

Millom Leisure Centre

10930-RL-XX-ZZ-RP-A-P6000

Design & Access Statement



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01 Introduction

1.1 Introduction

1.2 Project Brief

1.3 Site Surveys and Assessments

1.4 Stakeholders & Project Team

1.1 Introduction

This Design and Access Statement has been prepared by Roberts Limbrick (RL) on behalf of Cumberland Council in support of the Full Planning Application for the development of a Leisure Centre at Millom School to help progress the Councils associated Towns Fund application.

1.2 Project Brief

The brief has been to provide a new leisure centre that meets the needs of the local community. The facilities are to include new health and fitness facilities, including a swimming pool and changing village, multipurpose activity studio, fitness gym and four court sports hall.

In addition, the facility will create a valuable social hub with the inclusion of a community cafe and new changing provision that will meet requirements for both the new indoor facilities and existing external facilities.

Externally the parking is to be extended to serve both the existing school and community hub and the new Leisure Centre.

1.3 Site Surveys and Assessments

In support of this planning application, the following investigative surveys and assessments have been submitted, please see planning submission. Supporting information includes;

- Topographical survey
- Utilities search
- Ecological assessment and Bat activity survey
- Arboricultural Survey
- Flood Risk Assessment
- Transport Assessment
- Noise Impact Assessment
- Landscape Impact Appraisal
- Sustainability Statement
- Ground investigation report
- Sport England Pre-App Assessment
- Public Consultation

This Design and Access Statement and associated existing and proposed drawing set will demonstrate the new scheme in relation to the above surveys and assessments.

1.4 Project Team

Client



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02 Assessment of Site Context

2.1 Site Location

2.2 Site Boundaries

2.3 Demolitions

2.4 Access to the Site

2.5 Adjacent Properties

2.6 Existing Facilities

2.7 Site Photographs

2.1 Site Location and general characteristics

The proposed leisure centre and car park is to be located to the northern end of the town of Millom, on Cumberland Council owned land. The site comprises part of the existing Millom Secondary School and Sixth Form, Millom Community Hub and car park.

The north-western and western boundary is defined by Salthouse Road (A5093). Residential properties border the site to the south-western and northern ends and line the opposite side of the A5093. The south-eastern boundary is defined by the Cumbrian Coastline Railway Line. The site boundary wraps around an area of vegetation in the centre of the east boundary.

2.2 Demolitions

The proposed development is situated in an area of the site where the former swimming pool was located and the current location of an existing outdoor school changing facility for the outdoor pitches, due to be demolished as part of the scheme. The existing car park is to be enlarged by the removal of an existing unused groundskeeper bungalow and garden.



Aerial Photograph

2.3 Access to the Site

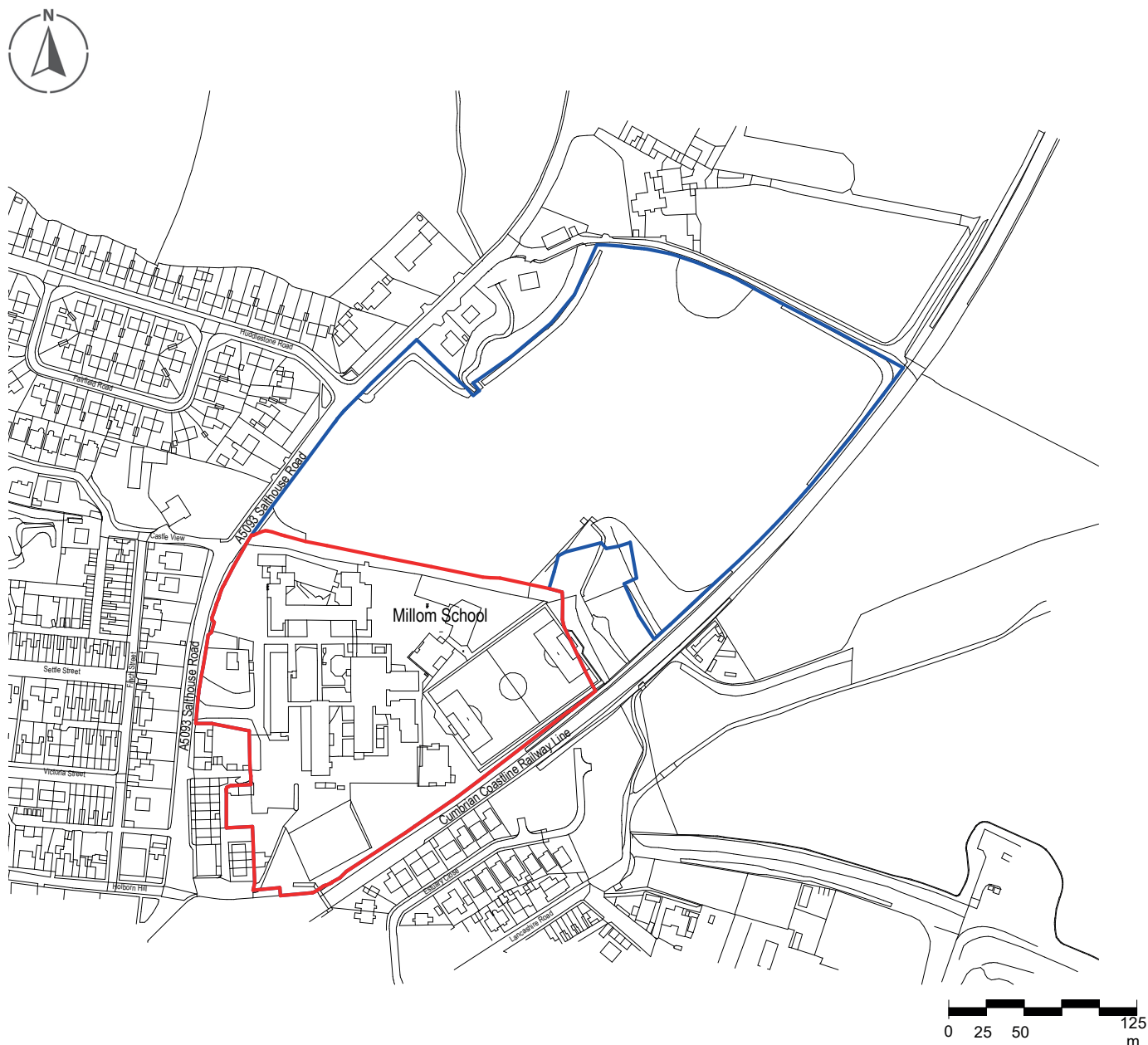
Access to the proposed building is along a road north of the Millom hub via the main school site entrance and through the existing school and hub's car park.

2.4 Existing Facilities

An existing school gymnasium will be sectioned off from the existing school buildings and incorporated into the new facility. The existing building is well used and in need of refurbishment.

There is an existing astro pitch to the south-east of the site that has existing drainage issues to its northern most corner. The surface and drainage of the pitch is in need of improvement and refurbishment.

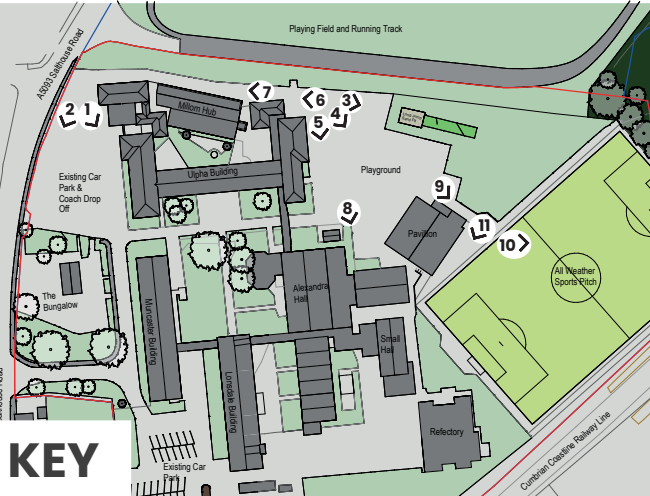
An existing long jump will be relocated from its current position towards the astro pitch. There is a northern playing field where there is an existing cross country and athletics running track which will remain.



