



Heritage Statement

Proposals for the erection of an extension to form café and youth facility between and to the rear of the existing Cleator Moor Library and Town Hall (Public Offices). Including associated internal refurbishment work to the Listed Buildings located within Cleator Moor Conservation Area.

30th August 2023

**Annotations by DAY CUMMINS LTD on
behalf of CUMBERLAND COUNCIL
AUGUST 2025 to reference revised design.**

open
optimised environments

PART OF
SLR



CONTENTS

01 | Introduction to the Revitalised Town Project

02 | The Heritage Context

03 | Assessment of Significance

04 | Summary of Proposed Architectural & Landscape Works

05 | Heritage Impact Assessment

06 | Bibliography



Optimised Environments

86 Princess Street | Manchester | M1 6NG
t: 0161 696 7550
w: open.co.uk
Optimised Environments Ltd. Registered in Scotland SC359690.
Registered address: Quartermile Two | 2 Lister Square | Edinburgh | EH3 9GL

Ordnance Survey data used under licence
© Crown copyright and database rights 2023.

VERSION

Document: Revitalised Town - Cleator Moor Community Hub
Project No: M10392
Issue: PD2

Issue	Revision	By	Approved	Date
001	Issue for public consultation	SLR	SLR	11/09/23
PD2	Revised design	SLR	SLR	11/09/23

Original Open Document Annotated by
DAY CUMMINS LTD on behalf of
CUMBERLAND COUNCIL to reference
revised design. AUGUST 2025.
(All revisions noted in red.)

01 Introduction to the Revitalised Town Project

The original Heritage Assessment was prepared by OPEN to support the submission of a planning application for the refurbishment and extension of existing heritage assets within the Cleator Moor Town Square. The works are proposed to; repair the fabric of the historic assets', improve the accommodation for stakeholders and create a physical link between the buildings to facilitate the implementation of a proposed Community Hub. This revised document includes annotations by DAY CUMMINS LTD on behalf of CUMBERLAND COUNCIL, to reflect revisions made to the proposed application.

The Revitalised Town Project

Cumberland Council (formerly Copeland Borough Council) have been working to deliver a significant programme of regeneration throughout the borough. Under the Towns Fund programme, the Council was awarded funding from the Ministry of Housing Communities and Local Government, to assist with preparing full business cases for projects within the Cleator Moor Town Investment Plan.

The Town Investment Plan for Cleator Moor has secured a significant amount of funding, £22.5m for the Town, to be allocated across 5 projects. Optimised Environments (OPEN) have been developing proposals with Cumberland Council, (former Copeland Borough Council) to reactivate key heritage building's and the Cleator Moor Town Square.

Revitalised Town is one of three anchor projects for Cleator Moor and addresses the struggling town centre, which lacks viability and vibrancy and is characterised by vacant and derelict sites and poor quality public realm. The proposals aim to create an enhanced focal point to increase activity and footfall around the town square through bringing vacant and under-utilised buildings back into active use, set within enhanced public realm.

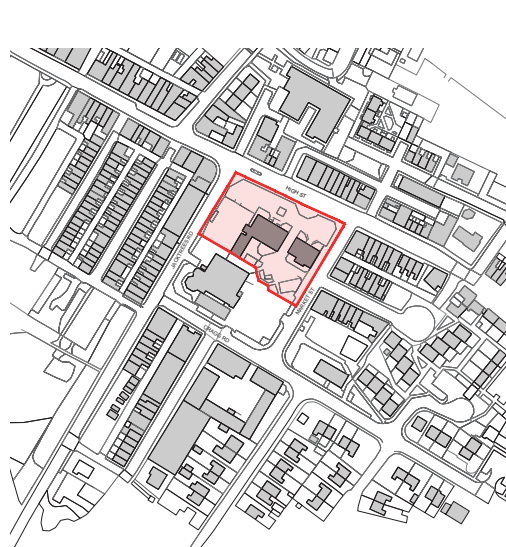


FIG 01: Existing Site Location Plan



FIG 02: Aerial view of proposed design within heritage context Cleator Moor Town Square

02

Understanding the Heritage Context

Introduction

This Initial Assessment of Significance for Cleator Moor Town centre has been prepared by BB Heritage Studio as part of the scope of works for the Revitalised Town Project. It focuses on the Market Place & the area immediately adjacent.

Background

Cleator Moor developed as a planned town in the 19th century north of the village of Cleator. The area had a long history of iron works in the area which with the arrival of the railways in the mid to late 1800's led to a significant increase in the population and rapid expansion of the town. The Whitehaven, Cleator and Egremont Railway was opened to goods traffic in the mid 1800's and soon after for passengers on the east. A further station on the western side of the town was opened by the Cleator & Workington Junction Railway in the later 1800's.

