA18 4DD ('the Site').

1.2 Full Planning Permission is sought for:

"Repair and Improvement works to the Chimneys, Windows, Roof, and External Brickwork."

1.3 In line with guidance on the preparation of Design and Access Statements, this statement is structured around the following headings:

- Use;
- Amount;
- Layout and Scale;
- Landscape and Appearance; and
- Access.

2. Use

- 2.1 The proposals comprise of repair and improvement works to the chimneys, roof and brickwork at the Site. Previously the Site was used for Council offices and the town's library. Full planning permission was granted in June 2022 (Reference: 4/22/2249/0F1) for the change of use of the Site and premises from a library at ground floor and Council meeting rooms/offices on the first floor, to an office hub with ancillary meeting rooms and car parking.
- 2.2 Following the grant of planning permission for a change of use at Millom Library, the existing use at the Site should be regarded as Class E(g)(i) 'Offices to carry out any operational or administrative functions'. This application for repair and improvement works is required to carry out necessary additional works to the Site to ensure that the building is suitable for future development in accordance with this Use Class. This application does not propose to change the use of the Site.

3. Amount

- 3.1 The application site area measures circa 1, 500.sqm (0.15 hectares). The application seeks permission for a series of external alterations to the library building including removal and rebuild of the two main end chimney stacks; removal of the central ancillary chimney; replacement of all windows; replacement of stone and brickwork; and roof repairs. The proposal does not comprise an extension to the existing building. Full details of the proposed repair and improvement works are set out in the accompanying *Planning Statement* and *Heritage Statement*.

4. Layout and Scale

- 4.1 A series of internal alterations to Millom Library will be undertaken to ensure that the internal layout is appropriate for commercial use in line with approved permission 4/22/2249/0F1. These internal works will create an open-plan space within the building primarily at the Ground and Upper Floor levels.
- 4.2 Considering that the building is not Listed, Conservation and Design Officer Samuel Woodford has confirmed that that the internal works do not require planning permission, subject to informal discussions with the applicant and representatives of Avison Young. The internal alterations have therefore not been included as part of the description of development.

5. Landscape and Appearance

- 5.1 Considering the nature of the proposals, the application does not comprise any soft landscaping features. As set out in Section 2, the application proposes a series of alterations to the chimneys, windows, stone and brickwork, and roof. Full details of these proposals are included within the *Planning Statement*. Given the location of the Site within Millom Conservation Area, the visual impact of the proposed development has undergone careful consideration. Demonstration that the proposals are compliant with both national and local policy is provided in the *Heritage Statement*.

6. Access

- 6.1 As set out in Section 2 and in the accompanying *Planning Statement* and *Heritage Statement*, this application proposes to ensure that Millom Library is suitable for commercial use as an office hub subject to the extant permission at the Site. Consequently, the proposed external alterations to the building will not affect access to the Site.
- 6.2 Approved planning application 4/22/2249/0F1 submitted by NDA Properties Ltd was supported by a Transport Statement prepared by Vectos which addressed the transport implications of the change of use at the site. The statement demonstrated that the Site is accessible on foot, by cycle and by public transport. Vehicle access to the car park will be provided from an existing access onto St George's Road. Servicing of the site will be undertaken in accordance with the existing arrangements.

Contact Details

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