



Heritage and Design / Access Statement

GOVERNMENT BUILDING, ST GEORGES ROAD, MILLOM

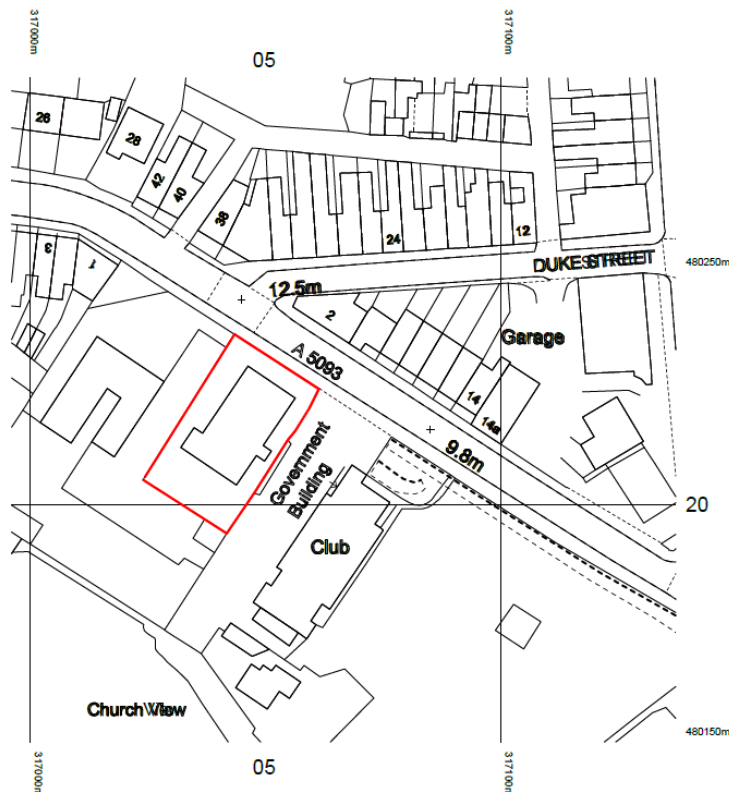
Prepared By:

Northedge Architecture

September 2025

Location

The site is located as per below with the red outline.
It is bound on the north side by St George's Road.



Assessment

The Copeland Conservation Area Design Guide notes Millom as the following

The conservation area in Millom radiates out from Market Square with its domed clock tower and rendered buildings on either side. Facing Market Square are imposing three storey commercial buildings in slate masonry with sandstone dressings. The streets in the conservation area mostly consist of terraces of rendered shops and houses, with occasional detached sandstone administrative buildings. Many of the shopfronts retain their original features, including pilasters, console brackets, fascias and cornices. One of the attractions of Millom's conservation area is the extent of grassland which relieves the otherwise urban streetscape.

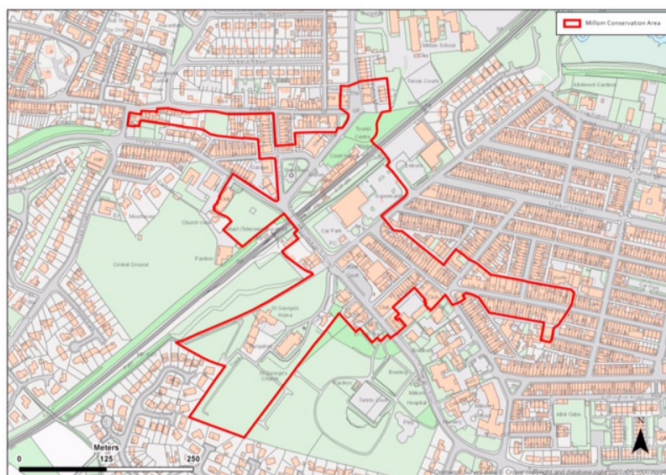
The Copeland Local Plan 2021-2039 outlines the following in relation to the Conservation Area relevant to the site.

It states

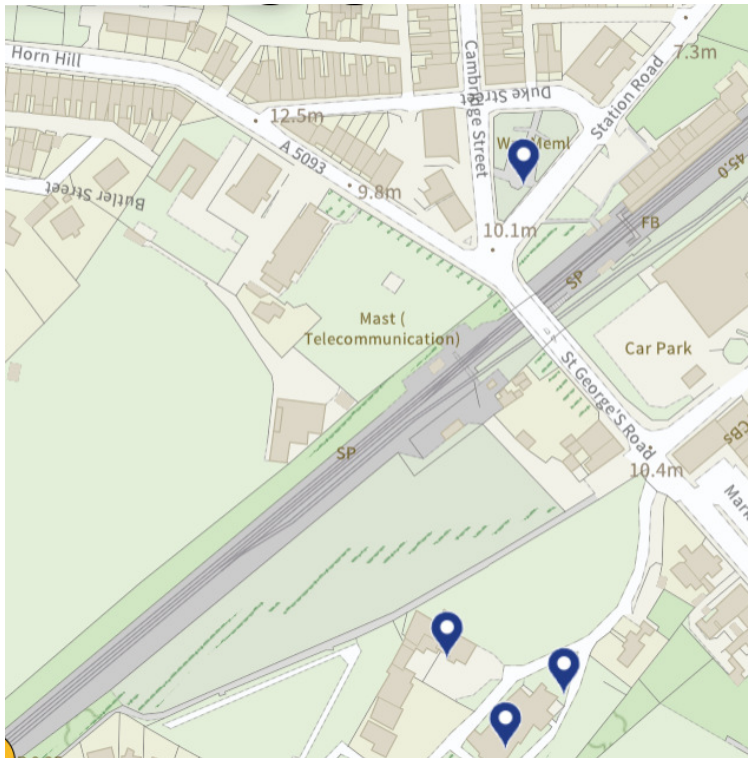
The NPPF, paragraph 190, states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment”. Policy BE1 does this by listing the actions that the Council will take to conserve and enhance Copeland’s historic environment.

