



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

Design & Access Statement

**Proposals for the extension, alteration and
refurbishment of the listed library and former
Town Council buildings in Cleator Moor, to
form a Community Hub with cafe.**

open
optimised environments

PART OF
SLR



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Annotations by DAY CUMMINS LTD on Behalf of CUMBERLAND COUNCIL AUGUST 2025 to reference revised design



FIG. 01
Existing route between Library and Town Hall, Cleator Moor Town Square



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Purpose of this Document

This document and its appendices have been produced by OPEN on behalf of Cumberland Council, to support the planning application for the new Cleator Moor Community Hub, located in Cleator Moor Town Square. This document provides an analysis of the existing context, historic information and a summary of the consultant team's development of the design proposals that form the Revitalised Town project.

01

Introduction to Revitalised Town

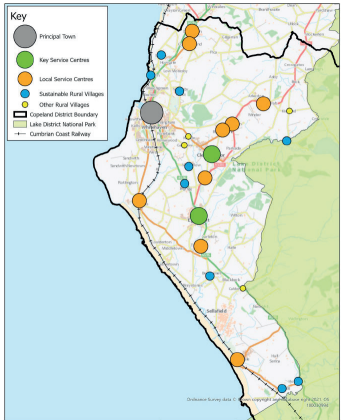
Introduction

The proposed designs set out within this planning application are or the refurbishment of existing heritage assets within the Cleator Moor Town Square, and the works include the extension that creates a new entrance from Market Street that will house a cafe and will connect the Town Hall and Town Council buildings. The link building will provide a new cafe offer within the historic town square, connecting the Victorian Local Government Offices, with the Edwardian library and will allow the buildings to become accessible and function as the 'Cleator Moor Community Hub'.

Adjacent to the town square, on the corner of Cragg Road and Earl St is Phase 3 of the Phoenix Enterprise Centre (PEC) building which will be refurbished as part of the Revitalised Town Project funding, however will sit outside of this planning application's scope. The site is located within the Town centre boundary of Key Service Centre of Cleator Moor, and lies within the Cleator Moor Conservation Area, designated in 2001. As stated within the Conservation Area Appraisal (2021) document there are six listed structures all of which are Grade II listed:

- 13-20 High Street - A terrace comprising eight premises.
- 58 High Street - Formerly the NatWest Bank
- 5 Jacktrees Road including its cast iron and glass veranda.
- The Victorian Local Government Offices (Town Council & Town Hall)
- Edwardian Library
- 1903 Memorial Fountain

FIG 02
Settlement Hierarchy Copeland North



The core objectives of this project's align with the Strategic Policy R4PU for Cleator Moor, through improvements to the public realm, repair and renovation of historic buildings and through OPEN's sensitive architectural enhancements, protect the special character and appearance of the Conservation Area.



The Revitalised Town Project | Cleator Moor

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;

- Revitalised Town
- Enterprising Town
- Healthy Town
- Campus Town and;
- Connected Town.

Optimised Environments (OPEN) have been developing proposals with Cumberland Council, to reactivate key heritage building's and the Cleator Moor Town Square, to improve the quality of the public spaces through the Revitalised Town project.

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.

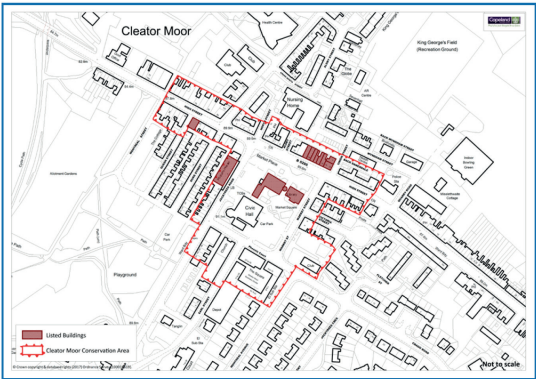


FIG 03 Cleator Moor Conservation Area



The Revitalised Town project includes three elements:

1. The creation of a cultural/community hub combining the library building and the hall. The key requirements for this element are to look at ways of joining/extending the buildings to provide an enhanced central focal point for the town, to increase activity and footfall and improve access to services and perceptions of Cleator Moor.
2. Delivery of revitalised public realm in the area of the town square that will complement the new community hub and create an attractive physical environment that enhances perceptions of Cleator Moor as a business and visitor destination and encourages people to dwell creating a more vibrant town centre. It will involve the re-imagining of the spaces.
3. Enhanced business space, which will see the refurbishment and realignment of business space around the town square to meet the demand from new and existing tenants. It will provide high-quality, flexible workspace which responds to changing business needs as a result of the current economic climate, attracting and retaining businesses in Cleator Moor to create and safeguard local jobs.

This point does not form part of the planning application, however it will be delivered via refurbishment and fitout works to the Phoenix Enterprise Centre (Phase 3), Cragg Road.

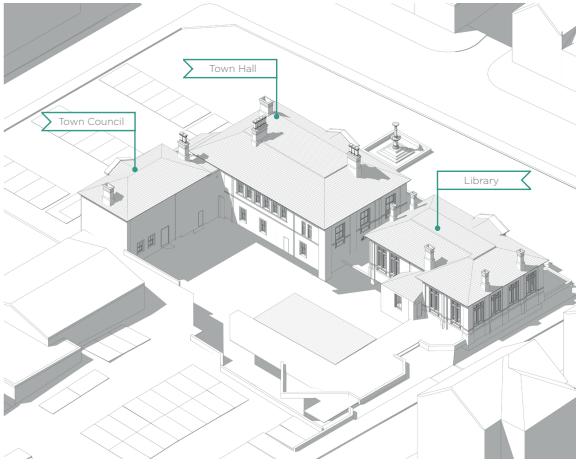


FIG 04 Cleator Moor Existing Site Context

This planning application element will cover these points within the Revitalised Town project.

OPEN'S proposals address these three elements project through:

1. Improvements to the Market Square, removal of railings and reinstatement and restoration of the 1903 Memorial Fountain adjacent to the High Street
2. Refurbished external areas facing Jacktrees Road, with new EV charging stations and enhanced accessible parking bays
3. Refurbishing both floors of the Town Hall and Library, including PV solar panel installation as part of Building Regulations Part L, servicing upgrades
4. Proposed construction of a new link building with green roof that provides a new cafe offer. Entering from Market Street, this will provide accessibility improvements connecting all building levels and adding to the
5. Establishing a new town centre community hub with the newly connected buildings.
6. Public Realm improvements to south façade of building and lower ground floor, to provide breakout space and learning area **for the lower ground unit.**



FIG 05 Cleator Moor Illustrative Masterplan

Image for diagrammatic purposes only. 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

02

Planning Statement

Planning Application

OPEN have approached the proposed design for Cleator Moor Town Square through a sensitive lens, utilising SWOT analysis and heritage consultant input at early design stages to ensure that the proposals make the most of the opportunities afforded to us by the site and the historic setting. The proposals seek to create a central focal point for the town, to increase activity and footfall and improve access to services and perceptions of Cleator Moor.

The approach to materiality and the visual language of both the architectural and landscape response is one that is of high quality, sympathetic to the designated historic assets and their context. This ensures that through the creation of a new cultural community hub and investment within the Town Square's public realm, we will enhance the conservation area through providing clarity in the public realm, and sympathetic restoration and extension of the Library, and Public Offices.

The proposed link building will be visible across all Town Square elevations, with the entrance to the new extension located off Market Street. The Town Hall (Public Offices) and Library will retain their existing entrance locations and will be connected to the new extension internally. There will be accessibility improvements and revised layouts to the Grade II listed buildings internally to facilitate this.

The street elevations that will be impacted by this application are:

- High Street (B5295)
- Cragg Road
- Jacktrees Road
- Market Street

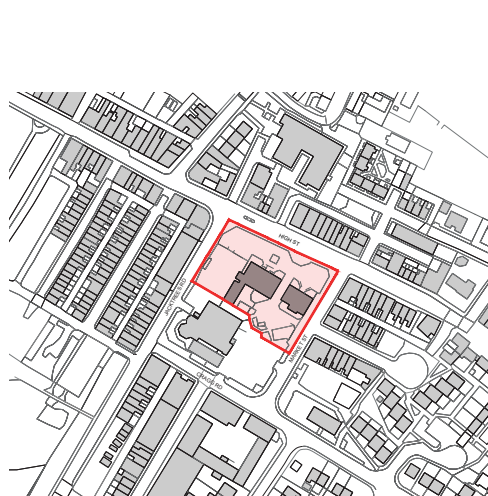


FIG 06 - Site Plan showing Planning Application Boundary. Not to Scale.

