

Design & Access Statement

SNG Hotel Cleator Moor

INTRODUCTION

This statement accompanies a Change of Use planning application for the SNG Hotel Cleator Moor for Flexible Use under Class V of the General Permitted Development Order (2015) for Use Class C1 Hotel and a Sui Generis HMO.

AIM

The proposed development is to enhance the range of accommodation options offered by the hotel, to suit market demands and serve the local area, businesses and tourist users.

The proposed development has been designed with careful regard to the amenity of local residents, the functioning of the local highway network, and important technical considerations such as the drainage of surface water within the site.

We believe that this Statement, which accompanies this application, demonstrates that the proposed development would be entirely acceptable in planning terms. It would comply with local and national planning policy requirements. As such, it would benefit from the presumption in favour of sustainable development, which directs that planning permission should be granted.

The proposed designs are in keeping with the aims and objectives to preserve and enhance the local area.

We believe the proposals will enhance the area and provide a more sustainable development platform for the buildings long term viability.

This Statement is set out in sections, to explain the proposed development and the local context to which it relates.



SOUTH NORTH GROUP

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The Development

The applications proposes for Flexible Use under Class V of the General Permitted Development Order (2015) for Use Class C1 Hotel and a Sui Generis HMO.

C1 Hotel use allows for stays of 30 days or less, the Hotel is to serve local business and tourist needs.

Allowing extended occupation beyond 30 days under the Sui Generis HMO Use Class serves demand for short stay accommodation for contractors at Sellerfield Power Station and the wider business activities of the area. Where contractors regularly stay, leave and return to the area, it allows for extended stays and for belongings to be left in rooms when visitors temporarily leave the area.

The Flexible Permission also allows for Tourists visiting both the nearby Coastline and the Lake District National Park, to use the Hotel in the usual manner (use Class C1).

Nationally, some Hotel and HMO properties are being used to house Migrant/Asylum applicants etc... This has recently become the focus of some public concern.

There are No plans, proposals, or intention by the owners for such occupation at the SNG Hotel Cleator Moor.

The proposed flexibility of use is to enable longer stays, primarily aimed at professional and business users.

Context

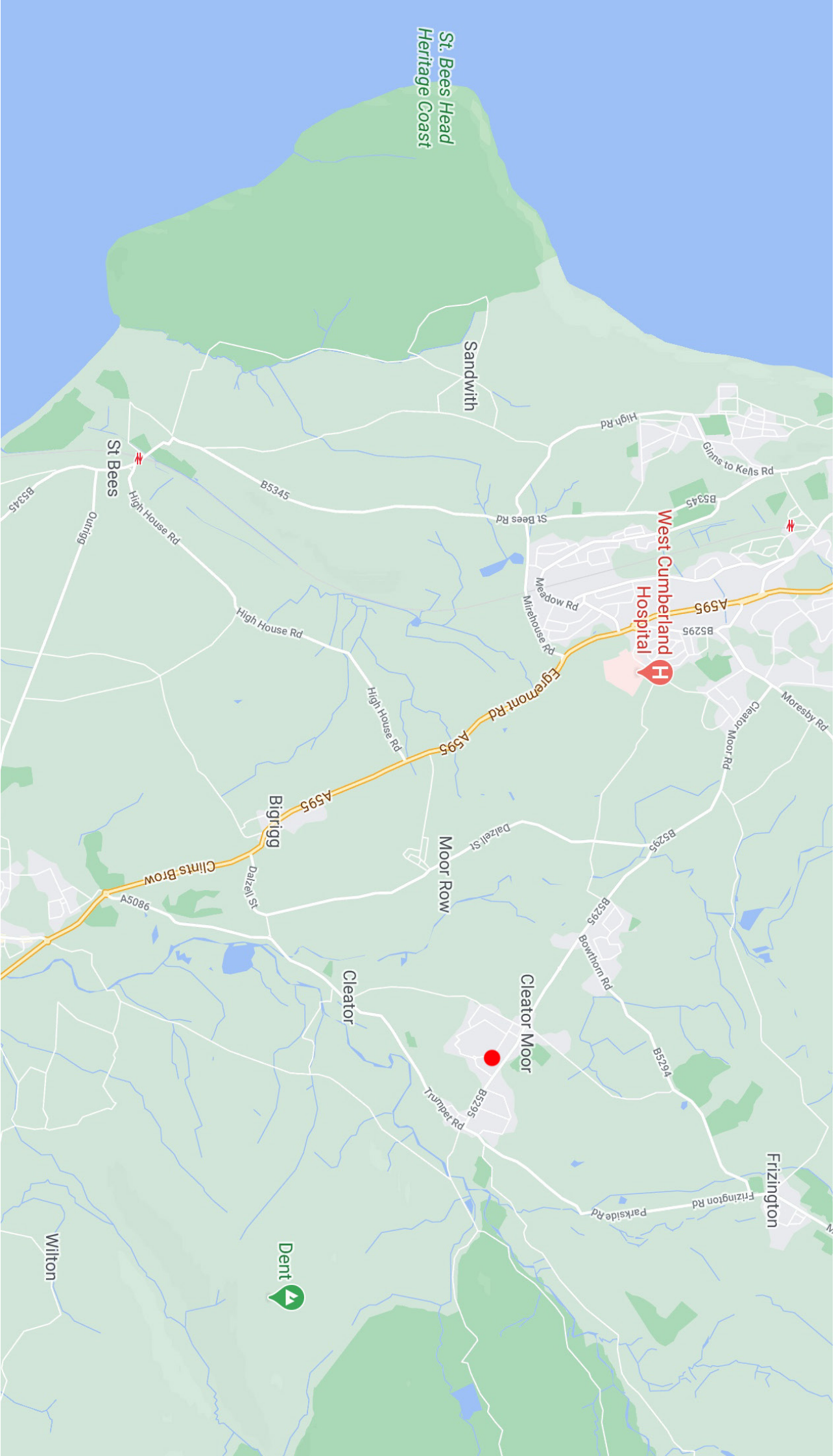
Cleator Moor town developed rapidly in the 19th Century, as the industrial revolution demanded more and more coal, limestone and high grade iron ore. Cleator Moor and all the villages around it – Frizington, Rowrah, Keekle, Bigrigg – were a maze of railways and mines which produced the materials for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