Indicative Site Red Line Boundary



2.5 Site Photographs

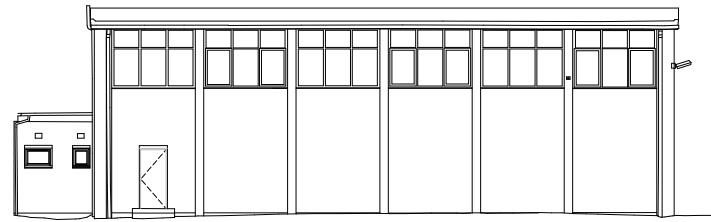




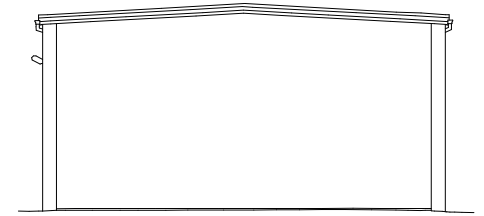
2.6 Existing Gymnasium Photographs



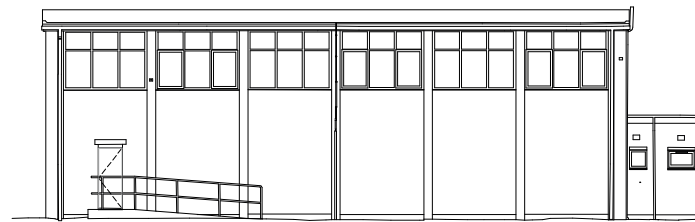
2.7 Existing Gymnasium Drawings



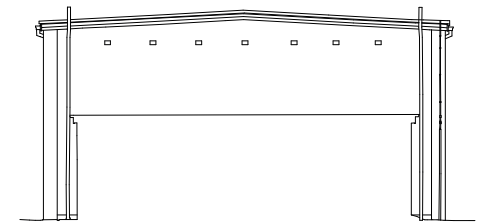
Existing Gym Elevation A



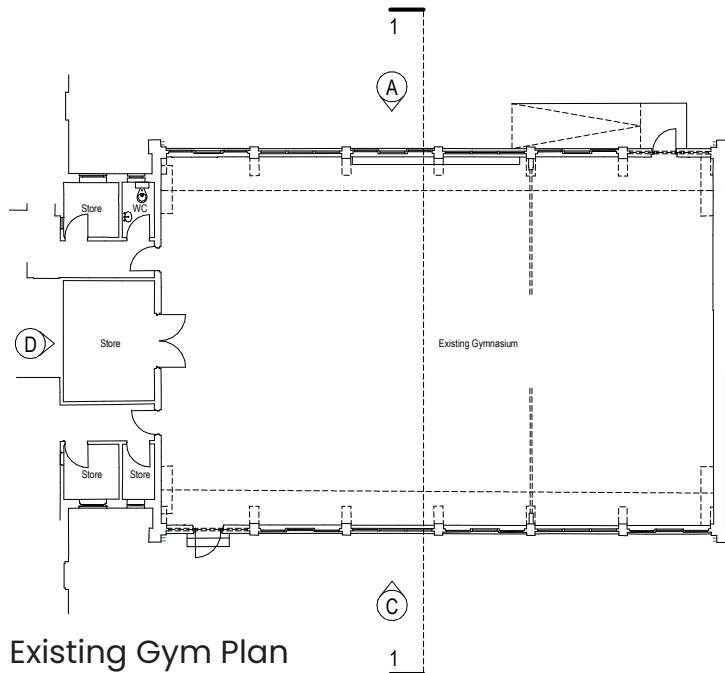
Existing Gym Elevation B



Existing Gym Elevation C

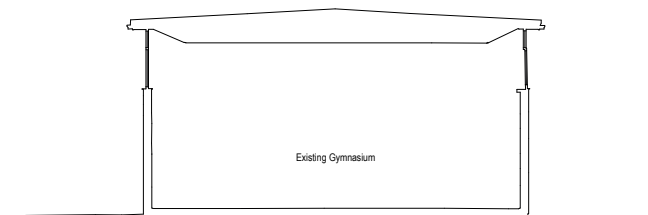


Existing Gym Elevation D



Existing Gym Plan

(B)



Existing Gym Elevation A

03 Consultation

3.1 Pre-Application

3.2 Flood Risk & Drainage

3.3 Highways

3.4 Ground Conditions

3.5 Ecology and Nature Conservation

3.6 Aboricultural

3.7 Landscape Impact Appraisal

3.8 Impacts on Residential Amenity

3.9 Impact on provision of Sports Facilities

3.10 Public Consultation

3.1 Pre-Application

A formal pre-application consultation was submitted to the then Copeland Council and a detailed response was issued on 9/06/22 with reference PAA/22/0077. This response came in the form of a summary letter from the Planning and Place team at the then Copeland Borough Council. Please refer to Section 09 Appendices for the full letter.

3.2 Flood Risk & Drainage

As part of the pre-application advice, it was requested that a Flood Risk and Drainage Strategy was prepared to accompany the planning application due to the site being located adjacent to areas of flood zones 2 and 3 as determined by the council's GIS layers. As such Geol Consultants carried a Flood Risk Assessment which concluded that the proposed development complies with local policy and is not subject to significant flood risk nor does it increase on the cause of flood. Please refer to Geol Consultants Ltd Flood Risk Assessment – GEOL 22 – 8471.

A drainage strategy has also been prepared by Furness Partnership which illustrates the proposals for surface and foul drainage from the proposed development. Please refer to Furness Partnership's Drainage strategy report and subsequent proposals.

3.3 Highways

The pre application response has requested a transport assessment to be carried out to be submitted with the Planning application. SK transport Ltd. Has therefore assisted in preparing an travel assessment which includes an interim travel plan and a series of tracking layouts to illustrate how a series of vehicles including coaches for school pick up and drop and delivery vehicles and waste refuse trucks can navigate the proposed access routes and car parking arrangement.

The extended Car Parking area over the former groundskeeper bungalow, as part of the development includes additional marked out parking provision for disabled parking, electric charging spaces (with future provision), motorcycle parking and public cycle parking located adjacent the building under the entrance canopy.

Please refer to SK Transport planning ltd travel assessment and associated interim travel plan and swept path analysis layouts.

3.4 Ground Conditions

It has been identified during the Pre application that the site is not within a coal mining area, however the southern section of the school land is known to have

been occupied by a brick works and clay pit. Therefore a phase 1 desktop survey is required to be submitted with the planning application. Geol Consultants have were appointed to carried out the Phase 1 and also Phase 2 Ground Investigation Reports

Please refer to GEOL Consultants Ltd Phase 1 and 2 Investigation reports.

3.5 Ecology and Nature Conservation

The pre-application advice identified that the school site and the surrounding land is listed as an area where there is potential for natter jack toads. As a result, an Ecology assessment is required to accompany the planning application to address the occurrence of wildlife and highlight any need for mitigation measures from the addition of the new leisure centre if impacted. Therefore, ERAP Ecology have carried out an assessment to supplement the planning application.

Please refer to the ERAP Ecology Report – 2023-044 19.06.23.

3.6 Arboricultural

As the proposals include extending the car park area over the existing groundkeeper's bungalow and garden area, it includes the removal of several trees and shrubs. It has therefore been requested that an Arboricultural survey is prepared and submitted with the application. As such, Bowland Tree Consultancy Ltd. have carried a survey and produced an assessment of the proposals and advised on reducing the impact of the development on RPAs of the trees towards the entrance of the site.

Please refer to BTC Ltd's Arboricultural assessment and associated layouts.

3.7 Landscape Impact Appraisal

It has been accepted that the impacts of the landscape are likely to be minimal given the proposed development will be within the existing school compound and will be viewed in connection with the existing building groups. Nevertheless, a landscape strategy has been developed in order to soften viewpoints of the complex from outside the site boundary.

Please refer to section 6 of this Design and Access statement.

3.8 Impacts on Residential Amenity

The pre-application response made reference to the site being flanked by residential properties and then consideration is essential in terms of the impact the development may have on the residents. Therefore, a noise assessment has been carried on the site and the proposals are designed to minimise the impact of noise pollution. Please refer to Hoare Lea noise impact assessment.

In addition, an external lighting strategy has been prepared to accompany the planning application keeping in mind the impact of any new lighting within the development site whilst also ensure safe lit passage for users of the leisure centre.

3.9 Sport England

The development of the new leisure centre on school playground area and the nature of the scheme is that of indoor sporting activities as well as changing provision for the use of the external sports pitch. It has been requested that early consultation with Sport England is essential and as such early engagement was made which subsequently resulted in a Sport England pre-application submission.

Please refer to appendices 7.2 for the Sport England pre-app response.

3.10 Public Consultation

Extensive consultation with the local community and other stakeholders and community groups have taken place to assess the need for the residents of Millom in terms of sporting activity facilities available. The results from the public consultation have informed the development of the detailed brief in terms of the activities that the new leisure centre will accommodate and also the process for selecting the site.

Please refer to Appendix 7.3 for the Public Consultation as prepared by Strategic Leisure.

04 Design Proposals

- 4.1 Introduction
- 4.2 Structural and Civil Summary
- 4.3 MEP and Sustainability Summary
- 4.4 Site Plan
- 4.5 Floor Plan
- 4.6 Roof Plan
- 4.7 Elevations
- 4.8 Building Sections
- 4.9 Site Sections
- 4.10 External Visuals
- 4.11 Internal Visuals
- 4.12 External Materials

4.1 Introduction

Use

The proposals are for a new community leisure centre in Millom to facilitate and encourage participation in physical activities for the local community and to upgrade and add to existing leisure facilities for Millom Secondary School. The internal and external spaces are designed to be flexible, simple and low-maintenance but also robust and attractive.

The site and floor plan have been designed to be accessible and provide a range of facilities and opportunities for users of all abilities to promote active lives and interactions.

The location of the building within the existing school site has been carefully considered to allow easy access for the public, whilst not impacting on school security and child safeguarding. This location also has minimal impact to existing school facilities, only resulting in the demolition of an existing changing block where updated changing provision will be accommodated within the new building.

The new facilities proposed are summarised as follows:-

- 8 x 15m Swimming Pool
- 18 x 34.5m Sports Hall
- Fitness Gym
- Multipurpose community activity studio
- Male & Female Group Changing Facilities (34 stations)
- Wet Changing Village
- Indoor / Outdoor Flexible Group Changing
- Acc. WCs, Changing Places, Male & Female WCs
- Ancillary areas i.e. storage, plant, filtration
- Extended parking provision – Accessible – EV – Cycle – Motorcycle

Layout

The emphasis of the current proposals has been to develop flexible, multi-purpose spaces that can be used for a variety of fitness activities to get the best value for money and future-proof the scheme. Key aspects are the inclusion of suitable storage and proper consideration of the performance aspects of the design, such as ventilation and lighting, to ensure spaces are comfortable and well lit for various activities.

The sports hall will accommodate community level badminton, basketball, netball, volleyball and 5-a-side football as well as a wide range of studio type community activities.