Planning Context

The design considerations and proposals presented within this planning application follow the principles set out within National Planning Policy Framework 2021, National Planning Policy Guidance and align with the policies and vision set out in:

Development Plan Comprises the Core Strategy and Development Management Policies DPD (Adopted in Dec' 2013
Emerging Copeland Local Plan 2021 - 2038 (Publication Draft , January 2022).

The National Design Guide (NDG) was published in 2021 to further the aims of the NPPF, and establishes the 10 characteristics of well-designed places: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.



FIG 07 - National Design Guide: Ten Characteristics of well-designed places

The key considerations within the proposal from the NDG are:

The impact of the proposal on historic context, and sensitive re-use of designated heritage assets through;

- Responding to existing local character and sensitive integration of the existing built form and scale;
- Maximising opportunities within the existing form to of the buildings to strengthen the character of space;
- Thorough analysis and testing of options to ensure designs respond to constraints and opportunities from designated heritage assets;
- Celebration of local history through sensitive landscape design interventions;
- Simplifying design language of extension, through high-quality materials detailed in a manner appropriate for the Cleator Moor Conservation Area.

Creating proposals that promote comfortable and safe internal and external environments which incorporate energy improvement across the development.

- Analysis of the local movement network and ensuring entrances to all buildings are safe and accessible for all;
- Layout of proposal focuses main entrance to café "link building" from Market Street, allowing level-access that activates the street, whilst allowing all historic entrances facing High Street to be retained;
- Introduction of lifts and accessible facilities throughout the scheme, which respond to constraints of each heritage asset, on a scale that is proportionate and respectful, in the creation of fully accessible public buildings;
- Additional green infrastructure enhancements to all public realm areas, through tree's within planting beds, cycle parking, Electric Vehicle parking bays to soften impact of vehicles and improve air quality of the Town Square.
- Introduction of MHVR systems, Solar PV panels to south facing roof pitches and replacement upgrading of existing Mechanical, Electrical and Plumbing (MEP) systems to more efficient and low energy systems, to ensure compliance with Approved Document L.



Enhancing quality of spaces between buildings and creating spaces for people to enjoy and support social interaction;

- Positioning of link building, closes the gap between Library and Town Hall, as originally designed. This allows existing apertures within the Town Hall to be extended to create an accessible connection to the café, whilst the external form creates a clear public square that enhances the legibility of way finding across the site;
- Landscape layouts that respond to conservation are to create informal seating areas and opportunities for social interaction
- Expressing external walls of listed buildings as internal walls and part of the way finding internally. This will provide a coherent identity, allowing the historic fabric to become part of the material palette of fabric of the space - allowing interaction between public and local heritage.

Designing compact proposals that connect existing buildings, maximising potential for social interaction and enhancing accessible for all;

- Enhancing existing entrance points adjacent to High Street, to be legible and provide clarity for circulation;
- Ensuring all individuals have equal access, opportunity in use and dignity.
- Propose extension will provide natural surveillance of external spaces from inside buildings through glazed south façade, which also forms part of the passive solar design strategy
- Creating an attractive destination for people to visit, that is a vehicle for entry to access other council services, within the community hub
- Sensitive improvements to the Market Square that create open and accessible places that encourage social interaction and increase dwell time for local residents
- Creation of active frontages to High Street, Market Street and rear of the Town Square through the proposed extension. Location of the café entrance from Market Street will act as an enabler that will provide a clear accessible entrance which will aid in the future development and regeneration of the wider Town Square.



FIG 08 Site image showing the Town Hall building, viewed from the gap between this and the library.
Here you can see a palmprint of the former wall that was used to stop pedestrians using the gap between the historic buildings as a through-route in the Town Square. The proposed link building will remove this route and direct all visitors and pedestrians through the new community hub, or through the refurbished public square.

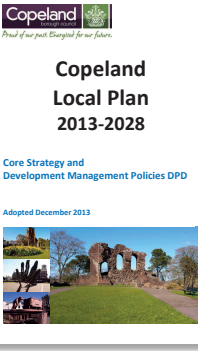
Adopted Local Plan vs Emerging Local Plan

The current Development Plan Comprises the Core Strategy and Development Management Policies DPD (Adopted in Dec' 2013) and a number of saved policies from the Copeland Local Plan 2001 - 2016.

The adopted local plan is the result of a thorough consultation process with stakeholders and the public, and it has gone through all the necessary legal procedures to become the binding planning policy for the borough. It outlines the council's vision and objectives for the area's growth and development, including housing, infrastructure, transportation, environmental protection, and economic development.

On the other hand, the emerging Copeland Local Plan refers to a draft version of The Copeland Local Plan 2021-2038, comprising the Publication Draft (January 2022) and Addendum (July 2022), which was formally submitted to the Secretary on Friday, September 16, for independent public examination. The emerging local plan represents a forward-looking document that sets out the council's proposed policies and strategies for future development, but it does not have the same legal status as the adopted local plan until it goes through the necessary adoption process.

For this planning submission, we have outlined the relevant Core Strategy and Development Management policies from the adopted local plan which the project aligns too, with a summary of the emerging local plan as this will be adopted when the proposed Community Hub refurbishment works are completed on site.



This diagram shows how the Local Plan Policies from the 2001 - 2016 plan have been superseded by the adopted 2013 - 2028 Adopted Core Strategy and Development Management Policies

FIG 09 Copeland Adopted Local Plan



11.1.3 The following table demonstrates how each Local Plan policy has been incorporated into the Core Strategy and/or Development Management policies.

Local Plan Policy	Core Strategy Policy(s)	DM Policy(s)
Chapter 9: Development Strategy		
DEV1	Vision, Objectives, ST1	
DEV2	ST2	
DEV3	ST2	
DEV4	ST2 (Para. 3.5.13 - 3.5.15)	
DEV5	ST2 (Para. 3.5.16 - 3.5.19)	
DEV6	ST2, 11 DEV1	DM10
superseded	replacement strategy or policies	

2001 - 16 Local Plan Policies

2013 - 2028 Core Strategy and Development Management Policies



Response to the Adopted Local Plan

The designs that form part of this application have been developed in accordance with the below Copeland Development Plan Comprises the 'Core Strategy' and 'Development Management Policies DPD (Adopted in Dec' 2013):

Policy ST1	Strategic Development Principles
Policy ST2	Spatial Development Strategy
Policy ST3	Strategic Development Priorities
Policy ER2	Planning for the Renewable Energy Sector
Policy ER7	Principal Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions
Policy ER9	The Key Service Centres, Local Centres and other smaller centres
Policy ER10	Renaissance through Tourism
Policy ER11	Developing Enterprise and Skills
Policy S54	Community and Cultural Facilities and Services
Policy S55	Provision and Access to Open Space and Green Infrastructure
Policy T1	Improving Accessibility and Transport
Policy T2	Information and Communications Technology
Policy ENV3	Biodiversity and Geodiversity
Policy ENV4	Heritage Assets
Policy ENV5	Protecting and Enhancing the Borough's Landscapes

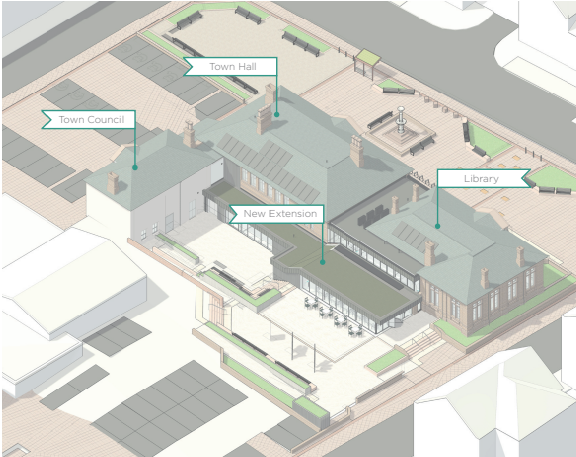


FIG 10 - Proposed Masterplan showing landscape and architectural proposals

Image for diagrammatic purposes only. 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

Policy ST1 - Strategic Development Principles

Project sits at the heart of Cleator Moor Town Centre and will begin to implement the 2028 Copeland Borough vision through the economical, environmental and socially sustainable redevelopment of the Town Square. The principal of the project aligns with Strategic Development Principles ST 1

A- Supports tourism to the Town Centre through high quality design response within Buildings and Public Realm. The project enhances community infrastructure the community's ability to interact with the historic assets in the Town Centre and connect to council services through the new extension creating a unified Community Hub.