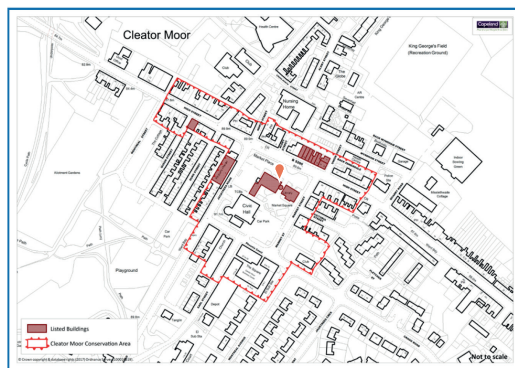


Fig 03
Cleator Moor
Conservation Area



Fig 04 - Grade II Listed Public Library,
2020.



Fig 05 - Grade II Listed Public Town hall (Public Offices), 2020



Fig 06
OS MAP of 1899



Fig 07
OS MAP of 1928

Description of the Heritage

Municipal buildings across the country were constructed in significant numbers in the nineteenth centuries and were important symbols of the pride and success of prosperous towns.

The development of the municipal buildings can be seen to the detailed extracts of the 1899 and 1928 maps adjacent. These show that the first buildings constructed to the market place were the municipal offices, the free library and the market hall. By the time of the 1928 map the library had been moved into the new additional building to the east of the municipal offices. This later map also shows the monument positioned in front of the municipal offices.

The library and municipal office buildings are still extant at this time, and form a historically complete arrangement within the centre of the town square site but, the original market hall buildings, adjacent to the southern boundary of the site, burnt down in 1966 and was subsequently replaced with Cleator Moor Civic Hall building circa early 1970s.

Cleator Moor Conservation Area

The conservation area is focused around the Market Square and the buildings which face onto the square and includes a number of designated and non-designated heritage assets. Below are the extracts for the Local Government Offices (Grade II), Library (Grade II) and Memorial Fountain (Grade II Listed).

03
Statement of Significance



Fig 08 - Grade II Listed Memorial Fountain

Memorial Fountain List Entry Description

Commemorative fountain, 1903. Donated by townspeople to their benefactor John Stirling on the occasion of his golden wedding. Polished grey and pink granite. 3 steps on moulded plinth; squat drum, with inscription, carried large bowl surmounted by 2nd, smaller, bowl on slender column. Pelican/heron finial mentioned in previous list no longer present at time of survey.



Fig 09 - Grade II Listed Public Library

Library List Entry Description

Library, 1906. Coursed, squared rubble on chamfered plinth; rough-dressed except for architraves and carved details. Sill band to windows; pilasters terminate in eaves band. Hipped, graduated slate roof with corniced stone end chimneys and moulded cast-iron gutters. Front, facing High Street, symmetrical; single tall storey, 5 bays. Central panelled door and semi-circular fanlight in architrave with mullioned window above. Doorcase has polished granite columns carrying pediment; LIBRARY carved in sans-serif on frieze. 2 tall 2-light mullioned and transomed windows in architraves to either side; panels below sills.



Fig 10 - Grade II Listed Public Town hall (Public Offices), 2020

Local Government Offices List Entry Description

Local Government Offices, incorporating Public Offices/Market Hall (facing High Street) erected 1879, and Free Library (facing Jacktrees Road) established 1894. The former of coursed, squared rubble on chamfered plinth; rough-dressed except for architraves and carved details. Strings, and eaves cornice; pilasters terminate in eaves band. Hipped, graduated slate roof with corniced stone chimneys and moulded cast-iron gutter. Symmetrical; single tall storey with cellars, 5 bays. Dog-leg steps up to central panelled door and semicircular fanlight in architrave with diapered soffit; cast-iron lamp bracket above. Doorcase has polished granite columns carrying pediment. 2 tall sashes in architraves to either side, with panel below sill; blocked 2-light mullioned windows to cellar. Free Library similar construction and articulation but less decorative; FREE LIBRARY carved in sans-serif on frieze.

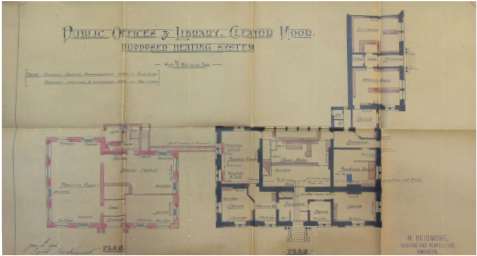


Fig 11 - 1906 plans of the Library and Public Offices

4. Public Offices & Library Buildings - Cleator Moor

The 1906 plan above shows that the current layout of the library has been very slightly altered and that at its construction you entered a lobby with glazed screen which behind had a desk onto the lending library area. The plan of the offices shown below indicated the use of the main central room as a court room and shows two separate stairs accessing the basement, one immediately into the court room. This stair is also shown dotted to the 1960's plan. The separate entrance to the west served to provide separate circulation to the court room and access to the surveyors office.

