

Design & Access Statement

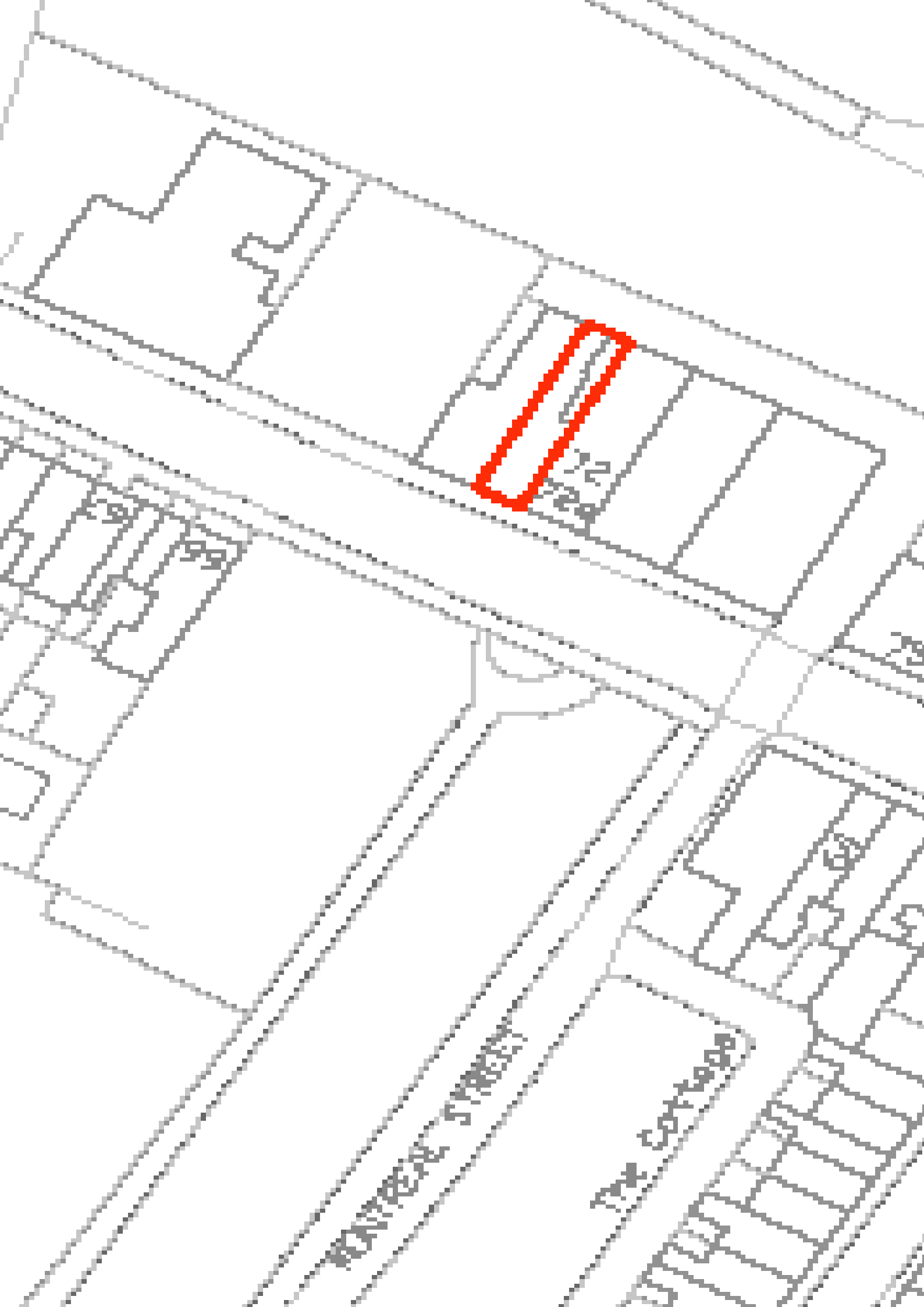
Sawrey House, High Street, Cleator Moor



SOUTH NORTH GROUP

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The Development

The applicants propose the conversion of the existing building to form a Sui generis HMO. The existing building comprised of 4 bedroom residential dwelling. Site works have commenced to convert the building into 3 Studio apartments, as per approval 4/22/2227/0F1. However current economic/market forces make the proposals currently unviable.