The proposals include a number of activity spaces. This includes a 8 x 15m pool with mixed wet changing village. Also included are a 25 person multi-purpose studio, multi-purpose sports hall and a 50 person fitness suite housed within the refurbished, existing gymnasium. The Hall can be divided into 2 spaces via a divider curtain/net. These sporting spaces are supported by the gender separated group changing.

The reception area and cafe provide social spaces that offer viewing into the activity areas as well as allowing the centre to become a more adaptive community asset. The floor plan has generous circulation and ample accessible provisions making it a universally usable building. While stores, plant and filtration are located throughout the plan to meet the buildings operational needs.

Appearance

The external walls are a combination of high quality composite cladding colours. A light grey colour encloses the building on all sides above 3m to allow the building to blend in with the sky. A feature colour cladding is then proposed in certain key areas below, up to 3m to provide an external frontage, and highlight key areas within the building.

The entrance lobby, reception and multipurpose space incorporates large external glazing providing active building frontage and allowing daylight into the public spaces. Skylights are proposed in key locations to provide more natural daylight into the heart of the building.

The entrance lobby, canopy and external signage provides a clear entrance point for users approaching the building from the car park and footpath.

Landscape / Boundary

The scheme proposes external hard and soft landscaping as shown on the site plan. The scheme intends to utilise the existing car park area and extend to facilitate the additional leisure facility in terms of the overall parking provision. To accommodate the additional parking, the existing disused grounds keeper bungalow and garden will be demolished.

The scheme reinstates the existing long jump facility to the west of the new facility allowing easy access from the 3G pitch and outdoor changing facilities.

The existing astro pitch is proposed to be resurfaced and converted to a 3G pitch with upgraded drainage and engineered flood defences.

Environment

The facilities have been designed to be highly sustainable and are to incorporate specific measures which meet client priorities. The building strives to maximise the use of natural day-lighting and minimising the use of fossil fuels and other natural resources via the provision of air source heat pumps, heat recovery units and photovoltaics, see energy and sustainability statement.

4.2 Structural and Civil Summary

Structural Design Drivers

The main drivers governing the structural design solutions are:

- Large roof span over fitness areas & Pool Hall
- Open plan fitness suite
- Lateral stability of building frame
- Coordination with the existing building structure

Substructure Proposals:

The following design solutions have been suggested within the Site Investigation reports:

Typical foundations within the single storey extension

Conventional shallow strip and pad footings taken

down through the made ground and based within the natural material should prove adequate. The foundations should be based at a minimum depth of 0.9m below finished ground levels and can be designed to a maximum allowable bearing pressure of 100kN/m².

When considering future car parking areas and ground bearing slabs, based on the results of the insitu DCP tests, a design CBR value of 4% can be adopted for the shallow compact made ground and natural strata, where these materials are to be used as an undisturbed subgrade at approximate formation level.

Ground Floor Slab

Ground bearing reinforced concrete slabs are the preferred solution and will be acceptable on the site utilising a 200mm slab on well compacted Type 1 as required and laid on a geotextile membrane. Any soft spots should be dug out and replaced with lean mix concrete.

The superstructure for the proposed leisure centre building comprises a single storey braced steel framed structure over the reinforced concrete ground floor slab. The main structural design feature of the building are the open plan fitness areas.

Roof Structure

The proposed system for the roof structure comprises of structural metal deck to supporting the roof build up and finishes. The deck is supported the steelwork roof members.

There is a parapet around the perimeter of the extension roof. There is an entrance canopy comprising steelwork cantilever frame and lightweight decking roof.

Ground Investigation Summary

Please refer to Phase 1 and Phase 2 reports.

Drainage

The existing site extends over the existing playground hardstanding at Millom School. The site used to house a now demolished swimming pool and existing changing block.

The proposed developments involves demolishing the existing external changing and constructing a new single storey leisure centre facility on the site. The existing car park will be remodelled to suit the finalised building proposal.

The site is in flood zone 1 and has a low risk of flooding from the river or sea, according to EA flood maps. The site is not at risk of flooding from other sources, such as reservoirs.

The surface water discharge from the proposed development will be made up from the following elements: Building roof area, paved areas around the new development, Access roads and Car parking bays.

The recommended surface water discharge hierarchy set out in the CIRIA SuDS Manual is to utilise soakaways, or infiltration as the preferred option, followed by discharging to an appropriate watercourse. If these options are not feasible then the final option is to discharge to an existing surface water sewer, followed by discharge into a combined public sewer.

Infiltration testing was completed however the infiltration data noted within the excavations in the front area was not suitable for soakaways. Therefore a SuDs attenuation system is to be implemented in this area.

To the northeast of the site the strata had good infiltration rates so soakaways are to be implemented here. Porous Pavements: - Porous/permeable surfaces are proposed for the car park construction as they can provide an effective way to reduce the flow rate of surface water runoff and give the necessary 2-stage

treatment required to remove hydrocarbons prior to discharge into the receiving water body.

A pre-development enquiry has been submitted to confirm whether they have any assets adjacent to the site boundary. This drainage strategy has been developed on this basis. No issues were found in the responses back from United Utilities. Formal approval to connect into the public drainage network will be agreed through the submission of an S106 application.

Carbon Reduction

At Furness Partnership, we understand that as structural engineers we have a huge responsibility to mitigate carbon emissions within the built environment. We calculate the embodied carbon in our structural solutions as standard practice, both early on and at key stages of the project journey. This allows the client to make quantified decisions towards carbon reduction.

We follow the following process to achieve embodied carbon reduction in our designs:

The following strategies were used to achieve this reduction:



- Low cement concrete specifications
- Modification of the cladding design to reduce secondary steel used
- Re-use of existing structure where possible
- Improved ground conditions to reduce sub structure
- Optimising the efficiency of design to reduce steelwork

We use these principles at the beginning of the design process to not only design an efficient structural design but as low carbon option as possible.

4.3 MEP and Sustainability Summary

Mechanical Services

The primary heat source for the building will be roof mounted air source heat pumps. These units will extract low grade heat from the outside air and feed the heating coils in the new roof mounted air handling units.

The proposal is for 4 roof mounted air handling units, Pool Hall, Changing Rooms, Front of House areas and Sports Hall. Supply and Extract Air will be provided to these areas by galvanised steel ductwork with ceiling mounted supply and extract diffusers. The pool hall supply air will be by ceiling suspended fabric air socks.

The gymnasium will be ventilated by high level heat recovery ventilation units to allow the gym to be operated independently of the main building if required. Front of House areas and the gym will be heated and cooled by VRF air conditioning units. These will be connected to roof mounted external condensing units by refrigerant grade copper tube.

A new cold water supply will serve a cold water storage break tank located in the plantroom serving all potable cold water outlets via a cold water booster set. A separate cold water supply will be taken from the new

incoming supply to serve the pool water plant. This supply will be via a separate CAT 5 booster set.

A roof counted air source heating unit will provide high grade heat to a hot water calorifier mounted in the plantroom. This calorifier will supply hot water to all wash hand basins, sinks and showers via copper tube and fittings.

A new BMS control panel will be located in the plantroom to control the new systems.

Electrical Services

A new electrical supply will be provided to a new sub-station adjacent to the building. From here a supply cable will be taken to a new main switch panel located in the plantroom. From here submain cables will be taken to local distribution boards to serve separate areas. These distribution boards will serve the electrical requirements for the area served.

New LED lighting will be provided throughout. This will be a mixture of ceiling mounted recessed fittings, down lights, batten fittings and wall lights suitable for the area being served. External Lighting will be provided by a mixture of wall lights and column mounted lighting as appropriate.

A new type L1 fire alarm system will be installed throughout with Annunciation will be a combination of integral sounder bases and wall mounted sounders as appropriate. An air sampling aspiration system shall be allowed to the pool hall. All fire exit doors are to be linked to the main fire alarm panel and reception to raise an alarm should the door be opened. Verbal and visual annunciation will be provided throughout the building.

A TV cable backbone system will be provided to the server room thereafter distribution will be by coax cabling to TV positions. All aerials, dishes, cabling and distribution systems to be provided along with surge protection where the above cables enter the building. Coax cabling will be provided from the server room TV system to each piece of fitness equipment as required by specialist.

A PA system will be provided allowing announcements and background music to be made around the leisure centre.

A CCTV system will be provided consisting of fixed internal intended to cover areas shown on strategy layouts. CCTV cameras will be connected to head end equipment via power over ethernet cabling back to the server room where head end equipment will be located.

An intruder detection system will be provided throughout the leisure centre utilising a combination of dual technology sensors and door contacts.

A new access control system will be provided (by others) throughout the centre to doors indicated on strategy layouts. Containment, power, fire alarm interface, and data wiring to comms cabinet shall be provided, with access control equipment provided by the Client..

A new pool alarm system will be installed to the pool. The system will consist of mushroom style buttons and local key reset with sounder/beacons in each pool area and sounder/beacon within reception area at the pool alarm panel.

A new roof mounted photovoltaic array will be provided. The size and output of the array will be 25kWp, 100m² as shown on the architects layouts.

The site plan illustrates the layout of the proposed new school at Millom. Key features include:

- Buildings:** Millom Hub, Alpha Building, Alexandra Hall, Small Hall, Refectory, Lonsdale Building, and Manchester Building.
- Sports Facilities:** All Weather Sports Pitch (to be re-surfaced), Playing Field and Running Track, and an Extended Playground Area.
- Infrastructure:** A5923 Seabrook Road, Millom Station, and the Cumbrian Coastline Railway Line.
- Other Features:** A new school and maintenance pitch access, a new fenced access to the playing field and running track, and a new school and maintenance pitch access.