B- Core of the architectural and landscape designs are to reduce the energy requirements of the Community Hub through investment in passive and active environmental systems. This brownfield redevelopment will see the reuse of the Town Hall (Public Offices) and the connection to the Library through the new link extension will enable access for all. Investment in green infrastructure in the Town Square will see a >300% Biodiversity Net Gain increase.

C- The refurbishment of the historic assets will ensure their protection for future generations whilst retaining the local distinctiveness of the Town Square. The layout and orientation of the proposed extension and associated landscape design have been designed to increase safety for pedestrians and improve the movement pattern within the square.

D- Passive surveillance will be enhanced through more active frontages to the Cragg Road and Market Street elevations, and through a wider selection of programmable spaces that operate later in the evening.



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



FIG 14 - Proposed Road and Landscaping Scheme



Policy ST2 – Spatial Development Strategy

The design proposals align with the principal B of the SST2 Spatial Development Strategy through being concentrated within the Cleator Moor Key Service Centre's Town Square and is modest and proportionate development that reflects the scale, massing and function.



* Proposed extension nestled between Town hall (Public Offices) Right, and the Library (Left). The design ties into the existing banding and is subservient to the Grade II listed buildings.

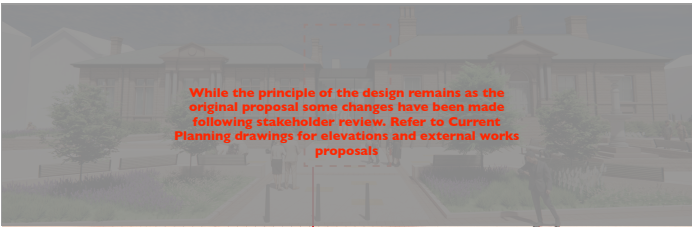


FIG 13 Proposed New Extension and Landscape showing Memorial Statue relocated.

>
The current rear external walls of the proposed design will become the internal walls of the design and celebrated as part of the interior design strategy. The former cut-through between the building is now part of the access strategy by providing a lift between the two floors, alongside seating for the cafe. .



FIG 14 Internal View of Link Extension

Policy ST3 – Strategic Development Priorities

The development seeks to enhance council services and public facilities for the local community of Cleator Moor, through ensuring that these facilities will be future proofed and act as a catalyst for Town Centre renewal.

As part of the wider Revitalised Town Projects, and outside of this planning application there will be investment in the Phoenix Enterprise Centre (Phase 3) building, on Cragg Road under the Revitalised Town project, which will enable the refurbishment of a locally important building within the Conservation Area and will become part of the economic regeneration of the Town Square.

The investment within the Town Square will increase demand for community services and the spaces are futureproofed to allow the expansion and development of these as the needs of the community develop.



FIG 15 New cafe extension entrance from Market Street.

>
The new cafe entrance located off Market Street will become part of the entrance strategy, allowing users of this space to access the council, library and services located within the community hub.



Policy ER2 – Planning for the Renewable Energy Sector

The active sustainability strategy for energy generation within the Town Square project is microgeneration via Solar Photovoltaic panels retrofitted to the roofs of the Town Hall (Public Offices) and The Library. The location of these is on the south-west elevation and not on the principal building elevations to ensure minimal visual impact on the Listed Buildings.

The MEP strategies that are being implemented within this development achieve a planned reduction of the total predicted carbon dioxide emissions by >10% of compared to the Building Regulations Target Emission Rate and are compliant with Part L2B of the Building Regulations.

The strategies being implemented here are:

- Improved air tightness
- High performance building fabric
- High performance glazing
- Natural ventilation
- Highly efficient equipment selection
- 100% low energy lighting
- Daylight sensing in areas with large glazed areas
- Efficient heat recovery ventilation systems
- Solar PV panels located on the top roof areas

This community scale renewable energy approach is a step in the right direction and set out a best practice response to meeting the Copeland aspiration of 46MW of renewal energy generation by 2030.

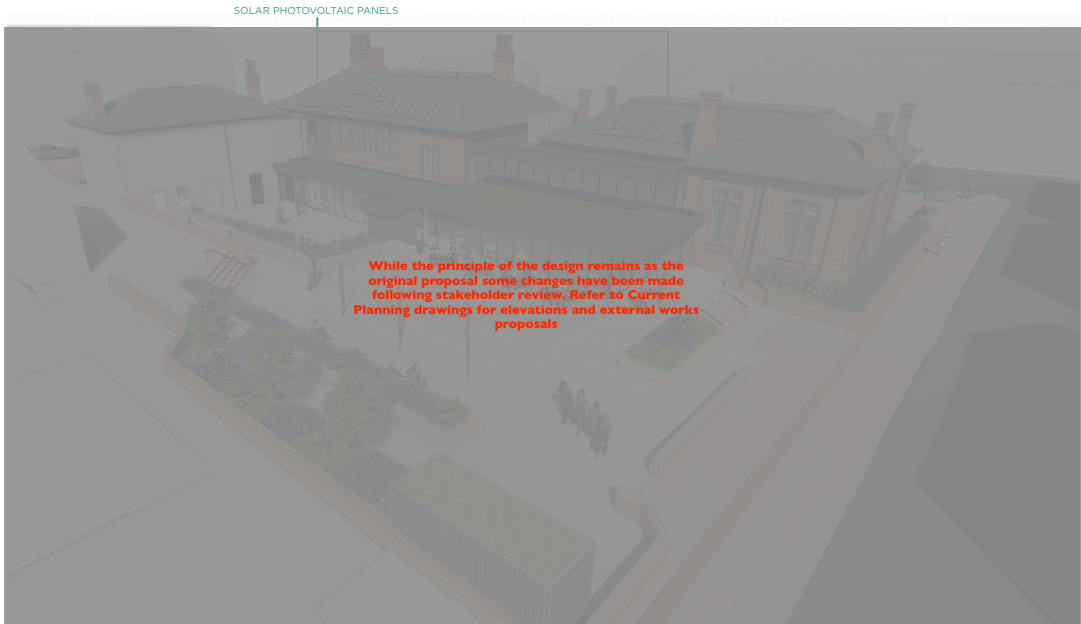


FIG 16 Proposed Aerial of new rear public realm

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions

The community hub proposals set out in the planning application meet the requirements of the Town Investment Fund aims and has been designed through an iterative process by OPEN to be an appropriate scale as defined in Policy ER9 S / B relating to the Cleator Moor Key Service Centre.

The proposed extension positively contributes to the inclusiveness of the town and seeks to act as best-practice example of accessibility for both tourists and the residents of Cleator Moor. The landscape and architecture are designed to fit within the existing conservation area setting, using massing that restores these buildings, meets the current and future needs of the local community. The aesthetic design is reflective of local building typologies and material detailing appropriate for the conservation area and the layout/uses proposed will encourage evening and night-time uses.

Policy ER9 – The Key Service Centres, Local Centres and other smaller centres

The design proposal and spaces created are appropriate for the scale of the town centre to facilitate small scale tourism. The current occupier of the Town Hall's lower ground floor are Copeland Occupational and Social Centre (COSC), who are moving to a more appropriate location for an adult day care centre, allowing the **lower ground floor unit to be** space instead.

Suitable occupation of the rear facing units, promoting evening uses will provide passive surveillance to the Town Square. The extension is designed to all spaces within the buildings that form the hub to be used individually which will allow evening entertainment to be part of future spatial programming.



FIG 17 Internal Views of the new link extension.



The upper ground floor of the Town Hall (Public Offices) will be refurbished to provide a large multi-functional space that has 2x accessible routes, and allow for a multitude of community/private events to take place throughout the day.

**Policy ER10 - Renaissance through Tourism &
Policy SS4 - Community and Cultural Facilities and Services**

The designs for the Cleator Moor community hub have been developed and consulted on to ensure that the existing spaces can enhance the range of services and events held within the new development. The development will directly relate to the character of the site and will act as a catalyst to boost further tourism in nearby centres.

The location of the site is at the heart of Cleator Moor and the natural location for a new community hub, the scale of which is appropriate for this setting. There will be a reduction in the need to locals to travel for key services and the holistic approach to socio-economic improvements at the heart of the design aim to improve the quality of life of the residents of Cleator Moor.

The built extension will act as the connection between both buildings, support for events held within both the refurbished Town hall and Library. Events held within the Café will have the added benefit of breaking down hard barriers between the community and tourists and local resources, and will act as a soft entry point for those wishing to access council services, or explore Cleator Moor and the Lake District further.

The impact of these proposals seeks to enhance and celebrate Cleator Moor and does not compromise the qualities of surrounding areas, and the investment within the cycling and electric vehicle charging within the Town Square will enable tourists to the area to enhance the connectivity of the wider Cumberland and Lake District Tourist areas.