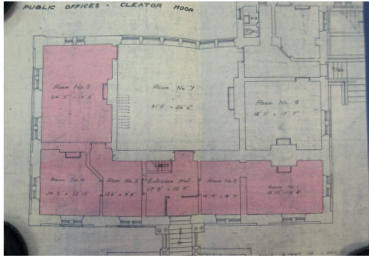


Fig 12 - 1960s - Ground floor plan of Public Offices

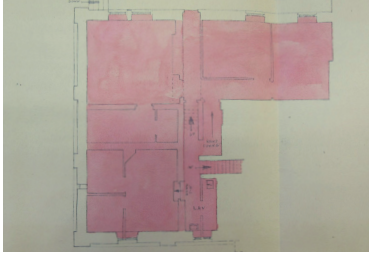


Fig 13 - 1960s - Basement plan of Public Offices

All historic plans
© Cumbria Archive Centre (Whitehaven)

Source: <https://historicengland.org.uk/listing/the-list>



Cleator Moor Market Place

The historic photos which follow (taken from Cleator Moor Revealed by Tom Duffy) provide an indication of the character and appearance of the Market Place in the early 1900's. The area around the municipal buildings was open to allow for the market. High railings can be seen around the fountain.



Fig 14 YDB 3764
© Cumbria Archive Centre (Whitehaven).



Fig 5 YDB 3764
© Cumbria Archive Centre (Whitehaven).



Fig 16 YDB 3764
© Cumbria Archive Centre (Whitehaven).



Fig 17 Cleator Moor Town Square (2020)



Historic Architectural Fabric

Evidential Value
The public offices and library buildings are good examples of their typology which have remained the key elements of their original plan form. The buildings therefore contain evidential value which is derived from the elements of the original construction. There have been some later alterations which have diminished the evidential value.

Historical Value
The buildings have historical value as narratives of local government and emerging civic identity. This is reinforced by the grouping of the buildings and the cohesive architectural qualities of the buildings of different dates signifying the strong civic identity. The buildings are also of considerable historical value to the Conservation Area.

(paragraph removed)

Aesthetic Value
The buildings are skilfully composed and well detailed and their setting in the market place clearly marks them as civic buildings. As previously noted their group value and the cohesive architectural qualities of the buildings of different dates reinforces the aesthetic value.

Communal Value
As buildings which have been in constant public use, the offices & library have considerable communal value. They have a strong association with the development of Cleator Moor and will be held in the collective experience and memory of large sections of the community.

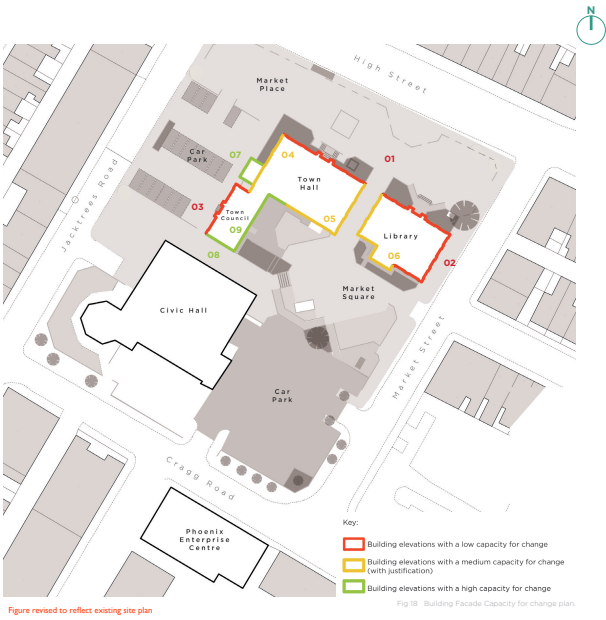


Fig 18 Building Facade Capacity for change plan.





Public Realm

The historic Library Building and Public Offices sit within the centre of the historic market square and market place. The buildings are enclosed on all sides by an apron of public realm, with varying uses and material quality.

The northern extent of the square is a large, open space which provides access to the Library and Public Offices through their main front entrances. **It is defined by High street to the North, Market Street and Jacktrees Road to the sides and offers views across to other attractive buildings within the town.** The Memorial Fountain is situated in front of the Public Offices and occupies a prominent position relatively centrally within the public realm. The northern extent of the space is defined by **metal railings interested by arched entrances**, entrances, decorative lampposts and tree pits & cages. Many of the trees along High Street have been removed, with the cages remaining.

This space is paved with concrete sets of various sizes to a stretcher bond pattern as well as small format sets and laid in a fan paving pattern to the western corner. A smaller version of block paving looks to visually connect Market Square to the rear with High Street to the north. The space currently lacks a clear identity and function, working in separation with the current uses within the historic buildings and surrounding uses. The perimeter iron cast railings create a defensive sense of place to the square, with limited points of pedestrian access in and out of the space. There is a small apron of flower beds to the front of each of the buildings, along with a low level stone wall and railings above. These provide a clear demarcation between the building and public realm.



Fig 19 Existing Public Realm Features Plan

Figure revised to reflect existing site plan

The western extent of the space is occupied by surface car parking and defined by low level stone walls and railings which sub divide the space towards Jacktrees Road. Bollards are located along pedestrian routes to prevent vehicles from entering the front of the square. There is also a combined disabled access to the Public Offices and Town Council building from the west.

The Market Square opens to the rear of the library and is enclosed by a series of low level stone wall planters and small grassed areas. The space occupies the mid level between the western side of the square (89.70m aod) and the basement access to COSC (88.81m aod). Pedestrian connections from the west to Market Square are made across a series of steps and down ramps, each with handrails. Access to COSC is via a ramp to their entrance door. COSC also have a small area of outdoor grass area and planting bed, demarcated by railings.

