

**DESIGN, ACCESS AND HERITAGE STATEMENT FOR FITOUT WORKS TO
53-54 HIGH STREET, CLEATOR MOOR, CA25 5AA**



Image 001: Existing shopfront



Image 002: Existing side elevation



Image 003: Existing rear elevation

The subject property is a ground floor retail unit, located on the southern side of the High Street. The application site is located in the primary shopping frontage.

HERITAGE ASSESSMENT

The building is not listed but does lie within the Cleator Moor Conservation Area.

Cleator Moor Conservation Area was designated in 2001, and is quite compact and centred upon the Market Square and a short section of High Street. Within the formal market square stand the former council offices and the town council office and the library, both built in red sandstone, a memorial fountain and the more recently constructed Civic Hall beyond.

There are five listed buildings and one listed structure within the Conservation Area.

Cleator Moor Conservation Area was placed on the Heritage at Risk register in 2019 due to the dilapidation of some of the buildings within it.

The Conservation Area's urban grain is rectilinear, with streets meeting at right angles and lying parallel with each other. This gives a strong sense of corners with straight edges enclosing blocks between them. Buildings are a mixture of two and three storeys, with those lying around the square generally taller than those within it, which gives a sense of an open space that is partly given over to car parking, surrounded by a clearly defined edge. The High Street is framed by a series of two and three storey frontages that are varied in quality. This section of the Conservation Area features two or three attractive higher status buildings that are slightly taller and more elaborate than those around them, including the listed former NatWest bank at number 58 and the attractive 13-20 High Street.

The application site is a prominent building centrally located within both Cleator Moor town centre and the Cleator Moor Conservation Area. The present run down and dilapidated appearance of the building detracts from the character and appearance of the Conservation Area and the setting of the listed buildings.

It is considered that the physical alterations to the building which has itself been altered over the years prior to the designation of the Cleator Moor Conservation Area in 2001, have been well

designed and are entirely appropriate to the building and sympathetic to it. The proposals retain existing external features which contribute to the character of the building and reflect the functional form and traditional character of the building.

The overall scale, form and design of the building will not alter to any great degree. The external alterations proposed, in the form of new and altered shopfronts and signage, have also been kept to a minimum and designed to be sympathetic to existing window and door openings and are considered to be appropriate to the appearance and historic uses of the building.

It is considered that the proposals, the renovation and refurbishment of the building and bringing it back into beneficial use will have a positive impact on the character and appearance of the Cleator Moor Conservation Area.

It is further considered that the proposals will have a slight positive impact on the setting of listed council offices, library and memorial fountain within the Market Square and on the former Co-operative supermarket (Phoenix House) on Jacktrees Road and a neutral impact on the setting of the listed former NatWest Bank, 58 High Street, and 13-20 High Street.

In light of the above, it is considered that the proposed refurbishment works and physical alterations to the building are acceptable with regard to built heritage considerations. They will have a positive impact upon the significance, character and appearance of Cleator Moor Conservation Area and will not adversely impact the setting of any nearby listed buildings and structures.

AMOUNT OF DEVELOPMENT

The development involves the installation of a new fascia and projecting signage, new shopfront, replacement of the air conditioning condenser units with like for like, re-use of the WC extract grilles and installation of one new main shop extract grille.

Signage:

The existing fascia panels on the front and side elevations to be replaced with a new 25 mm deep folded aluminium panels and finished slate grey to RAL 7015.

It is proposed to install two new externally illuminated via new trough lights, fascia badge signs constructed from 10g aluminium, stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal perspex. Quattro dots fret cut perspex to Pantone 1235C, with non-illuminated 25 mm returns.

It is also proposed to install a double sided externally illuminated projecting box sign constructed from 10g aluminium stove enamelled slate grey to RAL 7015. Centre panel stove enamelled blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. 'Greggs' lettering in fret cut opal Perspex. Quattro dots fret cut Perspex to Pantone 1235c.

Shopfront

The shopfront is to be replaced with a new flush glazed aluminium shopfront and manual DDA compliant self-closing doors with hold at 90 degrees. Flush glazed 100 x 45 mm aluminium sections, finished iron grey to match RAL 7011 [60% gloss]. All glazing works to be in accordance with safety glass BS6206. The new stallrisers to be finished with ROK Ceramic Tiles Porcel slate series, colour ref black, textured stallriser tiles.