FIG 18 Proposed Ground Floor Plan

Aligning to A-E within Policy SS4, the range of services being offered is a natural extension of the existing services within Cleator Moor that are in need of modern, high-quality spaces to operate. The existing Town Hall building is a heritage asset which is under-utilised which be brought back to life and become a space that will facilities the continuing viability and expansion of future larger community services required.

The investment within the Town Square will increase demand for community services and the spaces are futureproofed to allow the expansion and development of these as the needs of the community develop.

Policy ENV4 - Heritage Assets

As one of three anchor projects in Cleator Moor's Town Investment Plan, the priority of the Revitalised Town Project is to create a focal point for the community that reactivates key heritage buildings, and looks to re-establish the town square as the focal point of community, cultural and tourism activity. OPEN's proposals will enhance focal point to increase activity and footfall around the town square through bringing these vacant and under-utilised buildings heritage assets back into active use, set within enhanced public realm.

During the design process, OPEN and Cumberland Council worked with Bernadette Bone Heritage Studio to undertake a Statement of Significance exercise to understand the approach to design for the community hub that enhances the heritage assets through minimising the impact on their heritage value. Within this planning application, we have undertaken SWOT analysis of the existing buildings and ensured that all physical interventions to the Grade II listed structures are on elevations that have the least heritage impact, and all proposals are appropriate in terms of scale, massing and materiality. This high-quality design approach also applies to the landscape design, which is appropriate for the setting of the Cleator Moor Conservation Area.

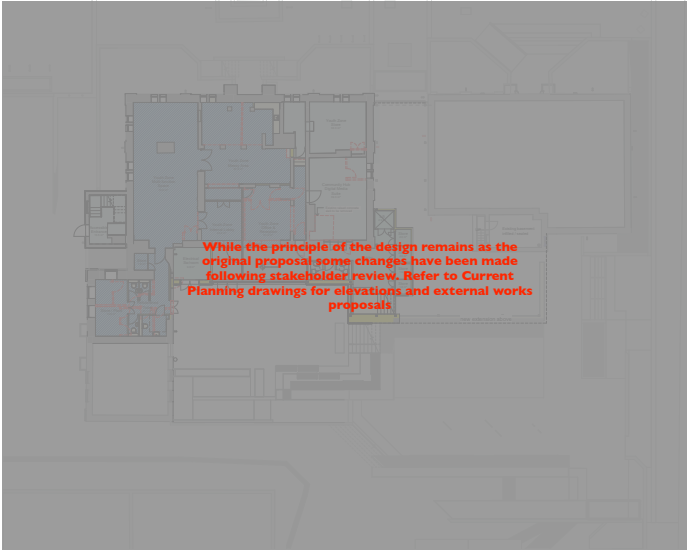


FIG 19 Proposed Lower Ground Floor



Policy ENV3 – Biodiversity and Geodiversity

The landscape design has ensured the enhancement and extension of habitats and biodiversity on site.

Biodiversity Net Gain Report Impact 1588-BNG-VI-A, produced by SEED Arboriculture limited, identified that the proposed habitat creation and enhancements on site at Cleator Moor will achieve a net gain in Habitat Units of >+300%. This is as a result of the proposed Shrub ornamental planting, Green Roof and Individual Tree planting. This should protect and strengthen populations of priority or other protected species in the area and create new habitat corridors, to develop a functional Ecological Network.

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

The proposed landscape design has been informed by the Cumbria Landscape Character Assessment and Cumbria Historic Landscape Characterisation documents so that it enhances the value and distinctive characteristics of the area.



FIG 18 Proposed Market Square facing High Street



FIG 19 Proposed Public Realm - view facing the Town Hall/



Response to the relevant Development Management Policies:

To this end, the designs that form part of this application have been developed in accordance with the below Development Plan Comprises the Core Strategy and Development Management Policies DPD (Adopted in Dec’ 2013):

Policy DM2	Renewable Energy Development in the Borough
Policy DM6A	Managing Non-Retail Development in Town Centres
Policy DM10	Achieving Quality of Place
Policy DM11	Sustainable Development Standards
Policy DM21	Protecting Community Facilities
Policy DM22	Accessible Developments
Policy DM25	Protecting Nature Conservation Sites, Habitats and Species
Policy DM26	Landscaping
Policy DM27	Built Heritage and Archaeology
Policy DM28	Protection of Trees

Policy DM2 - Renewable Energy Development in the Borough

The proposed extension and refurbishment of the Town Hall building (Public Offices) and the Library within Cleator Moor Town Square has been developed with Cumberland Council through an iterative design development process and renewable energy is a core principle of the Revitalised Town project. The design principles set out within this planning application align with criteria A - H of this policy.

Solar Photovoltaics will be located on the south (rear) pitch of both buildings There will be a minimal impact on the existing heritage assets, with all panels being located on the rear elevation, minimising the visual effects on the High Street setting.

The wider character and distinctiveness of Cleator Moor will not be affected by this, and a thorough assessment of the town square and setting was undertaken during the design process by OPEN alongside Bernadette Bone Heritage Studio, where we highlighted the best locations for Solar Photovoltaic Panels that would not negatively impact the setting of the Conservation Area.

Policy DM6A- Managing Non-Retail Development in Town Centres

This community hub development will deliver non-retail uses through provision of a Café, Multifunction space, Council Meeting / Conference rooms , Youth Zone and Community Digital Media Suite. The proposed uses will create spaces within the Town Centre that are programmable, meaning they can operate independently, whilst also enhancing each other and having the ability to provide a night time economy in the Cleator Moor Town Square.

The Cafés entrance has been located on Market Street, to allow for active frontage and level access at the same finished floor level as the existing Grade II Listed Library. The seating area for the café will form part of the southern elevation that connects the two buildings, and activates the frontage facing Cragg Road. All activity and seating will be located at the extents of the building to ensure the internal uses are legible.

Policy DM10 - Achieving Quality of Place

At the heart of the Town Investment Projects is the requirement for high-quality design. OPEN's proposals for the Cleator Moor Town Square aim to provide a quality place through fully co-ordinated architectural and landscape designs. The external areas within the landscape will be refurbished to provide places for activity and social gatherings, areas of seating and focal points within the landscape provide distinctive but complementary uses. The architectural response is of an appropriate

size, arrangement and has been orientated to maximise passive solar design principles and minimise the impact on the heritage assets.

Materials such as Red Sandstone have been selected to reflect local character, enhance local distinctiveness, identity and a 'sense of place' for the site. Existing features of interest such as the water fountain, war memorial statue and sculptures have been retained and restored within the landscape. New works of art are also proposed within feature paving so that visitors can further connect with the site's history and prominence within the area.

The design and layout of the scheme carefully considers the prevention of crime and anti-social behaviour. There is a clear distinction between public and private spaces, overlooked routes and spaces within and on the edges of the development that offers natural surveillance as well as retractable bollards and seating cubes that deter/prevent hostile vehicular access to the site. The location and provision of both efficient and unobtrusive recycling and waste storage has also been carefully captured in the design.

Policy DM11 - Sustainable Development Standards

The defining principles of the Cleator Moor project align with Policy DM11, through the reuse of existing heritage buildings within the local community, that will increase the existing energy efficiency and incorporate microgeneration sources of renewable energy.

The design has been optimised to work with the listed building's orientation and the proposed extension uses passive solar design principles and a fabric first approach to detailing will ensure delivery of high quality design without compromising the wider conservation area.

Cleator Moor aims to achieve high sustainable development standards through both its materials and surface water management. Existing paving is to be retained and enhanced which reduces the carbon footprint on site. New materials such as Red Sandstone are to be sourced, where possible, from local and sustainable sources of production. Surface water is managed appropriately and SuDs planting has been implemented where possible.

Aligning to Policy ENV3 there will be a significant BNG net gain as part of this proposal, >300%. The physical impact of this proposal will be an positive asset to the local community, restoring heritage assets and enhancing the Town Centre for residents and adjacent land users have been taken into consideration at all stages of design.

Policy DM21 - Protecting Community Facilities

The Cleator Moor Community Hub proposal will preserve, enhance and celebrate the existing community facilities of Cleator Moor, through delivery of a high-quality building proposal. The facility will afford further interaction between the Council and locals and provide space for on-going community services and events to take

place. The proposal is part of the Towns Fund programme and will not compete with other developments within the immediate Copeland area.