3

50m

 Site Boundary
 Ownership Boundary

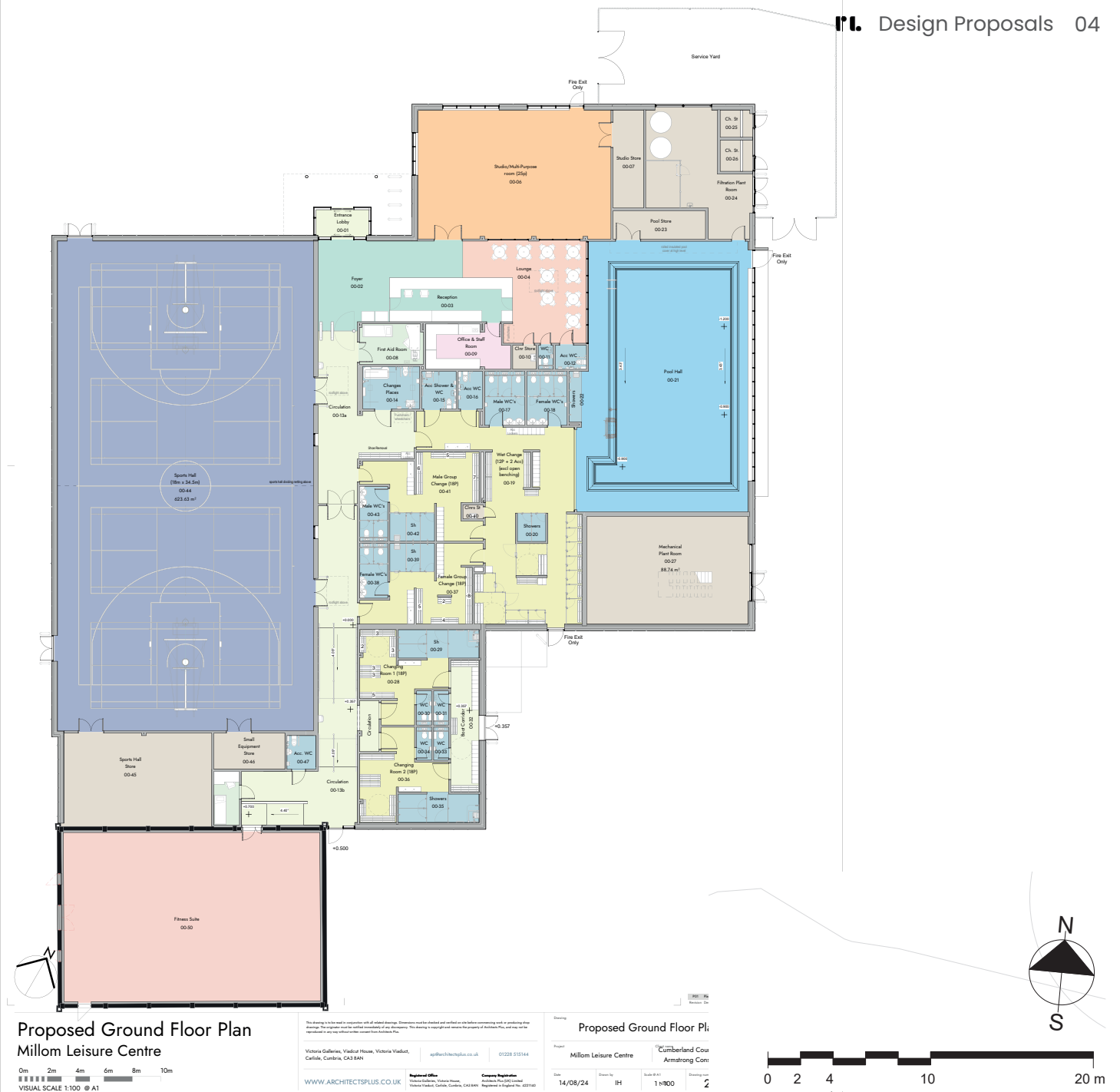
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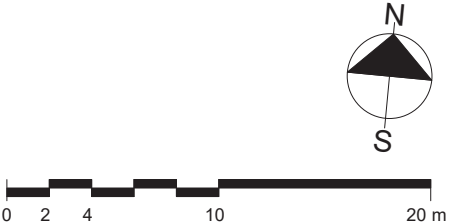
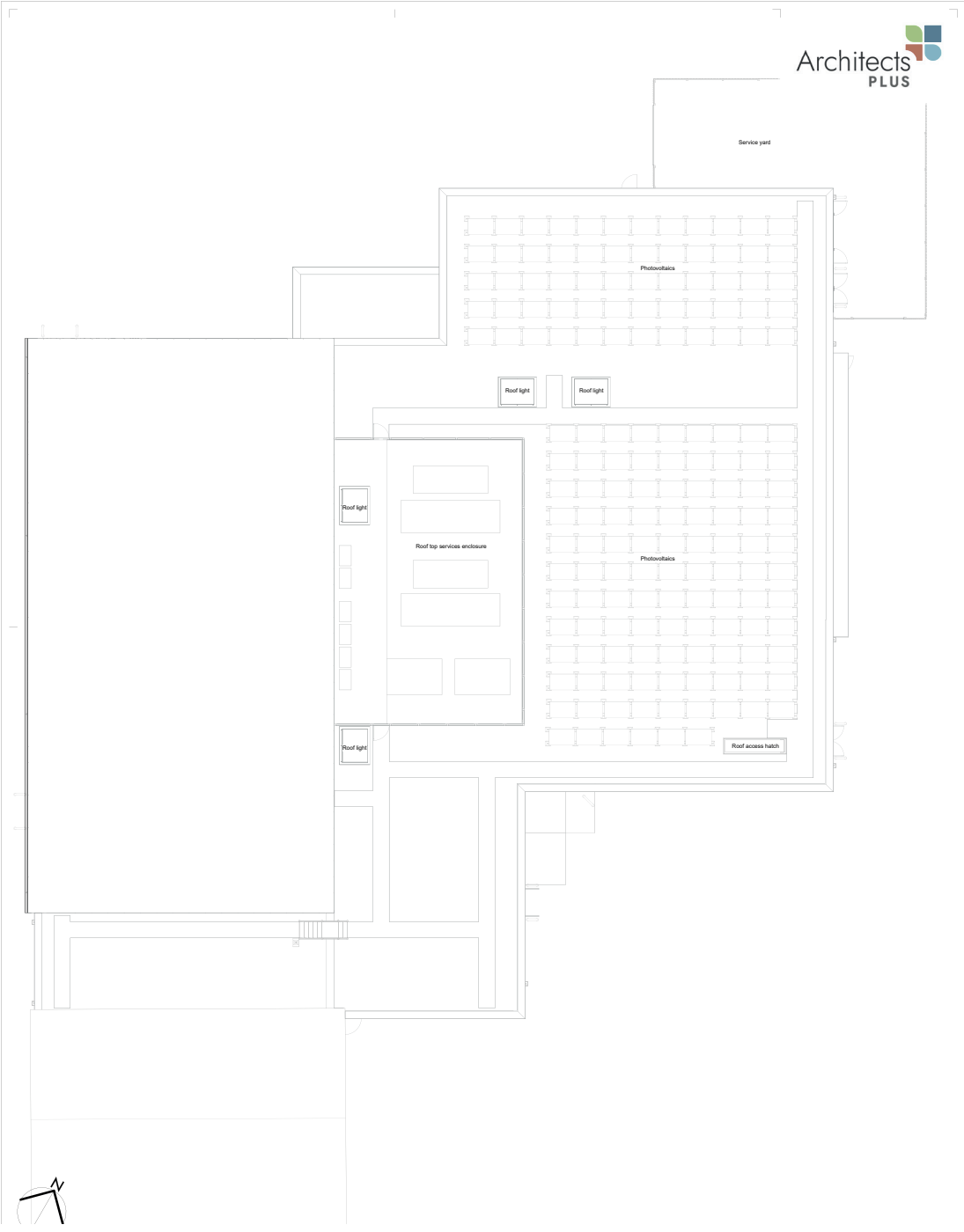
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Drawing		Proposed Site Plan		Status PL - Planning	
Project Millom Activity Centre		Client name Thomas Armstrong		BIMB stage 3 - Developed Design	
Date 14/08/2024	Drawn by IH	Scale # A1 As indicated	Drawing number 24015 - 2001		Revision P01

4.5 Ground Floor Plan



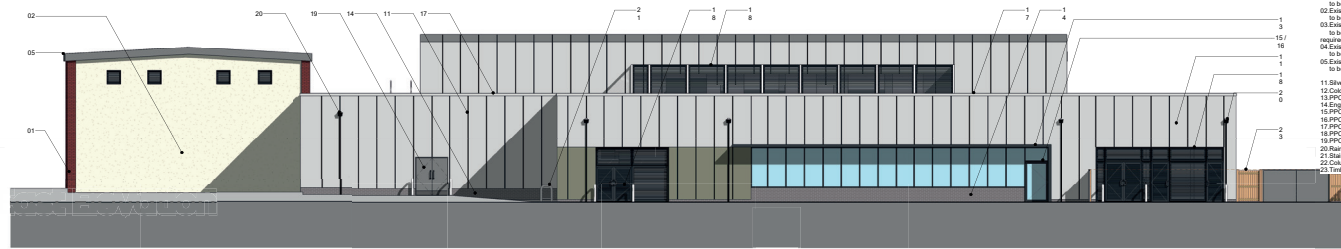
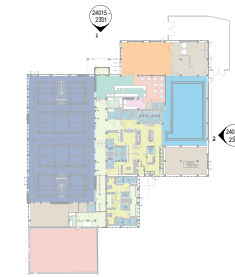
4.6 Roof Plan