Maintaining up-to-date records of the character and significance of Conservation Areas through Conservation Area Appraisals and management plans

- *Giving great weight to the conservation of Copeland’s designated heritage assets when decision making*
- *Ensuring that new development is sympathetic to local character and history*
- *Promoting heritage-led regeneration initiatives in Copeland, particularly within the town centres*
- *Continuing to identify heritage assets that are “at risk” and work with partners to develop strategies for their protection*
- *Supporting proposals for the appropriate reuse of vacant historic buildings, recognising that putting buildings into viable uses consistent with their conservation can help sustain and enhance their significance*
- *Supporting proposals that increase the enhancement, promotion and interpretation of Copeland’s architectural and archaeological resources*
- *Preserving and enhancing the Outstanding Universal Value of the Frontiers of the Roman Empire (Hadrian’s Wall) and English Lake District World Heritage Site including their integrity and authenticity. Proposals that may have an impact on the World Heritage Sites or their setting should accord with the World Heritage Site Management Plan.*
- *Producing a local list of non-statutory but locally important heritage assets which are of architectural or historic interest or make a significant contribution to the character and/or appearance of the area.*
- *Strengthening the distinctive character of Copeland’s settlements, through the application of high-quality design and architecture that respects this character and enhances the setting of heritage assets. Particular attention will be paid to the conservation and enhancement of those elements which contribute most to Copeland’s distinctive character and sense of place, several of which are listed in paragraphs 16.2.1 to 16.2.5.*



Reviewing Heritage England's mapping of the local area there are a few listed buildings but none in the immediate vicinity and they would not be visible / impacted by the proposal.



Layout

The proposal is for 3 No 3 bed terraced properties following the demolition of the existing single storey vacant former government building.

The layouts comprise of living areas on the ground floor inclusive of an attached garage for each dwelling to enable cars to have off street parking.

The first floor is arranged with 3 bedrooms and a bathroom with a master bedroom having a small en-suite.

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Scale / Massing

The dwellings are two storey in height with ground floor and first floor. To reference the traditional building forms in the area, the roof shape is to be pitched with a combination of hipped roofs and gable ends.

Appearance / Materials

The houses are designed to appear traditional in their design through their reference to rural agricultural dwellings and through the use of stone.

Window proportions are kept modest in size and include projecting cills to further enhance the exterior façades.

Access

The proposal includes for integrated garages which allow parking access on site and limits the numbers of vehicles on the adjacent streets.

Each property has it's own entrance door and two of the three properties have a rear access door via a utility. The remaining property has doors via the kitchen space.

These are all raised the minimum requirement from external ground level in relation to building regulations which requires 150mm raised door thresholds.

Conservation Area Assessment

The only immediate property that falls within the Conservation Area is the Palladium building opposite. This comprises of stone materiality and is two storey in height with pitched roofs. A very similar arrangement to what is proposed.



The other properties that are opposite the site are the row of terraces houses to the north east of the site. These again comprise of a similar arrangement of stone facades, modest glazed openings and tiled pitched roofs.

Referencing Policy BE1 of the Local plan see below a summary of how the proposal complies with this policy

- *Giving great weight to the conservation of Copeland's designated heritage assets when decision making*

The existing flat roof commercial building is out of keeping with the conservation area and the proposal is enhancing the conservation area through introducing dwellings that are modest in scale and in keeping with the more traditional appearance of buildings in the area.

- *Ensuring that new development is sympathetic to local character and history*

The proposal is modest in scale and references local materials, roof shapes, window proportions in a bid to be sympathetic to the local area.

- *Promoting heritage-led regeneration initiatives in Copeland, particularly within the town centres*

The existing vacant building is a negative impact on the local area, as is its visual appearance with being made of non-traditional materials and flat roofed.

- *Continuing to identify heritage assets that are "at risk" and work with partners to develop strategies for their protection*

The proposal does not put any heritage assets at risk as they are not adversely impacted. The proposal is designed to be in keeping with the scale and appearance of the adjacent properties.

- *Supporting proposals for the appropriate reuse of vacant historic buildings, recognising that putting buildings into viable uses consistent with their conservation can help sustain and enhance their significance*

The existing is not a vacant historic building. It is outside of the Conservation Area and is out of keeping with the area as it stands. The proposal corrects this anomaly and thus contributes positively to the setting of neighbouring properties that are in the area.

- *Strengthening the distinctive character of Copeland's settlements, through the application of high-quality design and architecture that respects this character and enhances the setting of heritage assets. Particular attention will be paid to the conservation and enhancement of those elements which contribute most to Copeland's distinctive character and sense of place, several of which are listed in paragraphs 16.2.1 to 16.2.5.*

Paragraph 16.2.4 outlines

The built form of Copeland's rural villages is described within the Settlement Landscape Character Assessment. This varies from linear villages built along a main road to more rounded, nucleated villages with a central core. The rural areas also contain many historic farm buildings

The dwellings are designed in a linear arrangement and are simple in their pitched roof form and modest window proportions. This is commonly seen in rural villages and farm buildings, particularly when references with the use of stone on the elevations.

Conclusion

With all considered the proposal is a significant improvement upon the existing flat roofed commercial building. The existing property is out of keeping with the area in terms of its built form and materiality.

The proposal references the adjacent buildings including the Palladium which is opposite and in the Conservation area. The roof shapes are pitched and the overall scale matches that of neighbouring dwellings with the proposal for ground and first floor accommodation.

The Conservation Area is not impacted negatively by the proposal as it is an enhancement upon what is current there and the proposal references the architectural language and materiality of rural dwellings.
