

The logo for FOX-AD, featuring the text "FOX-AD" in a white, serif, all-caps font, centered within a solid black rectangular background.

FOX-AD

Design Access & Heritage Statement

For

The installation of a new pedestrian access and the construction of a new bandstand
with associated hard and soft landscaping

At

Palladium Gardens – Millom – Cumbria – LA18 5DW

This document is to be read in conjunction with FOX-AD LTD Planning Documents

1. Introduction

Fox Architectural Design Ltd has been appointed by Millom Town Council to provide design documentation and submit a Full Planning Application to seek approval for the installation of a new pedestrian access, construction of a new bandstand, and the implementation of a new landscaping scheme for the site.

In addition to this document is a set of drawings they are as follows:

- 25-29-P-L - Location-Block Plan
- 25-29-P-01 - Proposed Site Plan
- Band Stand Drawing
- Palladium garden plan - Landscaping

2. Location



(Fig.01 – Google Maps Aerial Image – The Site)

The site for this application is located centrally in Millom Town and resides within the Millom Town Conservation Area (see Fig. 05).

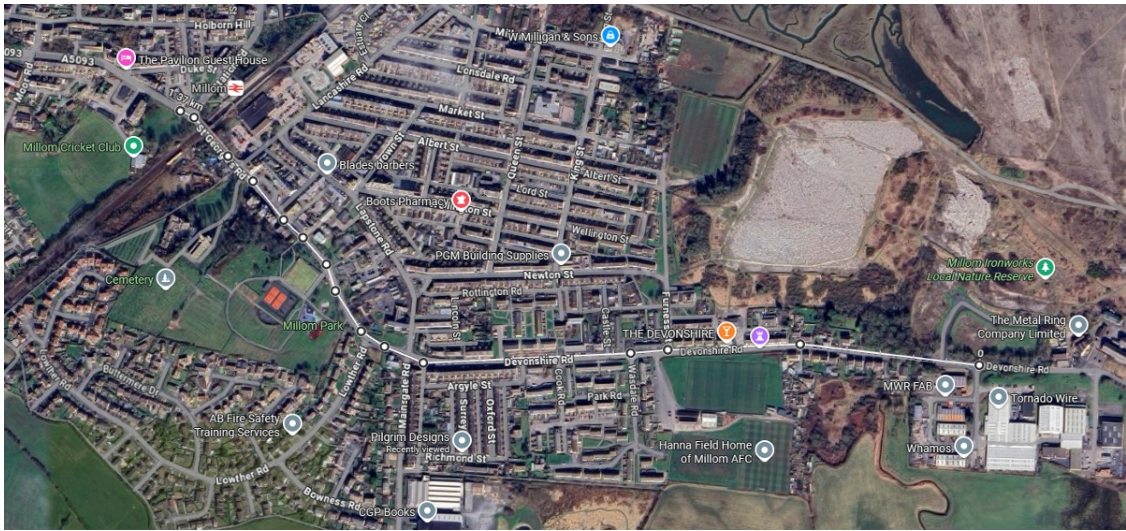
Located approx. 1km East along the A595/St Georges Road when approaching from the West (Fig. 02), approx 840m South when approaching from the A5093/Salthouse Road/Station Road to the North (Fig. 03), and approx 1.37km West when approaching from the industrial estate/Devonshire Road/St. Georges Road to the East (Fig. 04).



(Fig.02 – Google Maps Aerial Image – Distance to Site 01)



(Fig.03 – Google Maps Aerial Image – Distance to Site 02)



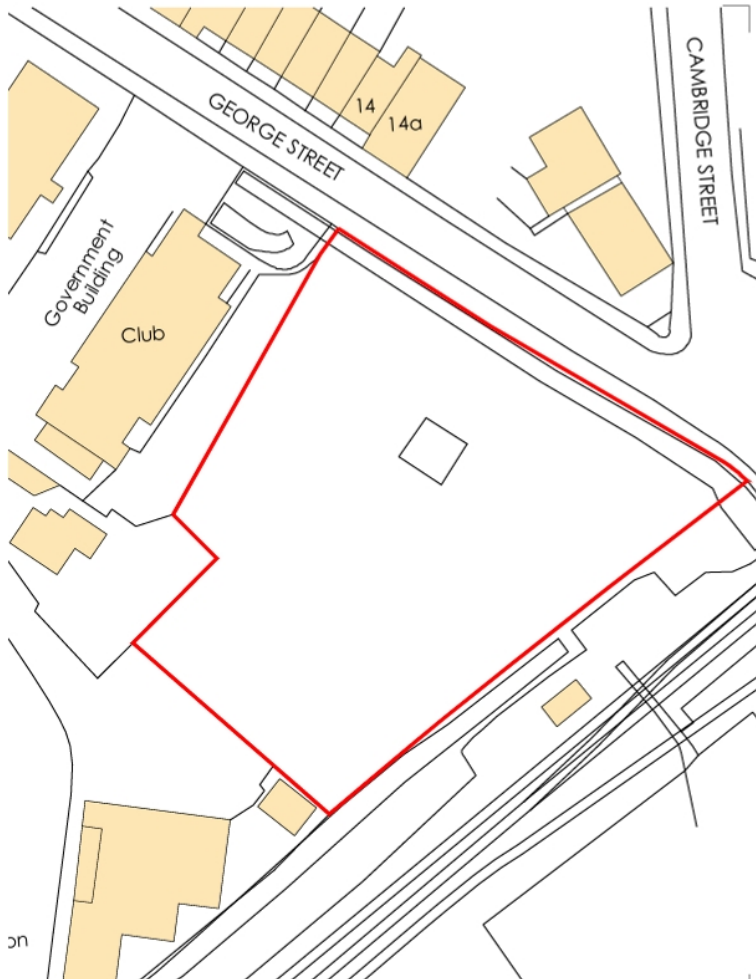
(Fig.04 – Google Maps Aerial Image – Distance to Site 03)