The rear of the Library is enclosed by a low stone wall and railings with border planting and with a small gated access to the rear of the building. Many of the planting beds are overgrown and pockets of grass space are often unusable due to their size. A larger surface car park sits to the south east which is also an inflexible space.

With the rear of the square, there are 3 sculptures created by the Cleator Moor born artist Conrad Atkinson celebrating Cleator Moors mining and industrial past: The Hand, The Miner and The Phoenix. **There are a few trees around the boundaries of the square which add a complementary addition to the overall character of the place.**

Across the spaces there are public benches and opportunities to dwell, however the quality of the environment and lack of activity doesn't encourage longer periods of dwell time. To the rear of the space, access requirements to COSC and disabled pick-up / drop off must be considered.



Fig 20 Existing Public Photographs (2021)

The design and layout of the space and siting of the local sculptures make the space inflexible for events. It also suffers from a lack of overlooking frontage and results in anti-social behaviour.



Existing Public Realm Analysis

Based on our initial analysis the variety of spaces are grouped into three broad areas based on their current condition and relationship with their context.

These are described as:

GREEN:
Areas or features that make a generally positive contribution to the overall quality of the public realm, but could be enhanced.

YELLOW:
Areas that are defined by a competing mix of materials, visual clutter and degrading street furniture. These spaces or features currently have some function / adequate quality but could be improved in terms of appearance and flexibility of use. Improvements could focus on boundary treatments and street furniture to improve legibility across the site.

RED:
These areas meet operational requirements but improvements need to be made (if retained) to better connect to the rest of the square both visually and functionally.



04

Summary of Proposed Architectural & Landscape Work

Cleator Moor Community Hub

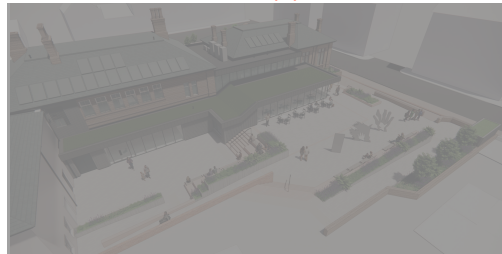
The Revitalised Town project has two key elements that are affected by the planning application this heritage statement supports. In line with the Town Investment Plan requirements this development:

- Creates a cultural/community hub combining that combines the County Council owned library building and the Copeland Borough Council owned Council Chambers, through a new-build link extension;
- Revitalises the public realm in the town square so that it complements the new community hub and creates an attractive physical environment that enhances perceptions of Cleator Moor. For businesses, tourists and locals alike, this new destination will encourage people to dwell in the square, creating a more vibrant town centre. To deliver this we have proposed to reimagine the existing spaces

The designs developed have looked at low-impact ways of joining/ extending the buildings to provide and enhanced central focal point for the town, increasing activity and footfall, and improving access to local services within Cleator Moor.



While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals



Works to Listed Structures and Conservation Area

External Spaces;

- Removal of modern cast iron railings throughout Town Square and refurbishment of retained railings including historic sections by the former council office building.
- Relocation and cleaning of existing Sculptures; the seated soldier; the Conrad Atkinsons' Miner - Phoenix - Hand with its associated plaque and raising of the memorial stone within planting area, giving more prominence to each piece.
- Improvements to the public Square, including additional planting, street furniture and artwork to provide a more inviting boundary treatment.
- Refurbishment of the 1903 Memorial Fountain, including a replacement heron sculpture to the top plinth.
- New green roof bus shelter; electric vehicle charging points and cycle rack provision.
- Removal of mismatched / redundant lighting, CCTV fittings, etc across the site and from the historic facades, to be replaced with a more sympathetic lighting solution. CCTV will be reprovided on existing street lighting columns as part of a separate application for the wider Connect Cleator Moor Works
- Accessibility improvements from the rear square to the new cafe and lower ground floor facility;
- Improvements to the rear square, enhance the area as part of the public realm and increasing passive surveillance of the currently underutilised area.
- Restoration of clock

Buildings;

- Like for like repairs of the building fabric including; local slate roof; cast iron rainwater goods, timber window repairs.
- Replacing fixed modern basement windows and modern build up to existing basement openings with new opening painted timber windows.
- Rationalisation of security grill design to basement windows to be in keeping with the more historic bar design used on the adjacent town Council building.
- Rationalisation of through-window extracts and louvers within basement windows/openings, to provide a more sympathetic solution and passive improvements to internal environment.
- Reversible tanking solution to basement level, to improve the internal environment;
- Split the roofline over the modern side entrance and reinstate the eaves line to the historic building.
- Retention of decorative lintels and demolition of stonework below in 2x locations at first floor of former Public Offices to facilitate the internal links to all three levels with new stairs and a platform lift.
- Enlarging and altering structural openings.
- Internal layout changes, demolition of walls and ceilings and general refurbishment, sympathetic to the historic fabric.