4.7 Elevations



1 North Entrance Elevation

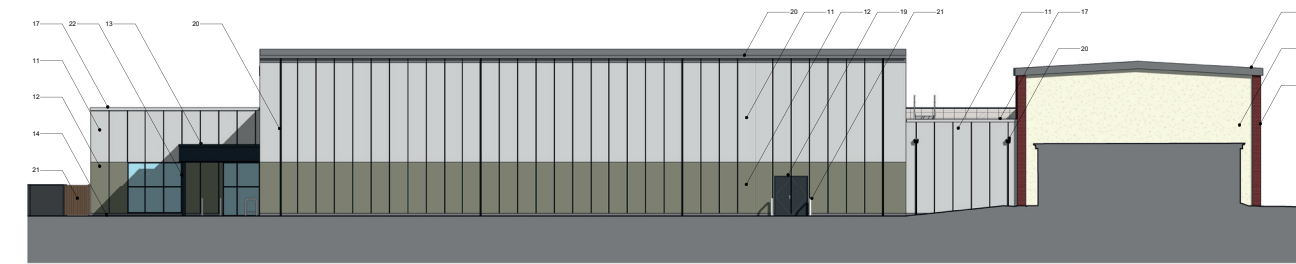
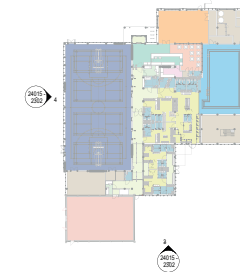


2 East Pool & Plant Elevation

- Elevation Key**
- 01 Existing gymnasium brickwork to be cleaned, repaired and repointed as required.
 - 02 Existing render to be cleaned, repaired and painted as required.
 - 03 Existing gymnasium windows to be inspected, cleaned and repaired or replaced as required.
 - 04 Existing gymnasium door to be inspected and reviewed to be replaced or repaired as required.
 - 05 Existing Roof to be inspected, cleaned and repaired as required.
 - 11 Silver / Grey composite cladding panel
 - 12 Coloured composite cladding panel
 - 13 PPC Aluminium cladding - Dark Grey
 - 14 Engineering brick glazing - Dark Grey
 - 15 PPC Aluminium framed glazed doors - Dark Grey
 - 16 PPC Aluminium framed glazed doors - Dark Grey
 - 17 PPC Aluminium rappings & trim
 - 18 PPC Aluminium frames, frames & doors - Dark Grey
 - 19 PPC Aluminium framed solid door - Dark Grey
 - 20 Rain water goods - Dark Grey
 - 21 Stainless steel balustrading, bollards and cycle stands
 - 22 Columns - Dark Grey
 - 23 Timber fence service yard enclosure



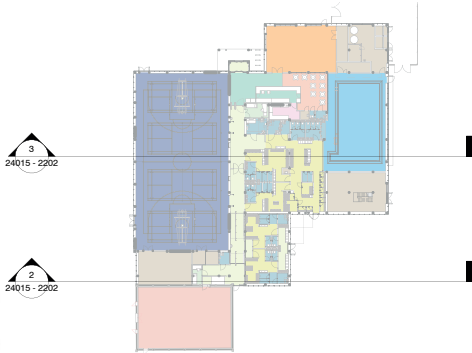
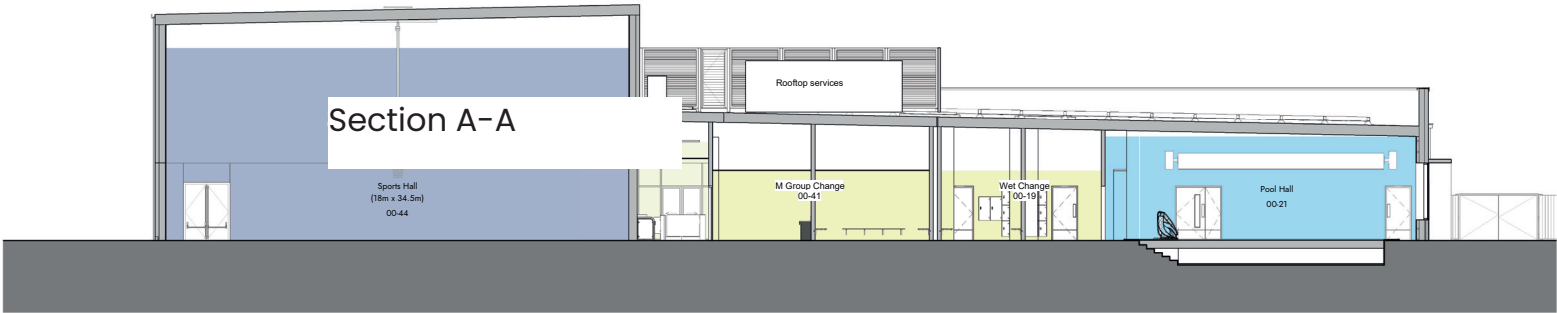
3 South Rear Elevation



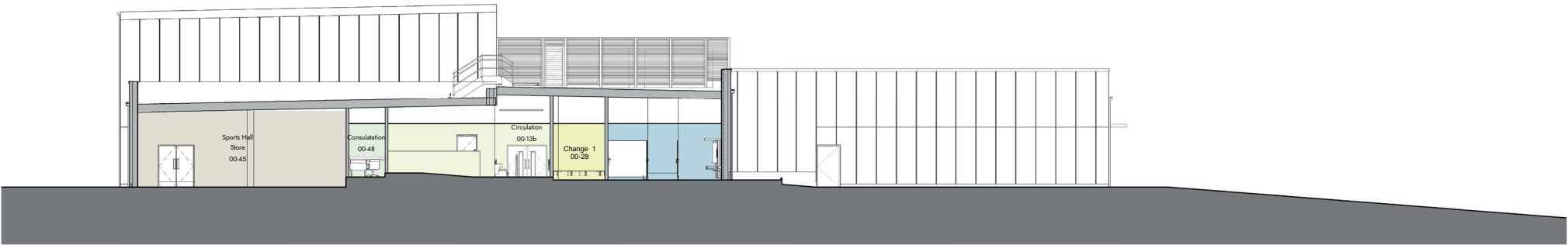
4 West Hall Elevation

- Elevation Key**
- 01 Existing gymnasium brickwork to be cleaned, repaired and repointed as required.
 - 02 Existing render to be cleaned, repaired and painted as required.
 - 03 Existing gymnasium windows to be inspected, cleaned and repaired or replaced as required.
 - 04 Existing gymnasium door to be inspected and reviewed to be replaced or repaired as required.
 - 05 Existing Roof to be inspected, cleaned and repaired as required.
 - 11 Silver / Grey composite cladding panel
 - 12 Coloured composite cladding panel
 - 13 PPC Aluminium cladding - Dark Grey
 - 14 Engineering brick glazing - Dark Grey
 - 15 PPC Aluminium framed glazed doors - Dark Grey
 - 16 PPC Aluminium framed glazed doors - Dark Grey
 - 17 PPC Aluminium rappings & trim
 - 18 PPC Aluminium frames, frames & doors - Dark Grey
 - 19 PPC Aluminium framed solid door - Dark Grey
 - 20 Rain water goods - Dark Grey
 - 21 Stainless steel balustrading, bollards and cycle stands
 - 22 Columns - Dark Grey
 - 23 Timber fence service yard enclosure

4.8 Building Sections



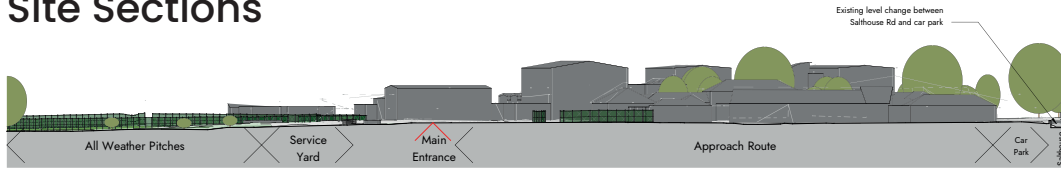
Section B-B



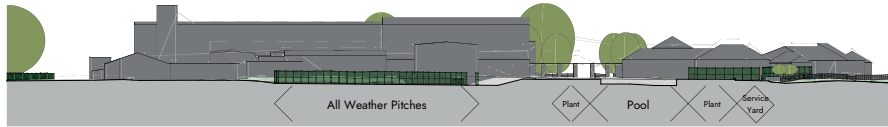
Proposed Cross Sections **Section D-D**

P01 Planning Application Revision Description Drawn Approved Date		14.08.24	
This drawing is to be used in conjunction with all related drawings. Dimensions must be checked and verified on site before commencing work or producing shop drawings. The originator must be notified immediately of any discrepancy. This drawing is copyright and remains the property of Architects Plus, and may not be reproduced in any way without written consent from Architects Plus.		Drawing Proposed Cross Sections Status Planning	

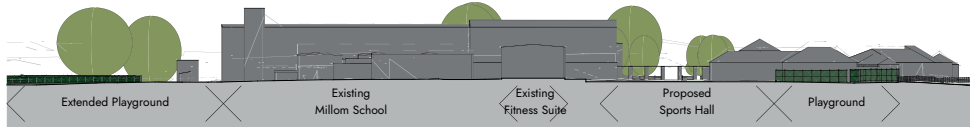
4.9 Site Sections



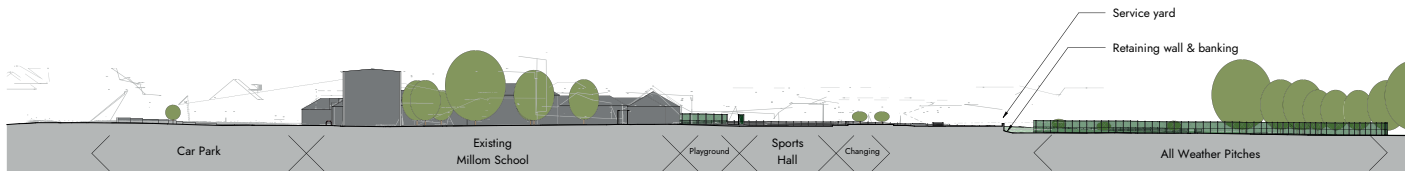
1 Site Section 1 Along Approach Route
1 : 500