(Fig.05 – Map of Millom Conservation Area)

3. Development Boundaries

The documents appended to this application clearly identify the site application (red), boundary with colour annotation as required by the Local Planning Authority. See Fig. 06 below.



(Fig.06 – Site Location Plan – see drawing 25-29-P-L)

4. Existing Site/Context

The site forming this application is a 0.36-hectare section of land known as 'Palladium Gardens' associated with the Palladium Building and owned by Cumberland County Council.

Palladium Gardens over the years has been a suitably maintained and open to the public green space which has been utilised for peaceful walks and recreational play.

The site is fronted by substantial trees and a concrete post and metal rail and wire fence with the current access to the North-West of the site. The existing access has a narrow path which links to the side entrance of the palladium.

A row of smaller trees has been planted to the side of the path creating a sense of privacy from the open green space.

The South-West boundaries is part masonry and part are of masonry construction with substantial trees and hedging creating separation to the railway line.

Images below demonstrate the current condition of the site and google street view images have been added to show the previous condition.





(Fig.07 & 08 – Google Street View Images showing previous condition of the site)



(Fig.09-11 – Images demonstrating the sites current condition)

5. Proposal

The client approached FOX-AD LTD in order submit a Full Planning Application to seek approval for the installation of a new pedestrian access, construction of a new bandstand, and the implementation of a new landscaping scheme for the site.

Millom Town Council have identified Palladium Gardens as the ideal site for the Construction of a New Band Stand. The location next to the Palladium Building is fitting due to the sites musical and theatrical heritage.

The proposal has been generated after Millom Town Council secured a 25-year lease from Cumberland Council with the view to host community events, be used for quiet reflection, and support local wildlife by improving the landscaping thus increasing the biodiverse nature of the site.

Access:

The existing access will be retained for the Palladium, and a new access point will be created adjacent for access to the newly landscaped Palladium Gardens. The position of the new access utilises the existing dropped kerb to allow the general public to enter from the public highway each side of St. Georges Road.

Th new access point will be graded to suit the terrain which allows access for all types of mobility.

A secondary access will be retained to the rear of the palladium building for vehicles carrying equipment for public events and to maintain the visual appearance of the site.

Appearance:

The proposal consists of constructing a new band stand which generates a positive contribution to the area and is a testament to the historical significance of Millom towns musical and cultural heritage.

Visually the band stand will be constructed from steel with intricate Victorian detailing and hardwood handrails plus an aluminium sheet roof.

Landscaping:

In addition to the band stand will be a vastly improved array of new small trees and plants to the Eastern boundary which will enhance the biodiversity rating of the site, and a significantly improved tarmac access path which meanders around the band stand to seating areas finished in resin.

Layout:

Please refer to the supporting documents for the Site layout and position of the Band Stand.

Scale:

The bandstand will cover an area of approx 13sqm and measures approx 2.6m to the underside of the gutter and just under 4.4m to the top of the finial.

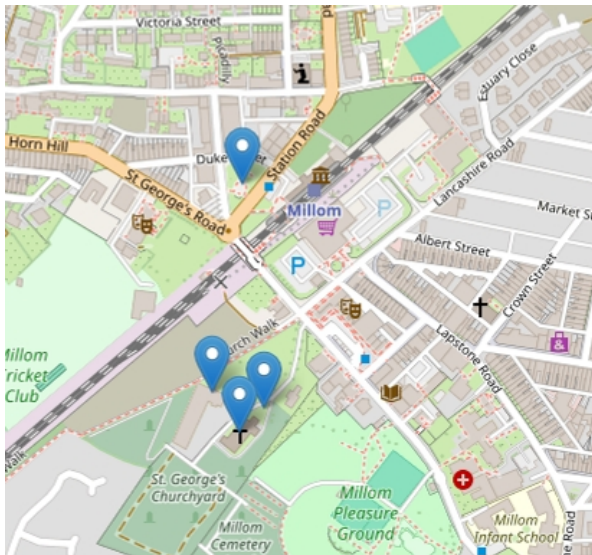
Refuse:

Public litter bins are currently provided and will be retained for the future use of the site.

