



Design & Access Statement

Proposed extension and refurbishment of 5 St George's Road, including demolition of existing outrigger extensions & former bank vault. Change of use from bank ground floor and residential 1st, 2nd floors to Mixed Use Arts & Enterprise Centre.

1st September 2023

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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 Millom Arts & Enterprise Hub located on St George's Road, adjacent to Millom Town Square.

This document provides an analysis of the existing context, historic information and a summary of the consultant team's development of design proposals that for the Revitalised Heritage project.

FIG 01
Former Bank located at 5, St George's Road.

01

Introduction to Reactivated Heritage Buildings

Millom Arts & Enterprise Centre

The Ministry of Housing, Communities & Local Government (MHCLG), now the Department for Levelling Up, Housing & Communities (DLUHC), invited the town of Millom to submit an application for Town Deal Funding through its Towns Fund programme. The Town Investment plan prepared for Millom includes four projects, and the proposal within this planning application fall within the Revitalised Heritage Buildings project scope.

The Reactivating Heritage Buildings project will significantly enhance the physical environment of the town centre by bringing derelict, vacant and underutilised heritage assets back into active use. Set within an attractive new public realm, this will increase town centre vitality and footfall. It involves three work streams:

1. A building grant scheme for private owners to bring vacant and underutilised historic buildings back into beneficial use.
2. A public realm scheme on the Market Square of approximately 1,450 sqm
3. The refurbishment of a vacant heritage building of offer a community centred arts, craft and exhibition space which will also incorporate skills and enterprise activity and lettable commercial space (referred to following as the Hub).