Policy DM22 - Accessible Developments

The layout of the site ensures that it is convenient for access into and through the site for pedestrians, cyclists and disabled people. Ramps have been included where needed to ensure all of the

site is accessible. The existing bus stop has been retained to ensure continued access to public transport and access for emergency and service vehicles is retained.

Parking provision on site has been improved through the addition of two accessible bays and EV charging stations.

Policy DM25 - Protecting Nature Conservation Sites, Habitats and Species.

As the proposed site is predominantly hard landscape, the landscape design has maximised opportunities for biodiversity and habitats through the inclusion of additional ornamental planting and tree planting. Species listed in UK and Cumbria Biodiversity Action Plans will also be included within the planting scheme.

Policy DM26 - Landscaping

The landscape has been designed in congruency with the character noted in Cumbria Landscape Character Assessment and Cumbria Historic Landscape Characterisation documents.

The landscape design aims to have a positive visual impact and to enhance the current character, amenity value and local distinctiveness of the site. The design retains, protects and enhances existing landscape features and reinforces local landscape character.

Invasive non-native species have not been included in the scheme proposals.

Policy DM27 | Built Heritage and Archaeology

The proposals set out in this planning application have been designed to where possible, actively protect and conserve the historic character and expand the cultural fabric of Cleator Moor. This policy is relevant as there are 2 listed buildings, 1 listed structure and the project is within the Cleator Moor Town Centre Conservation area. The wider character and distinctiveness of Cleator Moor will not be affected by the development. A through assessment of the town square and setting was undertaken during the design process by OPEN alongside Bernadette Bone Heritage Studio.

All proposed connections and design alterations that affect the Listed Buildings align with sections C & D of the policy.

The connection between the proposed link extension and the existing heritage assets will be such that at the end of their operating life, if removed there would be minimal impact on the two structures. All connections between the Grade II structures for accessibility improvements are located within existing apertures that are being extended to the floor level to accommodate people of all access requirements.

Policy DM28 - Protection of Trees

As the site is within a Conservation Area, an arboricultural survey was undertaken to justify why works are necessary and that the works proposed will not adversely affect the amenity value of the area.

Arboricultural Impact Assessment 1588-AIA-V1, produced by SEED Arboriculture limited, identified and recorded a total of 3 individual trees within the site. Two Grade C trees will be removed. However, new tree planting is proposed throughout the proposed landscaping scheme which will mitigate for the removal of the two low quality trees at the required minimum ratio of 2:1.



Response to the Emerging Local Plan

To this end, the designs that form part of this application have been developed in accordance with the below Emerging Copeland Local Plan 2021-2038: (January 2022) policies:

- Development Strategy**
- Policy DS1PU | Presumption in favour of Sustainable Development
 - Policy DS2PU | Reducing the impacts of development on Climate Change
- Development Standards**
- Policy DS5PU | Planning Obligations
 - Policy DS6PU | Design and Development Standards
 - Policy DS7PU | Hard and Soft Landscaping
 - Policy DS8PU | Reducing Flood Risk
 - Policy DS10PU | Soils, Contamination and Land Stability
 - Policy DS11PU | Protecting Air Quality
- Retail and Leisure**
- Policy R1PU | Vitality and Viability of Town Centres and villages within the Hierarchy
 - Policy R2PU | Hierarchy of Town Centres
 - Policy R4PU | The Key Service Centres
- Tourism**
- Policy R9PU | Non-Retail Development in Town Centres
- Health, Sports & Culture**
- Policy SC1PU | Health and Wellbeing
 - Policy SC2PU | Sporting, Leisure and cultural Facilities (excluding playing pitches)
 - Policy SC5PU | Community and Cultural Facilities
- Natural Environment**
- Policy N1PU | Conserving and Enhancing Biodiversity and Geodiversity
 - Policy N2PU | Local Nature Recovery Networks
 - Policy N3PU | Biodiversity Net Gain
 - Policy N6PU | Landscape Protection
 - Policy N12PU | Local Green Spaces

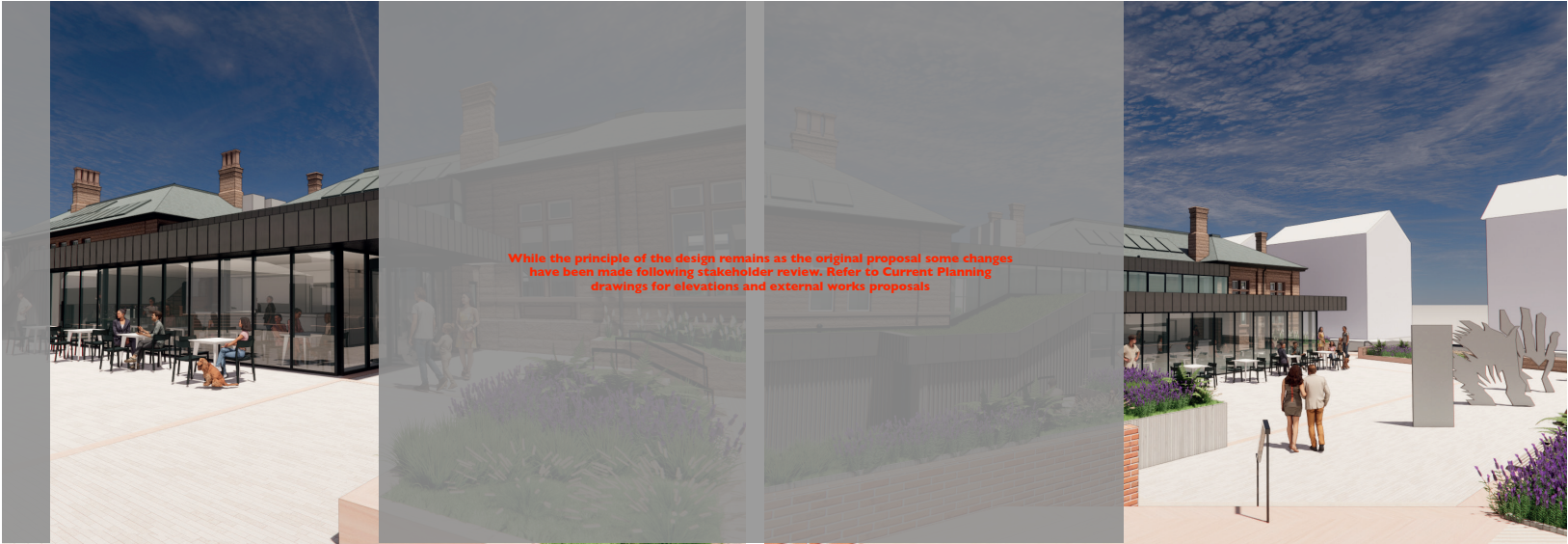


FIG 18 Proposed Cafe Extension Entrance from Market Street

FIG 19 Proposed Public Realm outside cafe extension

03

Site Analysis

Site Summary

Both the Public Offices and the Library are Grade II listed public buildings. They are orientated to overlook onto High Street, with their principle elevations north facing and their rear elevations south facing, framing an area of public realm. They are an important, distinctive visual asset to the centre and sit within a well defined, formal town square arrangement. Both buildings and the space which surrounds them helps to create a clear sense of centre to the town, which has expanded along High Street.

The library is a single storey building with its access taken from the main town square to the north. The Public Offices / Town Hall buildings are split across two floors and there is no vertical circulation between the two floors. This building houses the Copeland Occupational & Social Centre (COSC) at the Lower Ground Floor and the Public Offices at Ground Floor Level. The ground floor of the Town Hall accommodates Cleator Moor Town Council, who are not within the scope of this project.

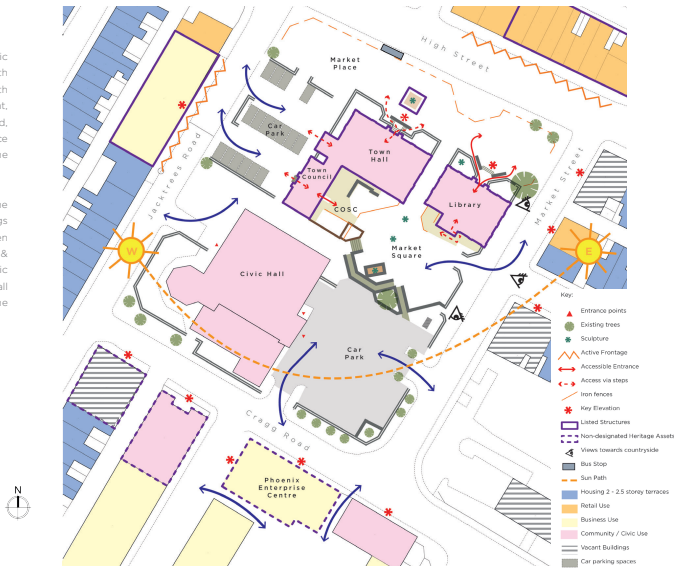


FIG 20 Site Analysis Diagrams

The Market Place / Northern end of the site is bound by iron fences that delineate the street from the square and is the location of the Grade II listed Memorial fountain. There are a number of vehicle access and parking locations across the site, with a vehicle drop-off area in front of the COSC building, accessed via Market Square.

