

**From:** Leah Coe

**Sent:** Wednesday, February 4, 2026 11:48 AM

**To:** Sarah Papaleo

**Subject:** 6046 Hub - 4/23/2275/0F1 & 4/23/2253/0L1 - Additional information

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Morning Sarah,

4/23/2275/0F1 & 4/23/2253/0L1

CLEATOR MOOR TOWN DEAL

PROPOSED EXTENSION, ALTERATION AND REFURBISHMENT

PROPOSED COMMUNITY HUB

Further to our email 15<sup>th</sup> December, we have not received or seen posted, any comments from the Conservation Officer but, we are keen to ensure that the proposal is reviewed before the April Committee so, note the following in response to the queries raised;

With regards our email 8<sup>th</sup> January and the Conservation Officers subsequent comments, we attach revised Plans and Elevation drawings;

6046-08 P2 Proposed Roof Plan

6046-13 P2 Proposed Lower Ground Floor Plan

6046-16 P2 Proposed North and South Elevations

To minimise clutter at the roofline and to ensure safe ongoing maintenance access, we have omitted the plant area from the proposed extension roof and repositioned it within an enclosure at Lower ground Floor Level;

- The proposed enclosure will be clad to reflect the detail of the main extensions cladding while maintaining the necessary air flow to the enclosed equipment.
- Set at the lower ground level and behind the projection of the higher Café element, we consider this a more sympathetic solution, ensuring the space between the existing roofs remains clear, reinforcing the historic gap between the two listed buildings.
- The flue for the new kitchen will need to remain through the roof but, by including lead grey coloured side plates, the projecting form against the roof slope will be more appropriate than a modern flue.

With regards the response from Flood and Development Management, relating to Active travel, we note that they “welcome the developer to provide some cycle lockers as part of the development” but we do not think

they suggest that they consider the scheme should be rejected without their inclusion. In our previous response we had commented that the most appropriate location for any long stay bike lockers, in relation to the historic context, would be in the car park however, this would result in the loss of a car parking space. With no response to this suggestion and with our client and the Conservation Officer both noting a preference for Sheffield bike stands, "*as aesthetically unobtrusive*" we consider that the cycle stand provision currently shown, with CCTV coverage is appropriate provision for the historic setting.

With regards the Lead Local Flood Authority response, please find attached A. L Daines & Partners drawing and strategy;

18146-17D Drainage Plan

18146-Drainage Statement for the Hub, Cleator Moor

While we note that the LLFA have no objections in principle to the proposal, we trust the information provided is sufficient to address the points raised, so that they can issue their final response.

Please can you confirm the timeframe for this additional information to be reviewed by the consultees and confirm what needs to be done ,if anything, for the proposal be written up and reviewed by the April Committee?

Please do not hesitate to contact us should you wish to discuss any of the above or require any additional information.

Regards

Leah

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Architect

for and on behalf of  
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