While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals

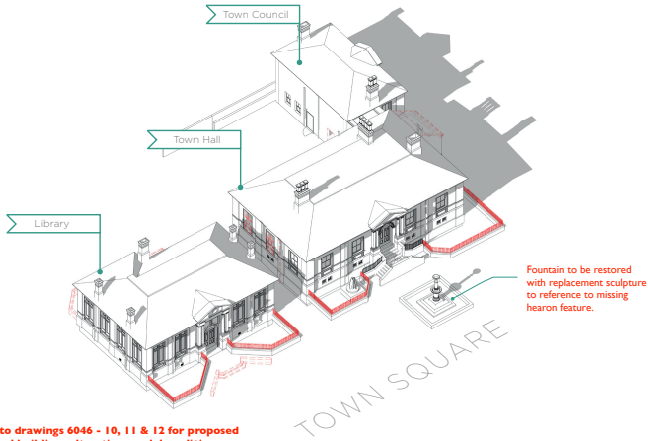




Principal Elevation to Town Square / Market Street

Due to the historical and aesthetic value the Town Hall and Library, interventions are planned to be minimal on this facade during the proposed development.

The focus on this elevation are minor improvements to the improve the Town Square's layout and improve the setting of these buildings. The building's composition and detailing retain their group value, with all new elements to be high-quality and are clearly read as a separate that are distinct but complementary to the civic qualities of the heritage assets.



Refer to drawings 6046 - 10, 11 & 12 for proposed listed buildings alterations and demolitions



While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals





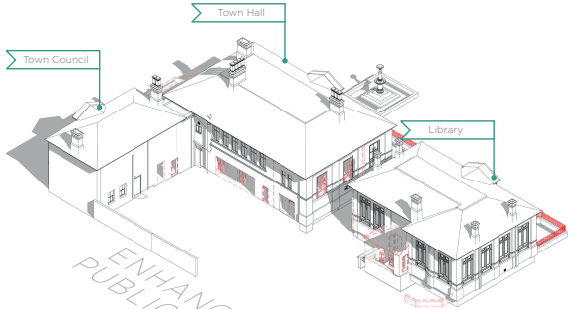
Rear Elevation to Cragg Road

The rear of the buildings has been shown as having a medium capacity for change, as there are visual signs of historic alterations. The focus here is to improve the rear public realm and external spaces to enhance the proposed uses.

Vehicular access is being removed from this area, to ensure it is safer for pedestrians, and the alterations to the landscape reflect this. The level changes adjacent to the Youth Zone have been rationalised and designed to provide seating and enhanced passive security.

The demolition proposed has been designed to minimise the impact on the historic assets. The methodology for the extension and proposed alterations is to use existing structural openings and tying new wider structural openings to ensure alignment with existing heritage details.

The impact of these interventions on the heritage assets is low.



Refer to drawings 6046 - 10, 11 & 12 for proposed listed buildings alterations and demolitions

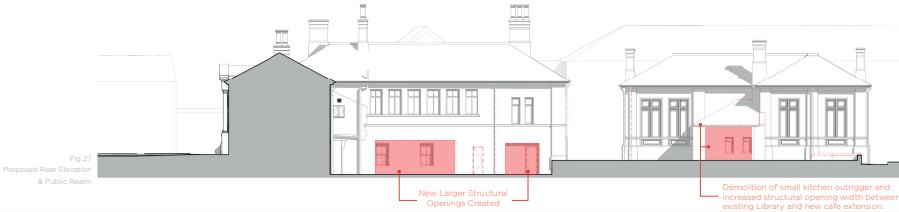
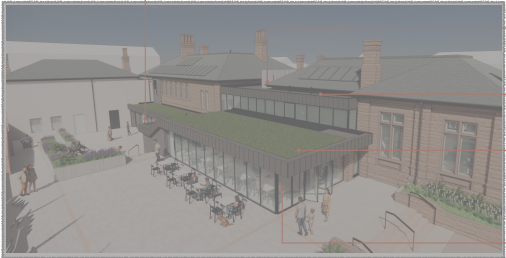
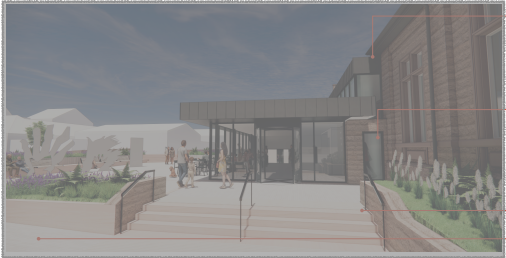


Fig 21
Proposed Rear Elevation
& Public Realm



While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals



Glazed Extension at Lower Ground Level **with the new main entrance into the proposed Youth Zone.**

External plant is located at upper floor level and accessed **via an internal ladder** to ensure minimal impact on the setting of the conservation area.

Double storey hub element extends align with existing buildings **to help provide natural light into the library**

Green roof on Cafe roof. Located here to provide Biodiversity Net Gain, alongside reducing the visual impact of large expanses of flat roof within the conservation area. Improved the views for adjacent buildings looking onto the civic square.