Between the Market Square and COSC there is a change in level, with steps and ramped access throughout the public realm. As you enter the site from Market Street you can use the steps or ramp to go up towards the Civic Hall / Jacktrees Road which sit at a higher level.



FIG 21 Google Earth Location Plan



Existing Town Hall (Upper Ground Floor)

The existing upper ground floor has undergone significant internal alterations and there are historic elements still visible through the space. The internal rooms have undergone substantial subdivision to create a number of smaller office spaces used by local businesses.

A small extension has previously been erected that forms the accessible entrance to the Town Hall building and built in a similar style.

- Key:
- Main functional spaces
 - Support / Ancillary Spaces
 - Circulation
 - Vacant Areas
 - Stepped Access
 - Accessible Route
 - Key views from window
 - Blocked up Windows
 - Historic Feature Fireplace
 - Symmetrical Facade

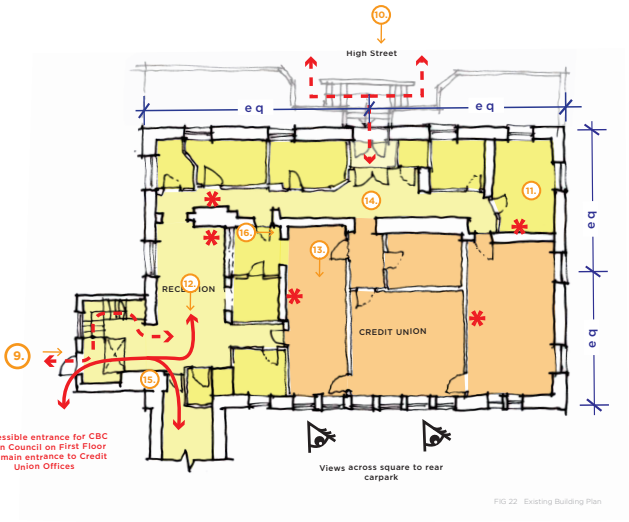


FIG 22 Existing Building Plan

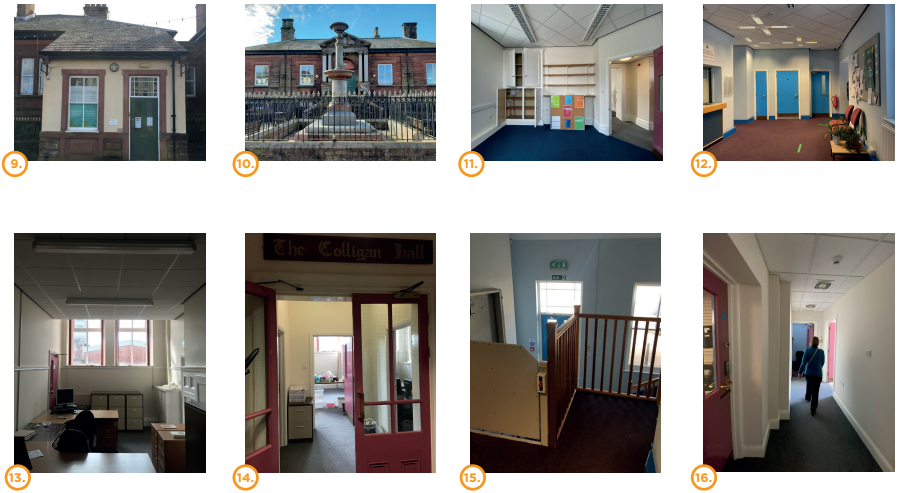


FIG 23 Existing Town Hall Photographs

Existing Library Building

The existing Library building is a single storey building, that has undergone some internal alterations to the existing layout, to change the route travelled through the space.

There are high ceiling heights, with windows giving aspects in all directions to the surrounding landscape. There is a small outrigger extension that houses a kitchen and staff toilet. There is also external access to a basement below the library that contains service supplies.

Key:

- Main functional spaces
- Support / Ancillary Spaces
- Circulation
- Vacant Areas
- Stepped Access
- Accessible Route
- Key views from window
- Blocked up Windows
- Historic Feature Fireplace
- Symmetrical Facade

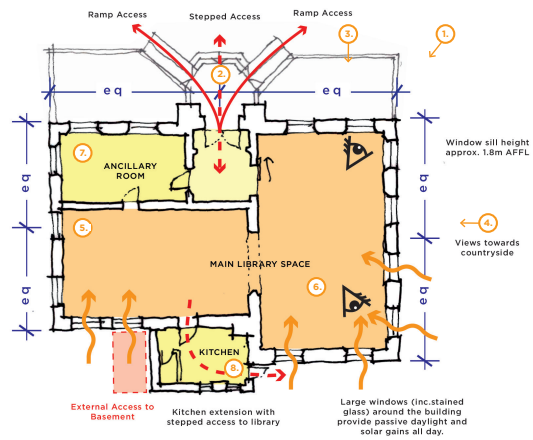


FIG 26 Existing Library Plan

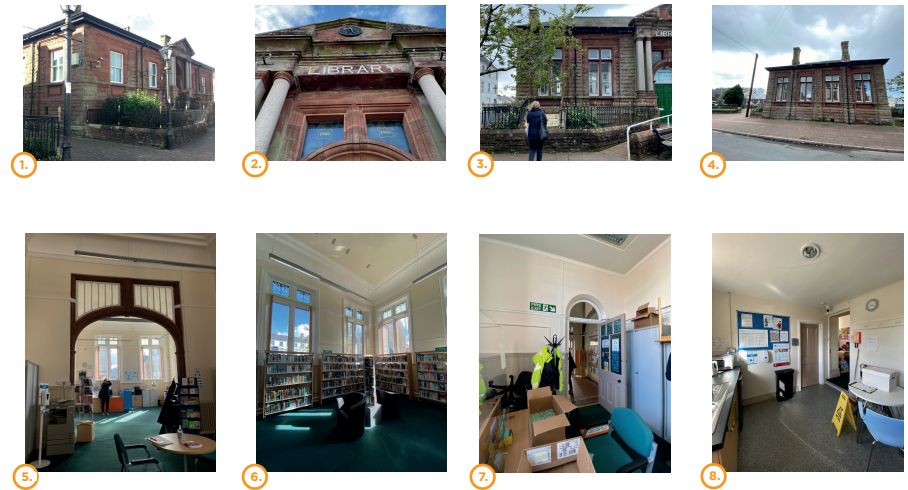


FIG 27 Existing Library Photographs

Library SWOT Analysis

Strengths

- Building is a prominent, attractive & historic feature and focal point of the town square.
- The library is already well used and an important key service within Cleator Moor.
- Sits as part of a unique historic pair of buildings, closely linked to the social history of Cleator Moor.
- Historic building's design and proportions mean that most of the elevations are symmetrical, besides the rear elevation.
- There are two large open library spaces have ancillary annex rooms to support current library offer, as well as a small meeting room that offers a safe, quiet space. This ancillary space is currently used as storage and can be accessed from the lobby and from the library reading rooms.
- The main entrance to the library on the principal (northern) elevation is accessible via 2no. steps and wheelchair ramp providing access for all.
- Tall ceiling heights with high levels of natural light penetrating internal spaces from the southern elevation.
- The layout of building relatively unchanged since original construction. Material language is clear and intact.
- The windows within the main library space site approximately 1.8m above the internal finished floor level (AFFL). This height gives privacy to the library's reading rooms as the public cannot see directly into the building. The windows are tall and thin, with stained glass panels at the top that afford the library's users framed and focused views out towards surrounding countryside.

Weaknesses

- The basement to library is small and damp - the gully was constantly filling with water from an underground pipe during the site visit. The basement is not habitable and is accessed externally via a set of narrow stairs. No direct access from within the building.
- As is typical with historic buildings, the internal door widths may be below current standard requirements as set out in Building Regulations Approved Document M, with regards to accessibility. The width of doors and the number of doors within a room will dictate the potential capacity of each space.
- The main entrance foyer is dark and uninviting which detracts from the sense of arrival and ability to observe the buildings original features, i.e. stained glass windows and architraves.
- There is a step change in level from library to kitchen at rear which creates separation. Signs of damp within the kitchen and adjoining toilet.
- Poor physical connection to the rear courtyard space and user can only pass through kitchen to get to the public square.
- The construction of historic buildings means that improving their energy performance can be more complicated than when we are dealing with modern buildings. The unintended consequences of getting the energy efficiency measures wrong, or doing them badly, mean harm could be caused to the heritage value and significance, and building fabric. A whole building approach will need to be undertaken to ensure we create a logical and systematic plan for the building's future energy consumption.
- The layout of the uses within the library seem to work ok by facilities manager accounts but could be updated and customised to create more flexible use spaces.



