

PLANNING STATEMENT

DATE : 21 October 2021

v2. (updated 15 May 2022)

PROJECT :

FORMER CASTLE CINEMA, BOOKWELL ROAD, EGREMONT.

Proposed housing development (4no. houses)

APPLICANT : KBE (Homes) Ltd

PLANNING HISTORY

The site (formerly the site of The Castle Cinema) was approved for a development of 6no. houses in October 2003 (ref. 4/03/1003) and then a later approval was given in January 2006 for the development of 15no. flats (ref. 4/05/2179).

The current owner (KBE Homes Ltd) bought the site in 2007 with the permission for 15 flats still valid. Shortly after this the country had a financial crisis and housing recession.

The recession saw the decline of any interest in the purchase of prospective flats on the site. With this came the issue of development funding as banks tightened up on lending due to the uncertain housing market. As a result of the lack of interest in the site the approval was renewed in February 2011 to give the economy time to recover. Unfortunately even with pro-active marketing by more than one estate agency there has been no interest in the site for the scheme approved and the renewed approval expired.

Following this, a different approach was taken and an outline application was submitted for 8no. houses (4/14/2465). This was approved in January 2015 and a reserved matters application was approved in February 2018. Again, despite every effort to market the site there was no interest. This approval has now expired and the site is still fenced off with timber hoarding and there is an ongoing problem with unauthorised access to the site and vandalism to the hoarding.

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PROPOSAL

Shortly after the applicant purchased the site the cinema building was demolished to make the site safe. The site has been boarded up for around 13 years now and is badly in need of development to tidy up this prominent part of the conservation area.

Discussions with estate agents and potential development companies indicate that flats are still undesirable given the issues of leaseholds and communal area maintenance. They also raise the issue for developers of having to substantially complete the building in order to make the sale/rent of completed units desirable. Small detached houses are what estate agents advise to be in demand and have proven to be marketable in the Gleeson Homes development at Florence Drive in the town.

It is therefore the purpose of this application to gain permission for a scheme that is ultimately more saleable, more current with market needs and able to be phased, i.e.. Developers can develop part of the site and recuperate some investment before moving onto another phase of the development thus making it more affordable and less risk to lenders. This proposal for four detached dwellings means that the access road and services can be put in and then the site developed as separate plots. It would also give the option to sell sites as individual self build houses.

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DESIGN & HERITAGE STATEMENT

The dwellings need to be saleable in design and layout but also economic to build and the specification for wall, roof and window materials will be crucial in making the scheme viable to ensure that the site doesn't continue to be an undeveloped eyesore.

Although much of the country has experienced increased sale prices, Egremont still remains very challenging in order to balance build costs with sale prices.

The buildings will be staggered in height and to suit the sloping nature of the site. Units 1 and 2 which are a continuation of the Castle Villas terrace street scene will gradually step down in height and incorporating bay windows and front doors facing the street in a traditional manor. A street scene elevation is included in the application to demonstrate the relationship of the road frontage dwellings to Castle Villas.

Materials are an important factor in terms of viability, availability and suitability for the location within the conservation area. Discussions have taken place with the conservation officer (Samuel Woodford) to agree the various materials which are now outlined in a separate letter of additional information submitted under this application.

The proposed buildings are positioned so as to give good separation distances between them and the existing buildings around the site thus avoiding any overlooking or loss of light.

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PARKING

Each property will have at least 2 off street private parking spaces.

BINS

Each property will have sufficient room for bin storage.

ACCESS

Access into the buildings will be level in accordance with Part M of the building regulations. Internal layouts will comply with the relevant parts of the building regulations document M for disabled access.

DRAINAGE

Foul drainage will be connected into the existing sewer which runs in Bookwell Road. There are already connections into the sewer from the demolished building; these will be re-used subject to agreement with United Utilities & Building Control.

Rainwater will be connected into individual attenuation units prior to into the mains drainage, final details of the discharge rate and position to be agreed with United Utilities.

ARCHAEOLOGY

The previous approvals for the site have included conditions relating to Archaeological investigations. These have been completed and discharged during previous applications with no further works or investigations required.

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ENERGY STATEMENT

We have not yet included that actual dwelling emission rates as this is point we are still at the planning stage. Clearly if the development cannot achieve full planning consent or if we need to make changes to the original designs, the time and cost in producing detailed design drawings, and technical consultancy costs could become significant and unjustified.

The development will be designed to comply with the latest version of the Building Regulation Part L.

National Policy

The latest Building Regulations Part L Approved Documents brought the UK Building Regulations in line with the EU's Energy Performance of Buildings Directive (EPBD). Compliance with the new Approved Document ADL1A for new dwellings will be demonstrated by meeting the following five separate criteria:

- 1) *Predicted carbon dioxide emissions from the proposed building do not exceed the target emissions rating.*
- 2) *The performance of the building fabric and the building services systems should be no worse than the design limits.*
- 3) *The building has appropriate passive control measures to limit solar gains in summer.*
- 4) *The performance of the building, as built, is consistent with the building emissions rating due to quality of construction and commissioning.*

Energy Efficiency

Energy and environmental aspects of the proposed buildings have been considered carefully from an early stage of the project. The proposed development aims to exceed the requirements of Building Regulations Part L for the energy and carbon performance. This will be achieved partially by adopting energy efficient measures such as:

- *Daylight saving and lighting controls designed to take maximum advantage of available daylight to reduce the need for artificial lighting and hence minimise consumption of fossil fuels.*
- *High levels of insulation in the walls and roofs, low U Value glazed windows and a high standard of air tightness to minimise heating loads.*
- *Optimised façade using passive design features to minimise heating and cooling loads and maximise natural ventilation.*
- *High efficiency boilers or heat pumps*

On completion of the building air pressure testing will be carried out to confirm compliance with the design stage predictions.

Building Orientation

Consideration has been given to the orientation to maximise daylight and to minimise summer heat gain. However, given the site location and to fit in with its surroundings the orientation is in this case determined by the external design and appropriate siting in planning design terms.

Reduction Targets

Once the detailed building design has been confirmed we can carry out the SAP calculations which will define the actual dwelling emission rates based on the relevant revision of Part L1a. This will provide an overall figure of the CO₂ emissions; from these totals we can accurately determine the 10% reduction target.

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Low/Zero Carbon Technologies (LZC)

There are a range of technologies which could deliver CO2 savings, including:

- Solar photovoltaic (PV) panels
- Solar thermal panels
- Ground source heat pumps
- Air source heat pumps
- Combined heat and power
- Biomass
- Heat recovery full house mechanical ventilation systems
- Hydro-electricity
- Wind energy

The following renewable / low carbon technologies available have been identified to be potentially feasible and will be investigated further at the detailed design stage:

- *Air source heat recovery systems*
- *Solar hot water collectors*
- *Solar photovoltaic (PV) panels*

Overall, the proposed development will be consistent with all current legislation in terms of meeting the demands in energy reduction and these will be confirmed at detailed design stage if the application for planning consent is successful and prior to commencing work on site.