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



Location & Access

SNG Hotel Cleator Moor occupies a good sized site, with Private Car Parking currently under development.

The application site is currently served by a vehicular access from Cragg Road. The site also borders Todholes road to the east.

The nearest bus stops are on Ennderdale Road, with the number 30 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

The building's core internal layout would largely remain unchanged.

All of the separate guest suites have en-suite facilities, the proposed layout has been considered carefully to provide good access and to provide rooms of a high standard. Additionally to the catering facilities offered by the hotel, self catering kitchen facilities are also provided.

Scale

The scale of the building is not being altered.

Appearance

The appearance of Hotel will remain largely as existing/Approved.

Landscaping

A landscaping scheme is not being altered.

Pedestrian and Cycle Accessibility

There is pedestrian and Cycle access to the site as Approved.

Parking Provision

The Hotel Car Park is currently being developed following satisfying Planning Conditions of the relevant approvals. The parking provision is unaffected by the proposed flexible use of the Hotel Building.

It is felt that the existing highways entrance onto Cragg Road is sufficient for the proposed use, as the previous use as a Care Home experienced various vehicles accessing the site throughout the day, including deliveries, staff and visitors.





Inclusive Access

Wherever possible the remodelled building complies with Part M of building regulations. Due to the previous use as a Residential Care Home the access standards of the building are already to a good standard.

Sustainable Transport

The application site is located 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.

The Applicant intends to provide (if required) a residents pack of information detailing public transport facilities, to ensure they are aware of the opportunities available. This is intended to help maximise the use of sustainable modes of transport.

Highways Access

At present the application site is accessible by vehicle and by pedestrians and cyclists from Cragg Road. A separate dedicated pedestrian access path leads from Cragg Road, directly to the main entrance of the building. It is considered that this existing access is more than suitable for the new use.

Given the site is highly accessible by 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 of permitting extended stays to be low.

It is considered the proposed development will preserve and enhance the site by with a suitable use 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 site is ideal for the proposed flexible use and it will be of benefit to the immediate and wider local area to provide a range of accommodation options within the building, that will also bring wider social economic improvements.

It is believed that the Approved Car Parking and landscaping meet the requirements of the proposed use and that the impact to the surrounding highways infrastructure will be minimal.

It is considered that the impact of flexible accommodation would be low and beneficial 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.

SNG architecture always intend to have a positive and collaborative approach with the Planning Process in order to secure a successful outcome. We always seek to engage constructively to enhance proposals through dialogue, where possible.

Should at any point during the determination of this latest application, any concerns, issues, or questions arise, or should further information be required; please do communicate and co-operate with us to achieve the best outcome.



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