Opportunities

- The windows within the main library space site approximately 1.8m above the internal finished floor level (AFFL). This high window cill creates privacy for these users within the space and directs your attention to the library space or to the views of the countryside. This is quiet, calm space that is designed to suit the library's function and internal layouts could be better co-ordinated to capitalised upon this.
- Small rear extension (current kitchen) could be a possible location for any proposed extension and / or connections to the rear outdoor space. Any connection to rear could bring up the floor level and make any extension fully accessible to the existing floor levels. This area could also be a possible location for a potential built extension to the building footprint, as the elevation is least sensitive to change.
- Opportunities to celebrate views to surrounding landscape, the Lake District National Park and views onto the public square via new built structures.
- Processional design entrance to the building could be improved and simplified, creating a more legible and welcoming arrival to the building.
- More flexible and configurable internal space layout and book storage to allow for a mix of uses.

Threats

- The library is purpose built and designed to function as a lending/reading space. This space suits large gatherings and is designed for historic "lending library" functions, so any alternative functions suggested as part of the design process need to be carefully considered to ensure they work with the building.
- Strong elevations to N/W/E sides means any connection is limited to the rear elevation. Any other proposed locations would be at the detriment of the historic structure and heritage quality of the space.
- Alterations to different categories of historic buildings, will require different consents to carry out the work. Listed building consent, demolition of any elements and the construction of new elements within a conservation area all will all need to be carefully considered.
- Architectural projects that involve restoration, upgrading and maintenance of listed buildings have higher risks associated with them due to the level of unknowns, regarding their construction and historic maintenance. As part of this project, there will be costs relating to removing of any reactive maintenance work, to ensure that we can foresee any potential conflicts and reduce the impact of any previous work to the ongoing maintenance of the building.
- Alterations to historic buildings and connections between new/ historic methods of construction required high level of detail and can incur higher constructions costs.
- Sustainability targets need to be agreed at early stages of design to understand impact on project cost and budgets - especially when dealing with historic buildings.
- Ground conditions and below-ground drainage unknown until test-digs/ detailed surveys undertaken for the site.

Town Hall SWOT Analysis

Strengths

- The Town Hall building, which sits at a higher level to the Library adjacent, is the most prominent of the two and is an attractive & historic feature of the town square.
- Sits as part of a unique historic pair of buildings, closely linked to the social history of Cleator Moor, previously as a civil courthouse.
- Strong elevations to front and west principal elevations that define northern end of the town square.
- The small entrance to the west facade (Jacktrees Road) has a more recent extension that houses a staircase and platform lift to provide an accessible route to the first floor of the building.
- It has the larger footprint of the two buildings, with some internal historic features intact.

Weaknesses

- Both buildings have 4x different threshold levels of access and egress. There is an accessible route to both ground floor and basement but no vertical connection between the two spaces within the buildings.
- COSC is accommodated within a basement with steep level changes from Market Square to the entrance. In addition, there are no windows to west elevation of basement level. South facing windows of the basement are blocked up making the dark space uninviting.
- COSC currently takes drop off disabled access from Market Square and relies on access to their building from the east - directly from Market Street and requires vehicles to drive across the public square for pick-up / drop off.
- Large open rooms have been sub-divided and re-planned over time. Internal modifications (false ceilings, partition walls & high levels of artificial lighting etc) make it difficult to read the historical form and characteristics of the building. No clear historical language comes through and the historic features are hidden.
- Accessible entrance/ lift facing Jacktrees Road is a more recent addition to the listed buildings and is used to access CBC offices on the ground floor level. The CBC offices do not fall within the scope of this project and as a result the delivery of the design will have to ensure the access to their rooms, the existing and proposed escape routes are considered/maintained as a residual risk during the design.



Opportunities

- There is a general lack of existing toilet/AWC facilities across all spaces, with just 2x toilets located at the upper ground floor level, next to platform lift/stairs from Jacktrees Road. The existing capacity of the toilets will not meet the requirements of proposed uses, so this will need to be addressed to ensure minimal impact on the historic buildings.
- The construction of historic buildings means that improving their energy performance can be more complicated than when we are dealing with modern buildings. The unintended consequences of getting the energy efficiency measures wrong, or doing them badly, mean harm could be caused to the heritage value and significance, and building fabric. A whole building approach will need to be undertaken to ensure we create a logical and systematic plan for the building's future energy consumption.
- The COSC accommodation is low quality and lacks sufficient storage and finishes. It is also tucked away from the square and almost hidden from public view.
- Some external alterations and degrading of the materials which affect the quality and continuity of the Town Hall southern elevation and the perpendicular Town Council building.
- The internal entrance lobby (accessed through the principal elevation of the Town Hall facing High Street) is un-inviting and lacks visual appeal. The entrance on Jacktrees Road has become main entry point to the building and goes against the historic use of the buildings and it's key architectural features.
- The Mechanical Ventilation of for the buildings has been stripped out, with redundant infrastructure still remaining within the COSC basement level.
- The lack of windows at basement level could be used by functions better suited to that condition e.g. performance space/work spaces that rely less on natural daylight. Private or Back of House (BoH) spaces that can be ancillary to larger south-facing rooms.
- The lower quality, blank elevation to west/south elevation (at ground level) and blocked-up window openings (at basement level) allows for the opportunity to create new openings for an enhanced connection between any proposed buildings / public realm, increasing levels passive surveillance.
- Levels to rear of the buildings could be used to the advantage of accessibility - making any required steps into features of the building to work with the site context as well as the heritage context of the buildings.
- Opportunity to rationalise and / or remove the internal partition walls and false ceilings to increase levels of natural light as well as creating a more legible, characterful and multi-functional space.
- Uncover and celebrate the hidden historic internal features of the Town Hall (fireplaces, circulation grills, entrance architraves etc) to help tell the story and character of the building.
- Opportunity to reinstate historic vertical links between the ground floor and basement levels.
- Reinstatement of the main entrance of the building (both externally and internally).

Threats

- Town Council on first floor are not part of project scope and they have a functional connection to the buildings. The accessible entrance to their meeting rooms is via the extension on the Jacktrees Road elevation.
- The project will impact on the Town Council office spaces and will need to be managed with them. This could cause delays and issues throughout the design and delivery process.
- Alterations to different categories of historic buildings, will require different consents to carry out the work. Listed building consent, demolition of any elements and the construction of new elements within a conservation area will all need to be carefully considered.
- Architectural projects that involve restoration, upgrading and maintenance of listed buildings have higher risks associated with them due to the level of unknowns, regarding their construction and historic maintenance.
- Alterations to historic buildings and connections between new/ historic methods of construction required high level of detail and can incur higher constructions costs.
- Sustainability targets need to be agreed at early stages of design to understand impact on project cost and budgets.



04

Architectural Design

Introduction

The design approach for external envelopes of the buildings is clear and simple. Existing buildings are to be sensitively restored with minimal outward alteration to the materiality, colour or finishes of existing elements. New-build extension elements are clean and contemporary rather than seeking to copy historic style in order that the resultant new grouping presents a legible whole with old and new parts clearly distinguishable. New parts are predominantly glazed with glazing framing in dark grey aluminium so as to visually recede into the background and not compete with white framing of existing windows. Materiality of the 'solid' parts of new extension has been selected to be contemporary whilst referencing the existing buildings, with warm natural timber cladding to walls and dark grey zinc roof fascias emulating the warm sandstone and slate roofing of the existing buildings.

To the northern façade a simple glazed extension link joins the two existing buildings together, its base course extending from ground level up to the new finished floor level within and by virtue of this solid basecourse legibly signalling that the link is not an access point. Glazing to the southern façade extension in a corresponding location provides clear views through from front to back, not only enhancing legibility but also contributing to the visual lightness of the new extension and thereby deferring to the weight and gravitas of the existing structures. The southern extension extends the full length of both buildings and cascades fluidly down between split floor levels so that the outward facade clearly represents the buildings' internal flow.