South-facing glazing to allow direct visual connection between Cafe and external landscape. Provides passive surveillance and active frontage.

Two Storey element aligns with Town Hall. Standing seam **style** details to tie in with heritage context and vernacular building methods. Roof sits below existing eaves line and is subservient to the heritage assets.

Existing apertures retained where possible to create features and add to the overall character of the proposed scheme. Design is not trying to fight with the existing, but seek opportunities to celebrate the historic building fabric.

New stepped access from Market Street sized to match the civic nature of the extension. All slopes regraded to reduce impact on those with accessibility issues and create a fully accessible route.



Proposed Extension and Key Heritage Alterations

The purpose of the extension is to link the two buildings, and ensure there is improved accessible routes for people with limited mobility whilst aligning with CC Heritage Policy ENV4 and Policy DM22 relating to accessible developments.

The proposed extension aligns with the existing Library ground floor level, allowing smooth and step-free access into the new Cafe. There will be two sensitive interventions the Grade II Town Hall (Public Offices) that will connect it to the Cafe.

Existing dressed stone window apertures will be reused to all for a new visually light staircase and platform lift connecting the Upper Ground Floor of the Town Hall, to the Ground Floor of the Cafe. This lift wall also take people to the extension's Lower Ground Floor level.

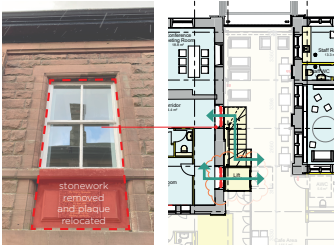


Fig 28 Example location of stonework to be removed to form staircase opening

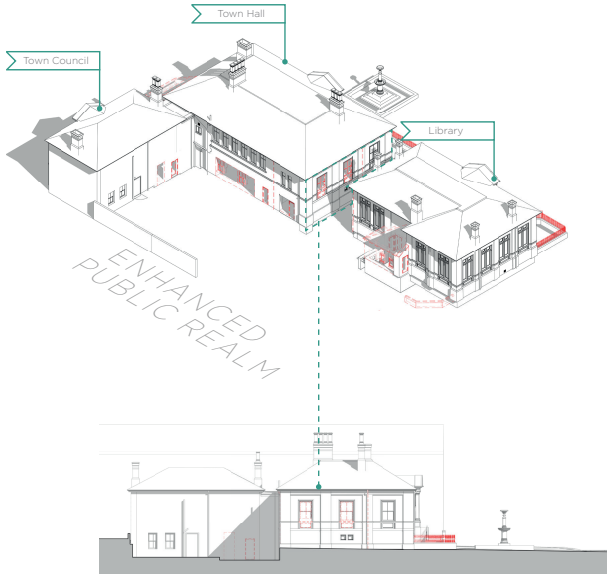


Fig 29 Town Hall (Former Public Offices) Elevation, showing areas of demolition.



Fig 30 External view of extension showing level changes for accessible route.



Fig 31 Internal View of Cafe seating, with existing buildings visible to the right.



Fig 32 View of seating and proposed vertical circulation interventions.

External and Internal Environments

The external built form will be constructed using high-quality materials that complement the existing heritage assets and can be read legibly. The internal environment has been designed to create a cafe space that concentrates all views on the refurbished landscape or on the existing external walls of the Library and Town Hall buildings. What were once external walls, will become exposed internal walls that show clear defined boundaries between new/old.

The impact of these interventions on the heritage assets is low.

While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals



Side Elevation - Jacktrees Road

There will be minimal changes to the Jacktrees Road elevation of the Town Hall. The Town Council building is outside of the project and planning application boundary.

We are proposing to drop the roof height of the existing accessible entrance to the Town Hall on this elevation. This will allow the original roofline to be reinstated and show clear definition between the original construction and historic additions.

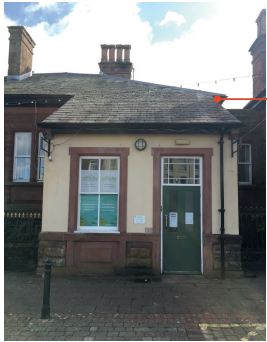
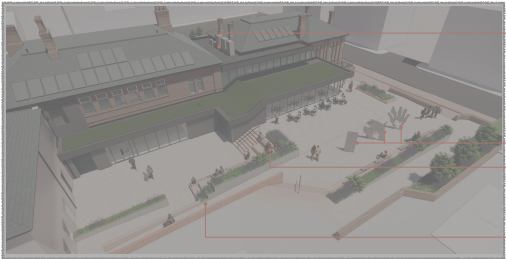
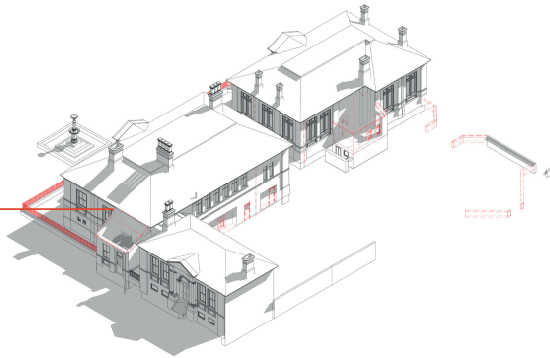


Fig 33 Accessible entrance on Jacktrees Road Elevation.
No visual distinction between original building and recent additions.