The Change of Use to a HMO will refurbish the building, bringing it to modern standards and is a financially viable sustainable proposal for the reuse of the building, ensuring its upkeep into the future and enhancing the area.

Context

Cleator Moor town developed rapidly in the 19th Century, as the industrial revolution demanded more and more coal, limestone and high grade iron ore. Cleator Moor and all the villages around it – Frizington, Rowrah, Keekle, Bigrigg – were a maze of railways and mines which produced the materials for iron works in Cleator Moor and Workington.

The town's skyline is dominated by Dent Fell and the town is located on the 190 miles (310 km) Coast to Coast Walk that spans Northern England. On the outskirts of the town of Cleator Moor lies the village of Cleator with which the town is closely associated.

The surrounding area around the site is predominately Residential, with a mixture of Terraced housing, Semi-detached properties and Bungalows.

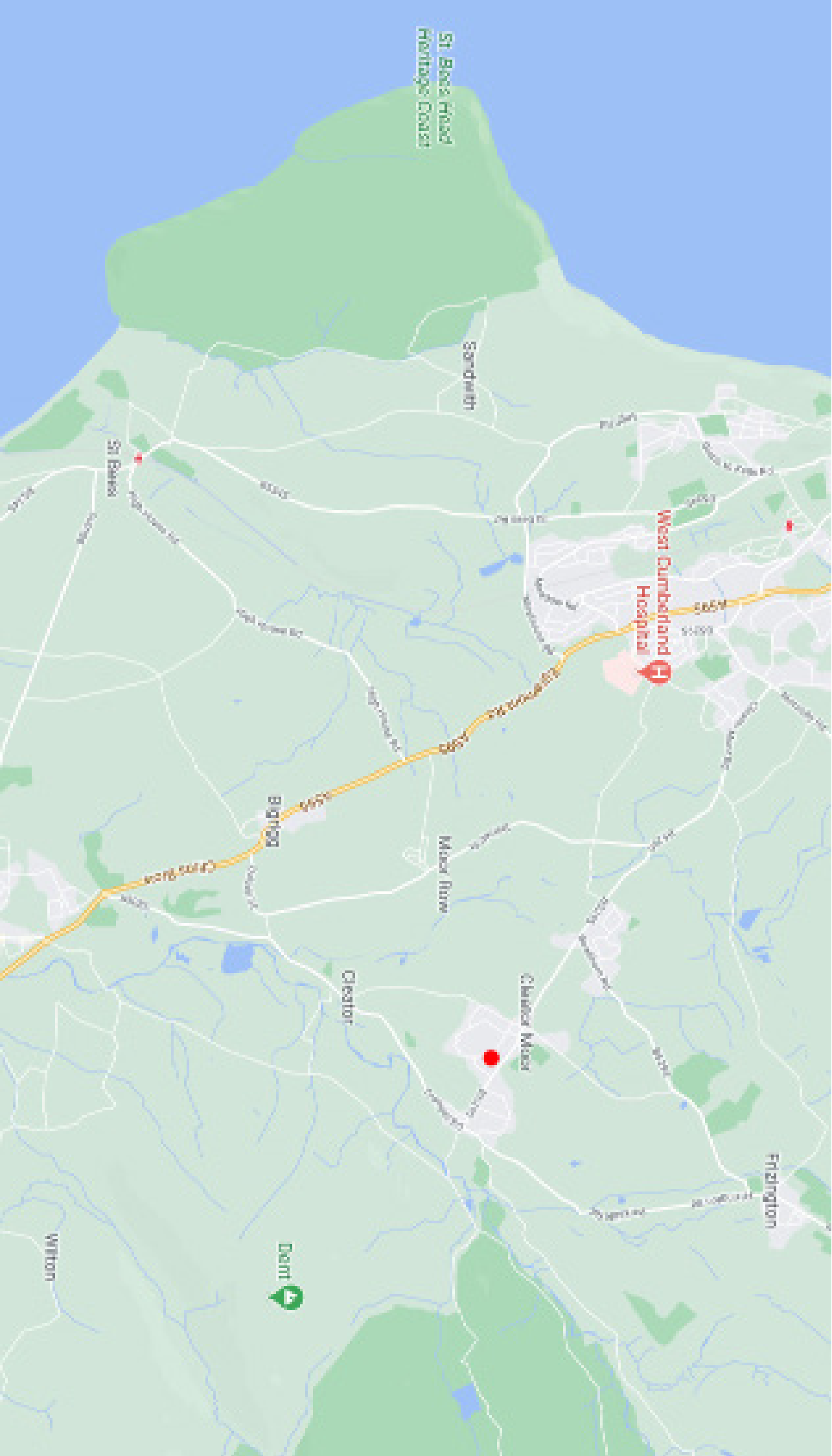
A good selection of local shops, café's, takeaways and other local amenities can be found a short walk away from the site along High Street.