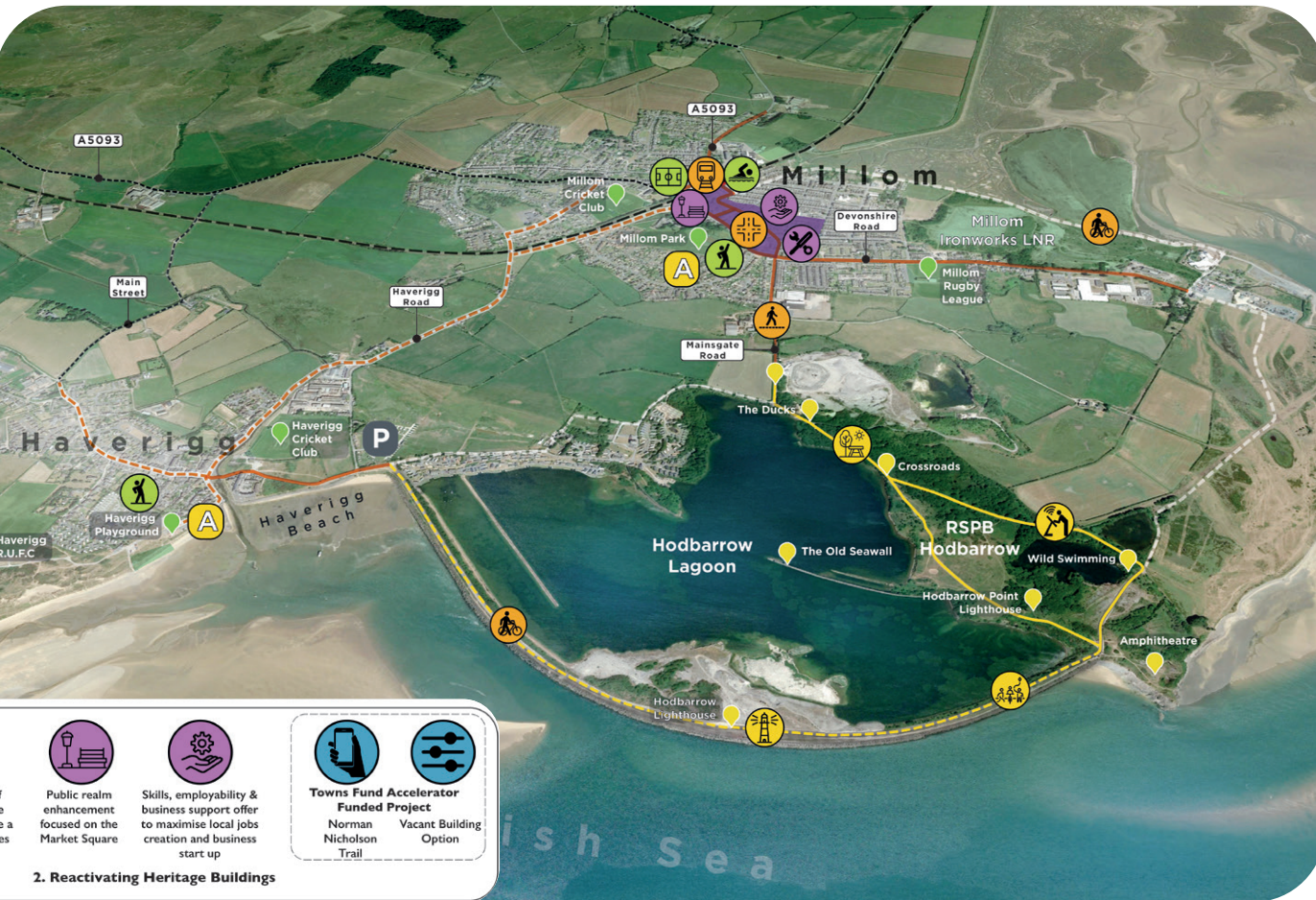


FIG 02 Images from the Millom & Haverigg Town Deal Projects Spatial Plan

The Reactivated Heritage Buildings Project | Millom

The site is located within the Town centre boundary of Key Service Centre of Millom, and lies within the Millom Conservation Area, which was designated in 2003. The conservation area is split into 7 sub-areas which are clearly distinguishable because Millom has not been redeveloped to any great extent. No. 5 St George's Road sits within the Market Square sub-area and is at the border of St. George's Road and St George's Church precinct. The rear of the site is bounded by the curtilage wall of the Grade II Listed Church of St George and there are to be no works or alterations to this as part of this application.

As stated within the 'Millom Conservation Area Appraisal (2021)' document there are listed structures within the conservation area, adjacent to the proposed site, all of which are Grade II listed:

- War Memorial, Station Road
- Former Vicarage North of St. George's Church
- Church of St. George
- War Memorial immediately to north of St George's Church

The proposed single storey café extension and refurbishment of this vacant non-designated heritage asset will breathe life into Millom's historic square, and working in parallel with other workstreams, will provide renewed vitality and footfall to the centre.

The core objectives of this Town Investment Project align with the Emerging Strategic Policy R4PU for Millom through improvements to the public realm, repair and renovation of historic buildings and through OPEN's sensitive architectural additions. The proposal encourages evening and night time activity, strengthening the diversity of the towns offer and results in the repair and celebration of historic assets that are part of the very fabric of the Town Centre.