While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals



Plant located on rear section of the upper roof to reduce visual impact from High Street.

Green roofed bin stores located throughout the southern square, to sensitively house the separate waste bin requirements within the proposed landscaping design.

Sculptures relocated to create partial boundary within the enhanced rear public square.

Terraced seating formed adjacent to new steps, new external space for the Youth Zone to gather and interact.

Accessible ramp to access lower ground floor external area.

Roof adjusted to reinstate the original Town Hall eaves line.

Existing parking spaces retrofitted with EV charging points.

Additional seating throughout revitalised public realm.

Landscaping design with rain gardens along High Street to create an enhanced new boundary treatment to the square

05 Heritage Impact Assessment

The proposed development is the refurbishment and extension of two Grade II Listed buildings within the Cleator Moor Conservation Area.

The impact of the proposed refurbishment and extension to the existing has been assessed as per British Standard BS7913 guidance for the scale of impacts from this development.

VALUE	Very High	High	Medium	Low	Negligible
	Neutral	Neutral	Neutral	Neutral	Neutral
	Slight	Slight	Slight	Slight	Slight
	Moderate / Large	Moderate / Large	Moderate / Large	Moderate / Large	Moderate / Large
	Very Large	Very Large	Very Large	Very Large	Very Large
MAGNITUDE OF IMPACT					
	No Change	Negligible	Minor	Moderate	Major

Fig 34 BS7913 Magnitude of impact against value diagram

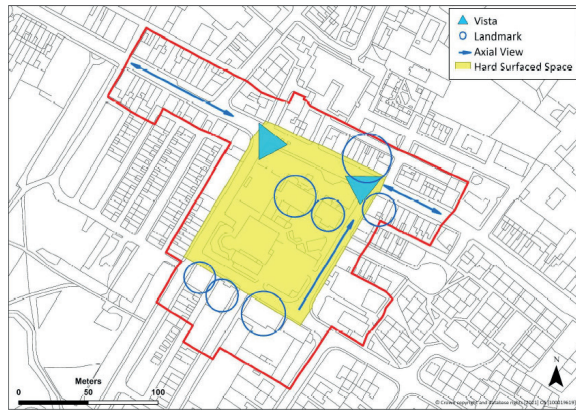


Fig 35 Cleator Moor Conservation Area Appraisal (2021), Key Views



Fig 36 Cleator Moor Conservation Area Appraisal (2021)
Fig 37 - Vista

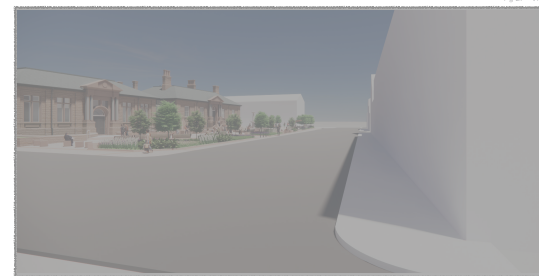


Fig 38 Proposed Development with Context

Key Views of the Building with the heritage setting.

The redevelopment of the Cleator Moor Town Square and extension of the Civic buildings proposed in this planning application will see all elevations altered, and landscape enhanced to breathe life into the public realm by removing the partitioning elements and radically enhancing the interstitial spaces, through sensitive and thoughtful interventions. This will create a civic square of appropriate grandeur and quality at the heart of the conservation area.

The proposals shown are more resolved, and exentuate the best of the what current exists, rather than forcing a style and physical geometry that is inappropriate. The vista shown from the High-Street, facing North West, will be vastly improved, through landscape interactions and a proposed layout that is sympathetic to the existing buildings.

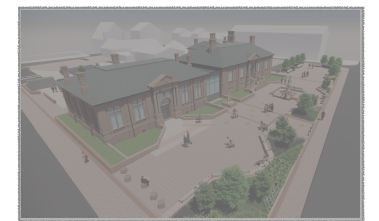


Fig 38 Proposed Development with Context

While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals



Vista looking up Market Street towards High Street

The existing view captures the corner of the Library and the vehicular access to COSC can be seen to the left of the image. The view will remain uninterrupted, with the majority of development focused to the left of image, within the rear public square.

Existing materials and sandstone walling will be retained and reused, to ensure new landscape element that form the entrance from Market Street fit with the heritage context. The building has a defined language and clarity of form which shows it is a modern addition to the existing buildings.