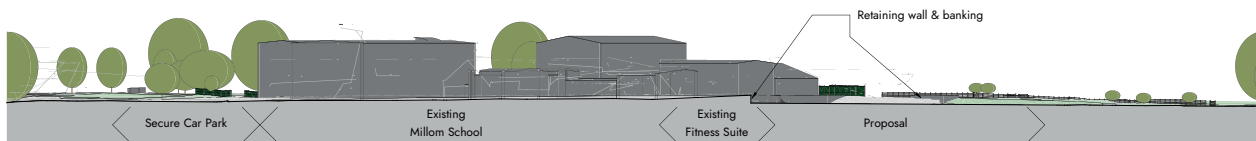
2 Section 2 Through Poole Building and All Weather Pitch
1 : 500



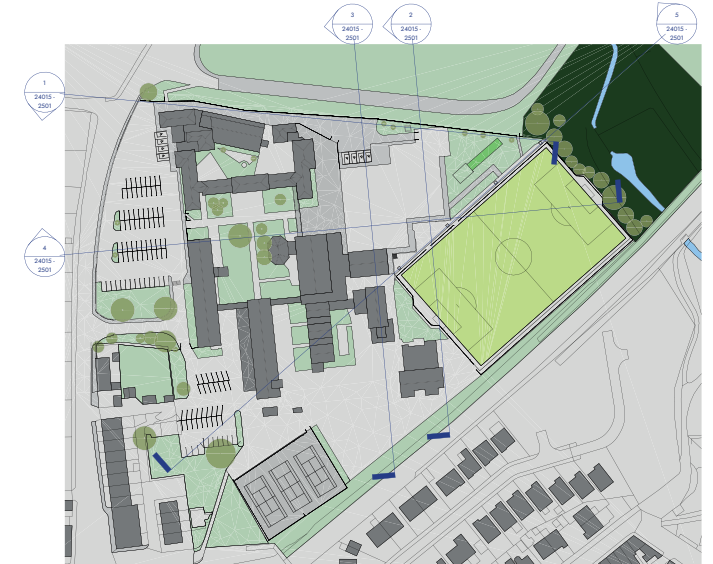
3 Section 3 Through Sports Hall and New Playground
1 : 500



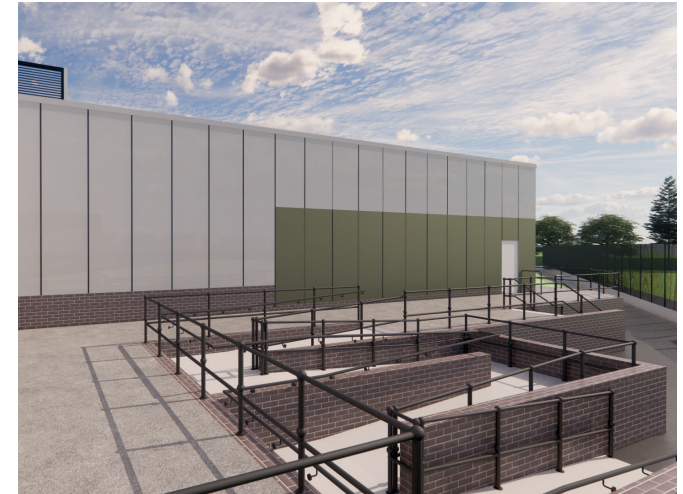
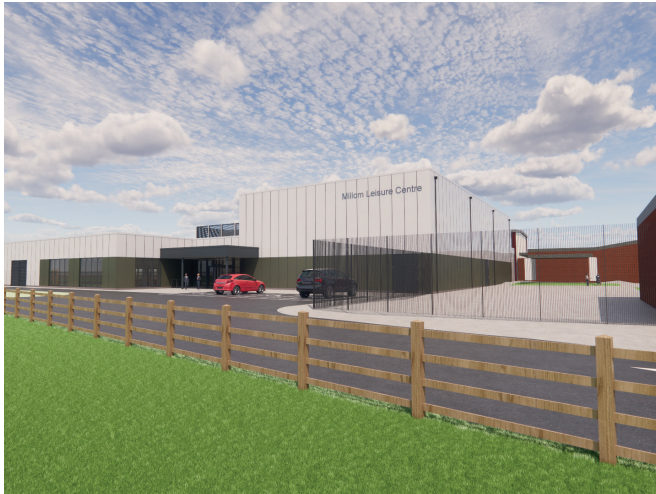
4 Site Section 4 Through School Grounds Hall And All Weather Pitch
1 : 500



5 Site Section 5 Alongside The All Weather Pitch
1 : 500



4.10 External Visuals



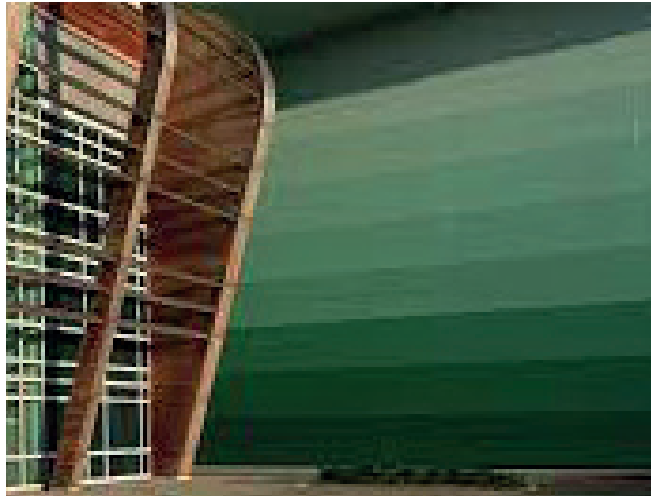


Illustrative CGI of proposed Leisure Centre

4.11 External Materials



Single ply roofing



Coloured composite cladding



White insulated metal panels



PPC aluminium glazing system



Facing brickwork



White rainscreen panels



Illustrative CGI of proposed Leisure Centre

05 Access Statement

5.1 Vehicular Access, Transport Links

5.2 Design for Accessibility

5.1 Vehicular Access, Transport Links

The carpark is directly accessible when entering to the east of the site. The layout has been reconfigured to provide more efficient parking for both the new centre and the school.

The leisure centre will be situated to the west of the school site, and is accessed via an existing access road that runs around the north of the Millom Hub. This is a single carriage access road and is marked with give way signage at either end. A new pedestrian path with crossings is proposed to run alongside the north access road, to allow safe, segregated access to the facility from the east car park.

Car, motorcycle and cycle parking

Public car and motorcycle parking is provided within the main reconfigured car park, to the east of the site. This contains some disabled parking is located close to the building entrance, accessed via the north access road.

Cycle parking for the public is provided at the entrance to the existing Millom Hub and underneath the entrance canopy to the proposed Leisure Centre.

Coach parking and drop-off facilities

Coach drop off spaces are provided within the reconfigured car park, alongside the existing school buildings, and opposite side of the car park against the wall to Salthouse Rd.

Drop off for the leisure centre will be located to the east of the existing Millom Hub and users will be required to walk the pedestrian route to access the centre.

Walking

There is a pavement on both sides of all the roads accessing the site, providing a safe and accessible walking experience.

5.2 Design for Accessibility

a) Connections with the wider environment

The site benefits from good accessibility with the wider environment via existing paths connecting to the adjacent residential areas.

b) Access within the site

Disabled visitors will be able to park in close proximity

to the building and access the main entrance via the gently graded approach.

c) Access within the building

The layout has been design in accordance with the relevant Sport England design guidance notes (DGN), BS8300 and approved document M for access to and use of building. Design aspects such as, building circulation corridor widths, door clear opening widths, accessible requirements to sanitary and changing facilities, pool access, vanity unit and reception desk design, all conform with the relevant statutory guidance which is reflected in the proposed floor plan. Door widths to the sports hall and accessible change also allow minimum 1200mm clear opening width for access of sports wheelchair users.

A series of ramps are designed within the building to gain access to the existing gymnasium floor level. Ramps are also provided to the south of the centre, to provide access between the centre and the existing sports pitch.



Illustrative CGI of Proposals

06 Landscape Proposals

6.1 Site Description

6.2 Landscape Constraints and Opportunities

6.3 Landscape Character

6.4 Visual Amenity

6.5 Landscape Proposals

6.1 Site Description

The proposed site is located in the northeast corner of Millom between the Carlisle to Preston train line and the A5093.

The site primarily functions as a secondary school with some current public facilities, which are accessed separately from the school buildings. There is also a sports pitch and a running track currently on site with other amenities for school use.

The land uses bordering the site to the west is largely residential. A train line runs along the eastern boundary before further residential development to the southeast. The 415005 footpath runs along the bottom of the site boundary from east to west outside of the fenced site line over the tracks to the residential area on the other side. Other than the primary entrance from the A5093 into the car park, there is no pedestrian or vehicular access into the site.

The English Coastal Path runs inside the Duddon Estuary close to the site on the northeast boundary. The path comes towards the site from the east before running perpendicular to the site's boundaries and continuing away to the northeast.

Due to the proximity of the estuary and the Salhouse Pool draining into it that runs along the northern edge of the site, much of the northern portion of the site is in a Category 3 Flood Zone. Further away from the site to the southeast is a Category 2 Flood Zone.