CONDENSERS AND EXTRACT

On the rear elevation there are already two air conditioning condenser units; we propose replacing them with like for like models; re-use the WC extract grilles and install on new main shop extract grille.

The installation of new Mitsubishi split air conditioning system for the purpose of heating and cooling within the shop is proposed. Due to the size of the shop three internal cassettes are required, one within the customer area and two within the staff preparation areas.

New extract system is proposed for the retail unit within the ground floor areas. Galvanised sheet steel ducting will be run to the ovens, refrigerated equipment, staff and toilet areas. The extract system to ground floor is proposed to exit through rear elevation adjacent to the rear elevation.

Extraction is proposed at a rate of 250 l/s to remove heat from the refrigerated cabinet as this helps their performance. Stainless steel oven canopy complete with removable filters will be installed above the ovens connect to the extract system; this is to remove heat, steam at 250 l/s. New carbon filter cassette will be installed to the oven canopy to eliminate any unwanted odours from the ovens; the filters are required to be changed every 6-12 months. Extraction will be provided for the staff areas at 30 l/s/person. Extract will be provided to all toilet facilities to remove any unwanted odours extracting at a required rate of at least 6 l/s. Filter will also be fitted to eliminate any unwanted odours.

We propose to site our air conditioning condensers on the rear elevation as per adjacent retailers.

The air conditioning and extract is proposed to run 24 hours unless specified by the local authority. This is to help reduce the heat build-up within the shop overnight which will help the performance of our refrigerated cabinets. If a time restriction is set time clocks will be installed onto the system set to the times specified.

ODOUR IMPACT ASSESSMENT

Our generic odour impact assessment is based on the data collected from two existing Greggs' shops in typical high street locations. This data is relevant to all standard Greggs' MVAC installations as we install the same standard equipment in all of our shops and we supply the same food offer across our estate.

Please note Table 2:3 on page 9: detailing the requirements for a detailed odour assessment, which clearly demonstrates a detailed odour assessment is not required if pleated carbon filters are installed. We confirm carbon filters are always installed and maintained in Greggs' shops.

Type of food prepared

The majority of the food served within our premises is pre-prepared products baked off from frozen. We do not use cooking processes such as deep or shallow frying, grilling, griddling or any other more odorous kitchen processes. The type of foods we bake from frozen are as follows:

- 1: Selection of frozen savouries
- 2: Multigrain and white baguettes
- 3: Croissants
- 4: Pizza slices
- 5: Selection of breakfast products inclusive of bacon, this is the only product baked from chilled.

As all of the products, apart from bacon, are cooked from frozen, it should be considered as outlined in the Defra Guidance the cooking type and grease loading is low to moderate.

SERVICING

We routinely maintain our extract system's equipment based on manufacturer's specifications as follows:

1: Baffle Filters

Due to the nature of cooking these are be routinely inspected and cleaned by our in-house maintenance team once every 3 months. If the LA feel these should be cleaned more frequently we can increase the routine maintenance to these filters.

2: Oven Condensers

As part of our routine in-house maintenance schedule, once every 3 months.

3: Pleated filters

As part of our routine in-house maintenance schedule, change once every 6 months.

4: Carbon Filters

As part of our routine in-house maintenance schedule, change once every 6 months.

LAYOUT

The building is an existing retail unit on High Street, Cleator Moor, and it is currently vacant, having previously traded as Coral. The front area of the ground floor is to be used for retail sales to the general public with the remainder of the building used for ancillary uses, ie preparation, staff room, toilets etc.

APPEARANCE

The appearance will not alter significantly, but will be enhanced by our proposed development and be more in keeping with the conservation area.

ACCESS

The new entrance is to be level with the pavement, and provides adequate provision for access for the disabled. As we have an Open-Door trading policy, there will be unrestricted access at all times.

We have an inclusive service policy which is available on request.

The circulation areas around the site, bus routes, pedestrian routes are all well established facilities over which we have no influence.

SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

The building is not listed as being of special historic or architectural interest, but it does lie within a Conservation Area.

Signed Applicant

Date 15 October 2024