FIG 28 Proposed extension Aerial View



FIG 29 Internal View of Cafe, looking towards Youth Zone at Lower Ground Floor

Internally the aspiration is to create a legible, flexible and robust facility which offers inclusive accessibility throughout. The new-build extension is largely a single flowing volume offering connectivity between the three split floor levels. Internal changes to the existing buildings seek to offer optimum use and flexibility with minimal impact of historic features and character.

While the principle of the design remains as the original proposal
some changes have been made following stakeholder review.

Original Pages 40 - 53 have been omitted from this document. Refer
to Current Planning drawings for elevations and external works
proposals.

05

Landscape Design

Public Realm Concept

Within this design, the square and the buildings meet to create a shared sense of arrival and place through the strategic formation of seating and planting. The landscape design defines areas devoted to social, cultural and practical activities.

The perimeter of the square will be redefined through provision of new boundary treatments along its northern edge. The introduction of walls, planters and seating will provide a more permeable edge, whilst providing clear delineation and separation from the public footway to the north. These new features will create opportunities for new planting and areas to sit, offering year-round interest and encouraging informal uses.

Key features within the site are:

- Outdoor Anteroom - Spaces adopted by small groups in public spaces for diverse social activities
- The Niche - from the French for 'to nest'. A space to wait, meet, sit, rest, and watch
- Car Park - Existing car park is enhanced with additional accessible bays and EV charging points
- Focal Places - a space in which to dwell, reflect and sit with the central feature being the existing water fountain
- The Market Square - a defined space for activity and events
- Cafe Space - outdoor seating for the cafe area defined by alternative paving palette
- Youth Zone - A terraced seating area that provides amenity space
- Green Roof - Wildflower roof provides year round aesthetic interest

Each area is entered via a symbolic gateway and connected by a transitional space. Gateways mark a transition from one type of landscape or space to another. Across the site these gateway points provide a sense of arrival into each area. The immediate outdoor setting of the building entrances are denoted as threshold points.

Key planning policies that have informed the design can be found in the 'Planting' section of this document.



FIG 30 Concept Plan

CLEATOR MOOR DESIGN & ACCESS STATEMENT

Public Realm Demolitions Plan

The Town Square is currently well defined by cast iron railings to the north and flanked by historic listed buildings to the south which facilitate a range of civic and community uses.

The perimeter cast iron railings limit the points of entry to the square and create a defensive sense of place, which discourages use as a multifunctional public space. Low level stone walls with railings above border the buildings and are filled with some flower beds.

Through the removal of the external railings we aim to increase the square's functionality and create a stronger invitation to dwell. Low level walls and existing stone that is removed will be repurposed on site.



FIG 31 Demolition Plan

CLEATOR MOOR DESIGN & ACCESS STATEMENT

**While the principle of the design remains as the original proposal
some changes have been made following stakeholder review.**

**Original Pages 56 - 59 have been omitted from this document. Refer
to Current Planning drawings for elevations and external works
proposals.**



Planting

Environmental improvements such as landscaping, tree planting, public art, biodiversity net gain, and measures to conserve and enhance heritage assets have been applied to the design improvements of the site.

Existing Landscape Features

The site is predominantly hard landscape with an increasingly poor physical condition and minimal soft planting. The majority of the trees along High Street have been removed, with the grilles and protective tree guards remaining. There is a small apron of flower beds to the front of each of the buildings.

Trees

Arboricultural Impact Assessment 1588-AIA-VI, produced by SEED Arboriculture limited, identified and recorded a total of 3 individual trees within the site.

In order to implement the Proposed Development, the following 2 Category C trees will need to be removed:

1. Wild Cherry
2. Cotoneaster Species

In accordance with Policy N13PU of the local plan, new tree planting is proposed throughout the proposed landscaping scheme which will mitigate for the removal of the two low quality trees at a minimum ratio of 2:1.

Ecology/Biodiversity Net Gain

Biodiversity Net Gain Report Impact 1588-BNG-VI-A, produced by SEED Arboriculture limited, identified that the proposed habitat creation and enhancements on site at Cleator Moor will achieve a net gain in Habitat Units of +342.95%. This is as a result of the proposed Shrub ornamental planting, Green Roof and Individual Tree planting.

Local Plan Policies

The following local plan policies have been taken into consideration as part of the landscape design:

Copeland Local Plan 2021-2038: Publication Draft (January 2022):

- Policy DS5PU: Planning Obligations
- Policy DS7PU: Hard and Soft Landscaping
- Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity
- Policy N3PU: Biodiversity Net Gain
- Policy N12PU: Local Green Spaces
- Policy N13PU: Woodlands, Trees and Hedgerows

Copeland Development Plan: Core Strategy and Development Management Policies DPD (Adopted in Dec' 2013):

- Policy ENV3: Biodiversity and Geodiversity
- Policy ENV4: Heritage Assets
- Policy ENV5: Protecting and Enhancing the Borough's Landscapes
- Policy DM10: Achieving Quality of Place
- Policy DM11: Sustainable Development Standards
- Policy DM22: Accessible Developments
- Policy DM25: Protecting Nature Conservation Sites, Habitats and Species
- Policy DM26: Landscaping
- Policy DM27: Built Heritage and Archaeology
- Policy DM28: Protection of Trees



Planting
The proposed planting strategy aims to improve upon the existing landscape infrastructure through the implementation of additional tree planting, ornamental planting beds and a green roof to the proposed building extension.

- Legend:**
- Enhance existing perimeter planting
 - Car Park Planting
 - Proposed ornamental planting
 - Green Roof
 - Proposed Tree
 - Existing Tree



Planting Palette

Typical Species to include:													
TREES	• Pollution tolerant species with a tall, upright growing habit. • Inclusion of both deciduous and evergreen species.	Native											
	Acer Betula pendula Pinus sylvestris Platanus orientalis Prunus												
PLANTING	• Pollution tolerant species. • Inclusion of both deciduous and evergreen species. • Can be maintained at a low height. • Suitable for SuDS. • Seasonal interest. • Attractive to pollinators.	Perennials							Shrubs				
	Aster novae-angliae Ajuga reptans Crocsmia 'Lucifer' Geranium Angelica archangelica Rudbeckia hirta		Hamamelis x intermedia Cornus alba 'Sibirica'										
	Location: • Proposed Ornamental Planting • Car Park Planting • Existing Perimeter Planting beds	Ornamental Grasses											
	Miscanthus sinensis Calamagrostis x acutiflora Deschampsia												
ROOF	• Shade tolerant species. • Inclusion of both deciduous and evergreen species, both native and non-native.	Shrubs & Perennials											
	Ajuga reptans Asplenium scolopendrium Borago officinalis Carex pendula Dryopteris filix-mas Euonymus europaeus Hedera												
	• Extensive green roofs • Located on mid-level roofs. • Inaccessible and low maintenance roof with native wildflower mix. Attractive to invertebrates and provide foraging for birds and bats.	Wildflower											
	Wildflower green roof												



Materiality

The majority of the existing paving and stone walls are being retained, cleaned and made good where required with new paving and hard landscape elements implemented strategically on site.

The proposed materiality strategy draws from the existing site's history and co-ordinates with the building's red sandstone structure.

Introducing paving of a similar material and tone, the site retains can be enhanced whilst retaining the site's historical significance.

- Red Sandstone
- Timber planter
- Repurposed brick wall
- Existing brick wall
- New Kellen Paving



Red Sandstone



Kellen Magma



Facade/timber



Lighting

The existing lighting cluttering the historic facades is to be removed and a more sympathetic approach implemented. Existing reproduction post lighting is to be removed and replaced in part.





Public realm and materials strategy



Soft ornamental planting, timber topped seating wall



Soft ornamental planting behind red sandstone seating wall



Bus shelter with green roof



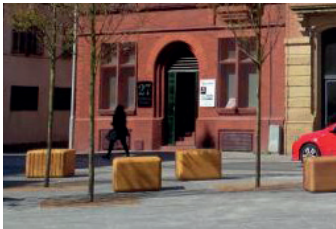
Consistent furniture palette amongst ornamental planting



Engraved history within feature paving



Tiered seating wall



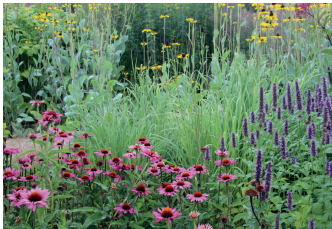
Seating block provide security barrier



Red sandstone paving to tie in with heritage building



Metal Handrails



Ornamental Planting



Seating block provide security barrier



Market Square

06

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- Figure 02 - Settlement Hierarchy Copeland North
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- Figure 03 - Cleator Moor Conservation Area Map
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