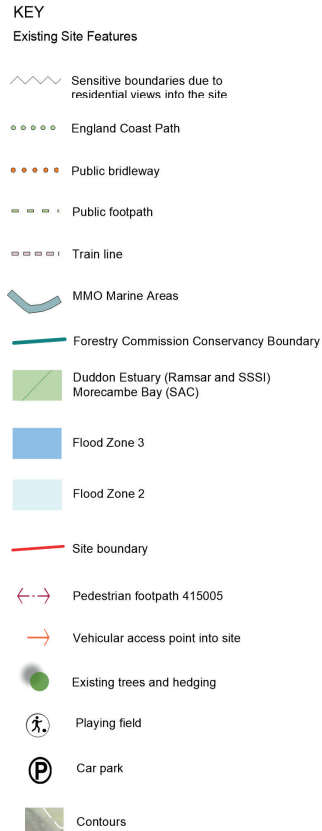
The topography around the site largely incorporates gentle undulations running towards the west coast from north to south. To the north by around 10 km lies Millom Park, hills leading into the steeper gradients of the Lake District, which lies about 3.3 kilometres to the northwest of the site. Millom itself is generally flat with only a gentle slope falling towards the estuary.

The proposed building is designed to replace an existing auditorium on the site, located to the south of the playing fields between existing school buildings and the sports pitch. The proposal includes relocating the long jump and increasing the size of the existing car park.

6.2 Landscape Constraints and Opportunities

The primary constraint of the proposal area is the flood categories that the northern part of the site is in, a Category 3 Flood Zone with a Category 2 Flood Zone nearby. These require careful consideration for treatment and remediation along the boundaries, particularly for the northern portion of the site where the proposed building is to be set.

The opportunities for the site are relatively limited. However, there is some opportunity for ornamental planting and the addition of amenity grass near the sports pitch to soften the landscape and enhance its water retention capacity. The proposed car park enlargement also increases the potential for pocket planting.



Site Features Plan

6.3 Landscape Character

The landscape character type around the site is 'Estuary and Marsh' as set out by the Cumbria Landscape Character Guidance 2011. This character type classifies the site, with a sub-type specific to the Millom area 'Coastal Urban Fringe'.

Some of the identifiable characteristics of this landscape character include low lying flat land, urban influences linked to tourism development and major transport routes, identifiable man-made landforms located along coastal edges, loose field patterns, and mixed land cover of natural, semi-natural, and maintained grass and scrub.

The proposed leisure centre will be located within the existing school site, located amongst existing buildings with a similar building form and shared colour scheme with the existing structures. Therefore, the proposed development will have an appropriate placement within its local context.

The addition of a single storey building to the landscape should not infringe or impose on the characteristics of its surrounding landscape.

6.4 Visual Amenity

The viewpoints taken around the site give a range of views from within and around the context of the site.

Refer to the Viewpoint Location Plan, for the location of each of the photoviews.

Viewpoint 1 is taken looking southward from the public footpath 415022 that runs east-west from the A5093 and then north along the railway away from the site. All along the footpath that borders the northern edge of the site, there is a densely planted bund that obscures access into the site. The viewpoint photo is taken at the end of the public access along this boundary demonstrating its obscurity.

Viewpoint 2 is taken from the A5093 directly across from the site facing east. Behind the viewpoint are residential properties varying in height from one to two storeys. There is a built slate wall along the edge of the site with intermittent planting. Although the proposed building may be seen from these residences, it will be surrounded by current buildings used by both the school and community and read in conjunction with them.

Viewpoint 3 is located on the English Coastal Path looking southwest towards the site. There are limited views into the site across the path and surrounding fields. However, many of these views are screened by intervening vegetation or higher ground to the west of the path, limiting the views into the site. When the site can be seen from the path, it sits within the visual context of the existing built form.

Views from south of the site were considered and selectively left out due to the large amount of development and low-lying topography extending away from the site for more than 3 kilometres before the land begins to rise again, making the visibility of the new development very limited and likely to be barely perceptible within the view.

The representative viewpoints demonstrate that the proposed new leisure building and associated works will have limited visibility beyond the immediate context of the site due to intervening built form, bund, and vegetation. Where the proposed building will be visible, such as from within the existing residential properties, it will be viewed in conjunction with the existing built form and structures within and surrounding the site.



Viewpoint location plan



Viewpoint 1: View into the site from the 415022 footpath running east-west from the A5093 towards the railway looking south into the site



Viewpoint 2: Paved pedestrian access along the A5093 looking eastward into the site



Viewpoint 3: View from the north along the English Coastal Path looking southwest towards the site



6.5 Landscape Proposals

The landscape proposals comprise of new tree and shrub planting within the car park, planting amendments to the entrance of the site, and the additional of amenity grass areas and tree planting around the long jump for the school and community centre.

The aims of the landscape design include setting the proposed building out to suit the existing school and community areas on site. The reconfigured car park will be softened by some additional areas of tree and shrub planting.

a) Connections with the wider environment

The site benefits from good accessibility with the wider environment via existing paths connecting to the adjacent residential areas.

b) Access within the site

Disabled visitors will be able to park in close proximity to the building and access the main entrance via the gently graded approach.

c) Access within the building

The layout has been design in accordance with the relevant Sport England design guidance notes (DGN), BS8300 and approved document M for access to and use of building. Design aspects such as, building circulation corridor widths, door clear opening widths, accessible requirements to sanitary and changing facilities, pool access, vanity unit and reception desk design, all conform with the relevant statutory guidance which is reflected in the proposed floor plan. Door widths to the sports hall and accessible change also allow minimum 1200mm clear opening width for access of sports wheelchair users.

The secure lines and external fencing plan has also been assessed for safety of movement for vulnerable groups across the site.

The addition of planting in the car park helps to soften the tarmac and aid with the run-off from the hard surfacing. The planting will be hardy to add a year-round visual aesthetic to the area.

07 Appendices

7.1 Pre-Application Letter

7.2 Sport England response

7.3 Public Consultation

7.1 Pre-Application Letter

Cohesion Consult
Clarendon House
Leeds
LS27 7QT
FAO Stuart Ainsley

Please Contact: Nick Hayhurst
Officer Tel No: 07799075059
My Ref: PAA/22/0077
Date: 9 June 2022

Dear Sir

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/22/0077

RE: PROPOSED NEW LEISURE CENTRE ADJACENT TO THE SCHOOL

AT: MILLOM SCHOOL, SALTHOUSE ROAD, MILLOM

Thank you for your pre-application request form which was received on 31/05/2022.

I have now had the opportunity to review the site on the Council's GIS mapping system and the information submitted as part of this enquiry. I would advise that planning permission will be required for this development.

Site Constraints

- There are no protected trees on the site
- The site lies outside the Conservation Area and there are no Listed Buildings within the immediate vicinity of the site
- The site lies within the area where there is potential for natterjack toads to be present
- The southern section of the school complex is listed as an area where there may be potential contamination as it was formerly occupied by a brick and tile works and clay pit
- The site lies adjacent to Flood Zones 2 and 3

Planning Policy

I would advise that the following policies of the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

- Policy ST1 – Strategic Development Principles

- Policy ST2 – Spatial Development Strategy
- Policy ST3 – Development Priorities
- Policy ST4 – Providing Infrastructure
- ER9 – Key Service Centres
- ER10 – Renaissance through tourism
- Policy T1 – Improving Accessibility and Transport
- SS4 – Community and Cultural Facilities and Services
- ENV 1 Flood Risk and Risk Management
- Policy ENV3 – Biodiversity and Geodiversity
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes
- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- DM21 – Protecting Community Facilities
- Policy DM22 – Accessible Developments
- DM24 – Development Proposals and Flood Risk
- Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species
- Policy DM26 – Landscaping

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The relevant policies include: DS2PU, DS3PU, DS5PU, SC1PU, SC2PU, SC3PU, DS1PU, DS6PU, DS7PU, DS8PU, DS9PU, DS10PU, DS11PU, SC4PU, N1PU and BE3PU.

You can access a copy of the Publication Draft using the link below:-

[Local Plan 2021-2038 Publication Draft Consultation | Copeland Borough Council](#)

Principle of Development

The site is contained within the existing school complex which falls within the designated settlement boundary of Millom. Millom is listed under Policy ST2 as one of the Key Service Centres within the Borough where appropriately scaled development is supported.

You will recall that consideration has previously been given to a number of sites within Millom to accommodate the development proposed. The Local Planning Authority has previously advised that this site was the preferred location for a development of this nature as it relates well to the existing school complex and maximises sports provision on the site. The separation distances with nearby residential properties is also likely to help to mitigate its potential impact.

The proposals would provide enhanced sports and community facilities within Millom and the wider locality. This would accord with the provisions of Policies ST1 and SS4 and DM21 of the adopted Local Plan.

On this basis the principle of development on this site is considered to be acceptable.

Material Planning Considerations

Flood Risk and Drainage

The site lies adjacent to Flood Zones 2 and 3 as shown on the extract plan below which is taken from the Councils GIS layers:-



Consequently, any planning application should be accompanied by a Flood Risk Assessment and Drainage Strategy. It is important that any development on the site does not result in increased flood risk elsewhere. Any mitigation measures required should be clearly set out in the FRA.

Highway Safety and Parking

Any planning application should be supported by a Transport Assessment to ensure that the existing highway network has capacity to accommodate the volume of traffic that is likely to be generated by this form of development.

Sustainable forms of transport should be encouraged, including connectivity between the site and the town centre for pedestrians and cyclists. A draft Travel Plan should also be submitted to support the application.

Parking should be provided to meet the requirements as set out in the Cumbria Development Design Guide.