Fig 39 Cleator Moor Conservation Area Appraisal (2021) p 27 - Vistas

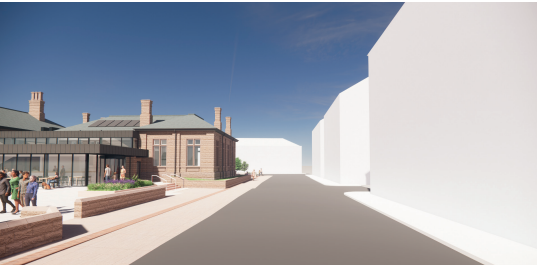


Fig 40 Cleator Moor Conservation Area Appraisal (2021) p 27 - Vistas

Vista from the Corner of High Street and Jacktrees Road

There will be minimal impact from the building work on this vista, however the public realm changes will provide clarity and tidy this elevation of square. The roof eaves changes to the existing accessible entrance will not impact on the conservation area, and will improve the view by taking the roof form to it's original form.

There will be refurbished and repaired paving sets across the square and planting used to separate the square into defined areas, including space for community events and spill out uses of the Hub. All proposed changes are sympathetic and appropriate for the conservation area and have a negligible impact on the heritage assets.



Fig 41 Cleator Moor Conservation Area Appraisal (2021) p 27 - Vistas



Fig 42 Cleator Moor Conservation Area Appraisal (2021) p 27 - Vistas



Impact on the Conservation Area

The scale of change proposed to the Library and Town Hall (Former Public Offices) are appropriate for the scale and massing of the building's and have been developed to minimise the direct impacts to the assets. The extensions are necessary to deliver the aims of the Town Investment Plan and overall have a will see a **moderate** change to the setting of the Cleator Moor Conservation Area.



Fig 45 View from High St of landscape proposals to Town Square and proposed infill extension.

While the principle of the design remains as the original proposal some changes have been made following stakeholder review. Refer to Current Planning drawings for elevations and external works proposals

The value of the heritage assets, are **Medium** as they are Grade II Listed and within the Cleator Moor Conservation area.

The proposed extension constitute and alterations proposed will have a direct impact on the assets and their setting. The new elements proposed and the value of the heritage assets mean this will constitute a **moderate impact**.

The insertion of a new element will show that the setting has been modified, however the impact of this will bring about the Revitalisation of the Town Square, remove the threat of the decline in the heritage assets and provide a truly civic space at the heart of the Conservation Area.

		HERITAGE ASSET VALUE				MODERATOR			
		Very High	High	Medium	Low	Very High	High	Medium	Low
IMPACT	Very High	Major	Major	Major	Major	Major	Major	Major	Major
	High	Major	Major	Major	Major	Major	Major	Major	Major
	Medium	Major	Major	Major	Major	Major	Major	Major	Major
	Low	Major	Major	Major	Major	Major	Major	Major	Major
MODERATOR	Very High	Major	Major	Major	Major	Major	Major	Major	Major
	High	Major	Major	Major	Major	Major	Major	Major	Major
MODERATOR OF IMPACT									
No Change									
Negligible									
Minor									
Moderate									
Major									

Summary

The proposed development will result in moderate change to the Conservation area, however this change is required to address issues raised in the Conservation Area Appraisal (2021), and reintroduces a clear spatial hierarchy. The removal of visual clutter and building interventions bring clarity and legibility to the setting of the heritage assets, and creates more opportunities for visitors and locals to dwell within an enhanced pedestrian setting. The setting of the conservation area is poor, and our proposals will stop the decline of the heritage assets and will set the standard of quality for developments within the area.



Fig 46 View showing the proposed entrance to the cafe extension from Market St.

06

Bibliography

- Figure 03 - Cleator Moor Conservation Area Map
Source: Cleator Moor Conservation Area Appraisal (2021) Copeland Borough Council. Available at: https://www.copeland.gov.uk/sites/default/files/attachments/cleator_moor_conservation_area.pdf (Accessed: 18 August 2023).
- Figure 06 - Cleator Moor 1899 Map
Source: Ordnance Survey (1899) Cumberland LXVII12 (Arlecdon and Frizington) Revised 1898. Online [Available at: maps.nls.uk/view/21146665] Used under CC BY-NC-SA 4.0 license.
- Figure 07 - Cleator Moor 1928 Map
Source: Ordnance Survey (1925) Cumberland LXVII12 (Arlecdon and Frizington) Revised 1923. Online [Available at: maps.nls.uk/view/21146668] Used under CC BY-NC-SA 4.0 license.
- Figure 11 - 1906 plans of the Library and Public Office
© Cumbria Archive Centre (Whitehaven).
- Figure 12 - Ground floor plan of Public Offices
© Cumbria Archive Centre (Whitehaven).
- Figure 13 - 1960s - Basement plan of Public Offices
© Cumbria Archive Centre (Whitehav
- Figure 14/ 15/ 16 Existing Plans of Library and Public Offices (Town Hall)
Source: Duffy, T. (no date) History project of Cleator Moor Cooperative Society: the early years. YDB 37/64 © Cumbria Archive Centre (Whitehaven).
- Figure 35 - Cleator Moor Conservation Area Appraisal (2021), Key Views
Source: Cleator Moor Conservation Area Appraisal (2021) Copeland Borough Council. Available at: https://www.copeland.gov.uk/sites/default/files/attachments/cleator_moor_conservation_area.pdf (Accessed: 18 August 2023) https://www.copeland.gov.uk/sites/default/files/attachments/cleator_moor_conservation_area.pdf (Accessed: 18 August 2023).