The proposals aim to minimise any effect that the new enabling development would have on the setting.

Location & Access

Sawrey House is a Mid Terrace plot within the Town centre.

The nearest bus stops are on High Street, with the number 30 & S34 route providing a service between Maryport and Whitehaven. The nearest National Railway station is at Whitehaven, a short Taxi or Bus Ride some 5 miles away.



Layout

All of the proposed HMO bedrooms feature individual private ensuite facilities. There is a shared communal corridor leading to the rear of the property, with shared laundry washing machines and tumble dryer being located in the space under the stair.

A secure refuse and recycling enclosure is located at the rear of the building, as existing.

A shared communal kitchen is provided at 1st floor level, ensuring that all bedrooms are within 1 floor of this amenity.

The proposed layout has been considered carefully to provide good access and to provide rooms of a high standard, meeting all national & local requirements.

We have consulted with the Copeland legacy area HMO assessment and licencing officer who has confirmed the proposals appear to meet the required standard for a bedroom HMO.

Scale

The scale of the building is not being altered.

Appearance

The external appearance of the Building is to remain as existing, although maintenance and repair work will be carried out to enhance the property, inkeeping with the existing appearance and as necessary.

Refuse & Recycling

Refuse & recycling is provided at the rear of the property within the yard, that is accessed externally at the rear.







Inclusive Access

Wherever possible the remodelled building will comply with Part M of building regulations. To allow for the highest standard of inclusive accessibility within the framework of an existing building.

Sustainable Transport

The application site is a town centre location and considered to be sustainable for cycling and local public transport. It is close to the main bus route, it is possible to access local towns, shops, café's and restaurants via public transport. It is also possible to use the local bus service, or cycle, to connect to mainline railway services.

On street parking and local car parks are also within easy walking distance. It is considered that the proposals will have very little impact to the existing road network.

Given the site is highly accessible via existing road networks and public transport options, the proposed use should not have any detrimental or significant impact on the local highway network.

Assessment / Justification

It is considered that this report provides the information which will enable the planning authority to assess the likely impact of the proposed development.

It is believed that the characteristics of the development respect the building, site and the immediate local area. We believe the impact to both external and internal alterations to be low.

It is considered the proposed development will preserve and enhance the site by and that this will bring about further opportunities and advantages to the local economy in terms of employment and visitors to the area.

Conclusion

The existing building and its location makes it ideal for a sui generis HMO and will serve the needs of the area. It will be of benefit to the immediate and wider local area to bring the vacant building back to use both in terms of security, enhancing the appearance of the site and wider social economic improvements that the development will bring.

It is considered that the impact of the proposed works would be very low, the development being beneficial to the area and would assist in the long-term retention and more effective utilisation of the existing building. It is therefore concluded that the proposed works satisfy relevant clauses of the NPPF and Copeland local plan.



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