Ground Conditions

This site is not within an area known for coal mining.

Whilst the main area of the site is not known to have any contamination issues the southern section of the school land is known to have been occupied by a brick works and clay pit. On this basis any planning application should be accompanied by a Desktop Phase 1 report to cover these issues.

Ecology and Nature Conservation

The whole of the school site and the surrounding land is listed as an area where there is potential for natterjack toads. You should submit an ecology assessment as part of your submission that provides clarity on this issue and sets out any mitigation measures that may be required.

The addition of additional landscaping to enhance the ecological benefit of the site is welcome and should be clearly documented.

Trees and Landscaping

As the extension to the car park lies adjacent to some existing mature trees an Arboricultural Assessment should be provided to verify that this part of the site can be developed without having an adverse impact on these trees.

The application should also be supported by a full and detailed landscaping scheme which includes a scheme of proposed maintenance in order to help soften the visual appearance of the development.

Landscape and Visual Assessment

Given that the proposed development will be within the existing school complex and will be viewed in connection with the existing building groups on site the impacts on the landscape are likely to be minimal. However, any Design and Access Statement should contain a section that considers this issue. Landscaping should be also considered in order to soften and minimise potential impacts from key view outside the site boundary.

Layout, Scale and Appearance

It is assumed that the design of the building has not yet been finalised. As previously stated the siting adjacent to other buildings within the school complex will help to mitigate its impact within the locality.

It is accepted that the scale of the building is determined, to some extent, by its function. Notwithstanding this consideration should be given to the use of materials and colour to try and break up its bulk and scale and massing when viewed from outside the site.

The use of a contemporary design and the incorporation of active frontages is supported.

The use of appropriate boundary treatments needs to be given careful consideration to minimise the visual impact within the locality, particularly with regards to the service yard.

Impacts on Residential Amenity

As the site is flanked by existing residential properties it is imperative that consideration is given to the potential impacts on residential amenity. Noise should be kept to a minimum and the buildings should be designed to contain noise. A Noise Assessment should be submitted to support the application.

The extent and positioning of any external lighting would also require careful consideration in order to minimise its impact on residential amenity.

Sustainability

The incorporation of sustainable measures as part of the design of the building is welcome. Any generation of energy from on-site provision is also encouraged on the basis that any visual impact can be minimised.

Impact on Provision of Sports Facilities

As the proposal involves the loss of some playground space it is essential that Sports England are involved in the proposals at an early stage. They are a key consultee and their support for the project is vital.

Summary

The proposal to create additional sporting and community facilities on the existing school site is welcome. This is the best site to accommodate the scale and mixture of uses proposed. Its location within the settlement boundary of Millom, which is one of the Key Centres within the Local Plan, is acceptable in principle.

A number of material considerations need to be addressed as part of any planning application. This will require the submission of a number of supporting documents and relevant assessments as set out above.

The Local Planning Authority is keen to engage in proactive discussion to support the submission of a planning application for the proposals as outlined. We offer Pre application advice free of charge.

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.



N. Hayhurst
Head of Planning and Place

7.2 Sport England response



**Proposed Millom Leisure Centre, Cumberland Council -
Sport EnglandRef: PA/23/NW/CUC/64460**



The from address Janet.Belfield@sportengland.org is not a recognised contact in Office.net. [Help](#)

From [Janet Belfield](#)

To [Jack McCulla](#)

Cc [Stuart Ainsley](#) [Luke Ellis](#) [Paul Gooderson](#)

Date 2023-06-20 08:31:27

Dear Jack,

Thank you for your patience on this and I apologise for the delay in replying due to volumes of work, reduced staff resource in the team.

Sport England –Statutory Role and Policy

The site is considered to constitute playing field, or land last used as playing field, therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 89) and against its own Playing Fields Policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England Playing Field Policy Exceptions	
E1	A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
E2	The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
E3	The proposed development affects only land incapable of forming part of a playing pitch and does not:

	• reduce the size of any playing pitch; • result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); • reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; • result in the loss of other sporting provision or ancillary facilities on the site; or • prejudice the use of any remaining areas of playing field on the site.
E4	The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: • of equivalent or better quality, and • of equivalent or greater quantity, and • in a suitable location, and • subject to equivalent or better accessibility and management arrangements.
E5	The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Sport England's Playing Fields Policy and Guidance document can be viewed via the link below:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

The Proposal and Impact on Playing Field

The proposal is predominantly on the land immediately surrounding the school building and would not impact on functional playing field.

Assessment of your proposals against Sport England Policy and the National Planning Policy Framework (NPPF)

The proposed development is for an indoor or outdoor facility for sport, therefore it would need to meet Exception 5 of the Playing Fields Policy and Guidance document.

Sport England would assess the potential benefit of the new sports facility by taking into account a number of considerations. As a guide, these may include whether the facility:

- meets an identified local or strategic need e.g. as set out in a local authority or NGB strategy (rather than duplicating existing provision);
- fully secures sport related benefits for the local community;
- helps to meet identified sports development priorities;
- complies with relevant Sport England and NGB design guidance;
- improves the delivery of sport and physical education on school sites; and

- is accessible by alternative transport modes to the car.

Any supporting documentation would need to set that out to demonstrate meeting the above points. I am aware of the proposals to create a swimming pool in Millom. Strategic Leisure undertook a built facilities strategy for Copeland BC in 2020 and it identified a shortfall of water space in the south of Copeland. I am satisfied that there is strategic evidence demonstrating need. Sport England would need to understand that the new development meets relevant design guidance, the plans provided so far as not detailed enough to comment specifically on the detailed design and layout. You are aware of the range of Sport England design Guidance and can check that out separately. I do not make comments at this time about the design, but do express concern about the floorspace in the sports hall, you have opted for the slightly smaller hall which results in smaller runoffs. You will need to justify that in your planning submission. Sport England will check with the sports hall sports National Governing Bodies that they are content with design and layout. We would seek the views of the relevant National Governing Bodies, such as Swim England and those for indoor sports hall sports as part of a planning application response, but do not so that routinely on pre-application requests for advice.

Conclusion

The broad principle of the proposal is likely to be acceptable subject to an acceptable design and layout.

Should you need any further advice or contact with us I have now left Sport England, my email box is no longer monitored and any follow up to this should be sent to our team email box planning.north@sportengland.org

Yours sincerely,

Janet Belfield Principal Planning Manager – North, Planning & Active Environments,
Place Directorate

T: 020 7273 1610 M: 07919 044159

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gail Walters](#)

From: Jack McCulla <jack.mcculla@robertslimbrick.com>
Sent: Thursday, April 20, 2023 4:34 PM
To: Planning North <Planning.North@sportengland.org>
Cc: Janet Belfield <Janet.Belfield@sportengland.org>; Stuart Ainsley <stuart@cohesionconsult.com>; Luke Ellis <luke.ellis@robertslimbrick.com>; Paul Gooderson <paul.gooderson@robertslimbrick.com>
Subject: Millom Leisure Centre, Cumberland Council

Ref: 10930 Towns Fund Copeland Millom

Dear Sir / Madam,

Following an initial discussion with Janet Belfield on 17.03.2023 via Teams Call, we are hereby issuing to proposed drawings for pre-application advice to assist in developing the proposals with the target of submitting a full planning application in June 2023. The project is to provide a new leisure centre for Millom within the ground of Millom School, utilising and refurbishing an existing school gymnasium into the footprint of the building.

Please see attached the following drawings for your review:

- 10930-RL-XX-ZZ-DR-A-A0001_S2_P01 Site Location Plan
- 10930-RL-XX-ZZ-DR-A-A0002_S2_P01 Existing Site Plan
- 10930-RL-XX-ZZ-DR-A-A2001_S2_P01 Proposed Site Plan
- 10930-RL-XX-ZZ-DR-A-A2002_S2_P01 Proposed Site Plan Change in land use
- 10930-RL-XX-DO-DR-A-A2102_S2_P01 Proposed Ground Floor GA Plan
- 10930-RL-XX-ZZ-DR-A-A2301_S2_P01 Proposed Elevations

Leisure Centre

The Leisure Centre is to include a swimming pool and changing village, multipurpose activity studio, fitness gym and four court sports hall. In addition, the facility will create a valuable social hub with a community café included and new changing provision will meet requirements for both the new indoor facilities and existing external facilities.

Facilities in detail:

- A four badminton court 34.5 x 18m sports hall, designed to the Sport England DGN Sports Halls 2011 at 18m, although 34.5 x 20m is the usual recommended size for a 4 court sports hall and considered ideal, 34.5 x 18m is still common and will accommodate a wide range of sports at a community level of play, albeit with a less generous runoff and spectator area.
- 25 person Multipurpose Studio and store
- 8 x 15m, 1.2m deep Pool with Store
- Fitness suite within the refurbished School Gymnasium. Existing access through School changing rooms is to be cut off separating from the School zone.

External

- The school has an existing Astro Turf Pitch which is proposed to be converted to a 3G Pitch. Separate dry changing facilities are provided for this accessible from a separate entrance to the south-east corner of the facility.
- An area of the existing School hardsurface Playground is being used to form the Leisure Centre and associated accessible parking. To counteract this an area of grassed area to the south of the school site will be hardsurfaced to recreate this playground space. (Please see attached change of use plan).
- The existing School Car Park and Coach drop off point is being reconfigured to provide additional parking for both the Leisure Centre and the School.
- An existing long jump facility is also being repositioned to allow continuity of facilities.

Externally the parking is to be extended to serve both the existing school and community hub and the new Leisure Centre.

We hope the extent of the proposals make sense, if you have any queries please let us know.

Kind regards,

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7.3 Public Consultation



Roberts Limbrick