6. Heritage Statement:

As per Section 02 of this document, the application site is located centrally in Millom Town and forms part of Millom Town Conservation Area (Fig. 02).

Millom Town has four Heritage Assets/Listed Buildings or monuments worth noting which are located North & East of the application site and are highlighted within the image below.



(Fig.12 – Extract from website (<https://britishlistedbuildings.co.uk/search/?q=millom>) showing local listed buildings/monuments within the local area)

From North to South on the above images the local Heritage Assets are as follows:

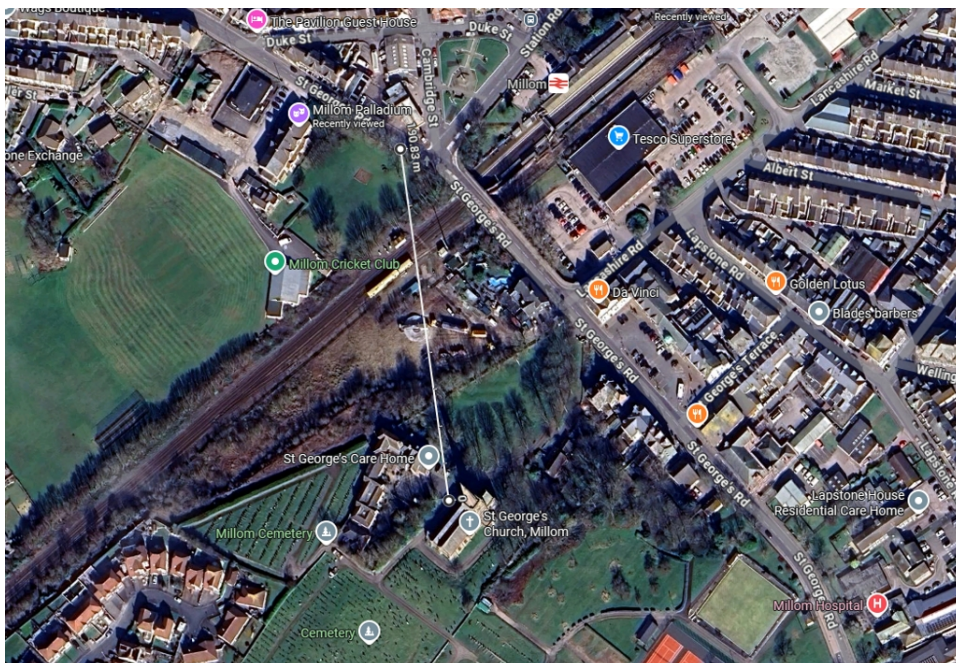
1. War Memorial – Grade II Listed.
2. Former Vicarage to North of St. Georges Church – Grade II Listed.
3. War Memorial Immediately to the North of St. Georges Church – Grade II Listed.
4. Church of St. George – Grade II Listed.

Impact on Heritage Assets:

Located approx. 50m South-West of the War Memorial (item 01 above), and approx. 190m North of the former vicarage, war memorial, and Church of St. George the proposed application site is considered to have virtually no impact on the local Heritage Assets.



(Fig. 13 – Distance to the War Memorial – Item 01 above)



(Fig. 14 – Distance to Former Vicarage, Memorial, and Church of St. George – Items 02-04 above)

Preserving & Respecting Heritage Assets:

The proposed works seeking planning approval are predominantly in relation to landscaping with a proportionately small bandstand being the built form.

As per the 'Scale' section above the bandstand will cover an area of approx 13sqm and measures approx 2.6m to the underside of the gutter and just under 4.4m to the top of the finial.

Due to the small scale of the built and high-quality design, we believe the proposal will have virtually no negative impact on the Local Heritage Assets.

7. Conclusion

This Design Access & Heritage Statement details how the proposal for the regeneration of the Palladium Gardens site to include a new access, construction of a new band stand, and implement a new landscaping scheme can be achieved with good design.

Key aspects of the proposal are as follows:

- Careful consideration and attention to detail has been demonstrated by the designer of the new band stand. The intricate detailing and consideration of the materials specified will sit well within the Conservation Area.
- The proposal for an extensive overhaul of the soft landscaping will greatly improve the biodiverse properties of the site whilst supporting local wildlife.

The Victorian design of the band stand with its intricate metal detailing will contribute positively to the historical significance of Millom Towns Conservation Area and will act as a benchmark for future design proposals to the local area's regeneration projects in the future.

We consider the proposed works to be minor in scale and therefore, this proposal should be considered favourably and recommended for approval.