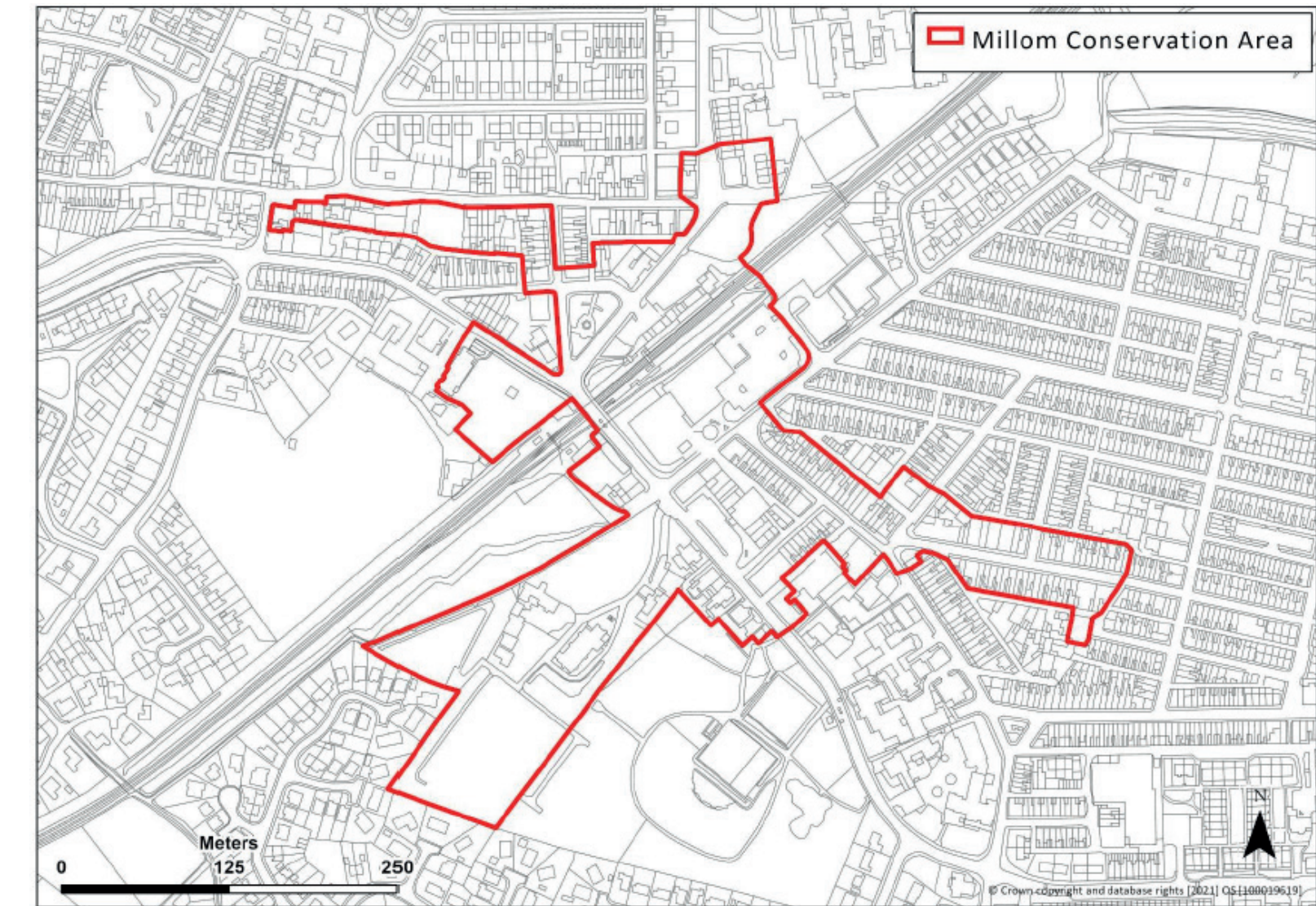


FIG 03 Millom Conservation Area Map

The proposals seek to protect and enhance the existing building through sensitive connections that respond to constraints and seek to create proposals that minimise the impact on the existing structure. By observing a scale and mass of structure that is reflective of key existing features and subservient to the original structures.



Introduction

The proposals set out within this planning application seek to bring the vacant Former Natwest Building at no.5 St George's Road back into use at the heart of Millom's Town Square, through the creation of a new Arts and Enterprise centre.

The design proposals will see the demolition of existing outrigger buildings, removing these dilapidated elements and creating a single storey Café extension that connects the existing ground floor to the new enterprise uses. The whole building will be refurbished, with a maker's market and small retail spaces at ground floor to showcase and exhibit the products of those working on the 1st / 2nd floor spaces.

A single storey café extension will be located adjacent to the principal elevation on St George's Road. The existing bank vault on this elevation will be demolished to ensure maximum visibility internally and maximise the flexibility of the café. The landscape will be setback from the main road and provide an external terrace which will activate this façade and create an active frontage on the principal elevation. The terrace and building will be made fully accessible, along with the landscaped garden to the rear to ensure access for all.

The first floor will house 4 start-up business spaces alongside a co-working areas. The second floor will contain 3 lettable workshops, shared studio spaces and a long-term studios, with the necessary storage, services and MEP required to support these functions. There will be minor structural alterations internally, alongside the demolition of existing outrigger buildings which currently detract from the surrounding conservation area and provide no functional use for the proposed Art's and Enterprise Centre.



FIG 04 Existing 3D Axonometric of Proposed Development Site, Millom.



FIG 05 Proposed 3D Axonometric of Proposed Development Site, Millom.

To enhance accessibility across the floors, a lift will be provided to ensure that all people of accessibility requirements can use the full extents of the studio and workshop spaces. An accessible WC / accessible showers will be provided to enhance the usability of the building. To make the whole building accessible, we are removing a central staircase that separates the two sides of the building and installing a level floor to allow wheelchair access throughout.

Town Investment Plan Objectives

1. To re-establish the town square as a focal point for community, cultural, learning, commercial and tourism activity
2. To improve the quality of public places and spaces to drive footfall, dwell time and spend in the town centre
3. Enhance perceptions and raise the profile of Millom as a place to live, work, study, invest and visit
4. Reactivate key spaces in and around the town centre and maximise the potential of community, commercial and residential property as a driver of economic growth.

02 Planning Statement

Planning Application

Due to the sensitivity of Conservation Area and the adjacent Grade II listed structures, OPEN have approached the design through a sympathetic lense to ensure that the proposed extension is clearly read as a separate structure and the lines between new and existing legible. Through a wider analysis of prospective historic buildings and the of Millom Town site and wider context, the Revitalised Heritage team concluded that no.5 St. George's Road would be the most appropriate able to house the new Millom Arts and Enterprise Centre..

The proposed cafe extension will create a new active frontage on this gateway site as you approach the town square from the A5093 via car, or from the Millom Railway station. Currently, the land to the north-west of the existing building sits adjacent an unattractive simple elevation which is defined by an existing bank vault. The approach to materiality and the overall visual language of the Café extension and the landscape response is a high quality design and seeks to make opportunities from the former bank's physical constraints..

The approach to materiality and visual language within the architectural and landscape response is that of simple forms , expressed through, high-quality materials appropriate for the setting of the Millom Town Centre Conservation Area. The Café extension will form part of the new external identity of the Arts and Enterprise Centre, and there are significant refurbishment works to the existing building, to ensure it meets the operational and accessibility improvement required to meet the TIP objectives for the Reactivating Buildings project.

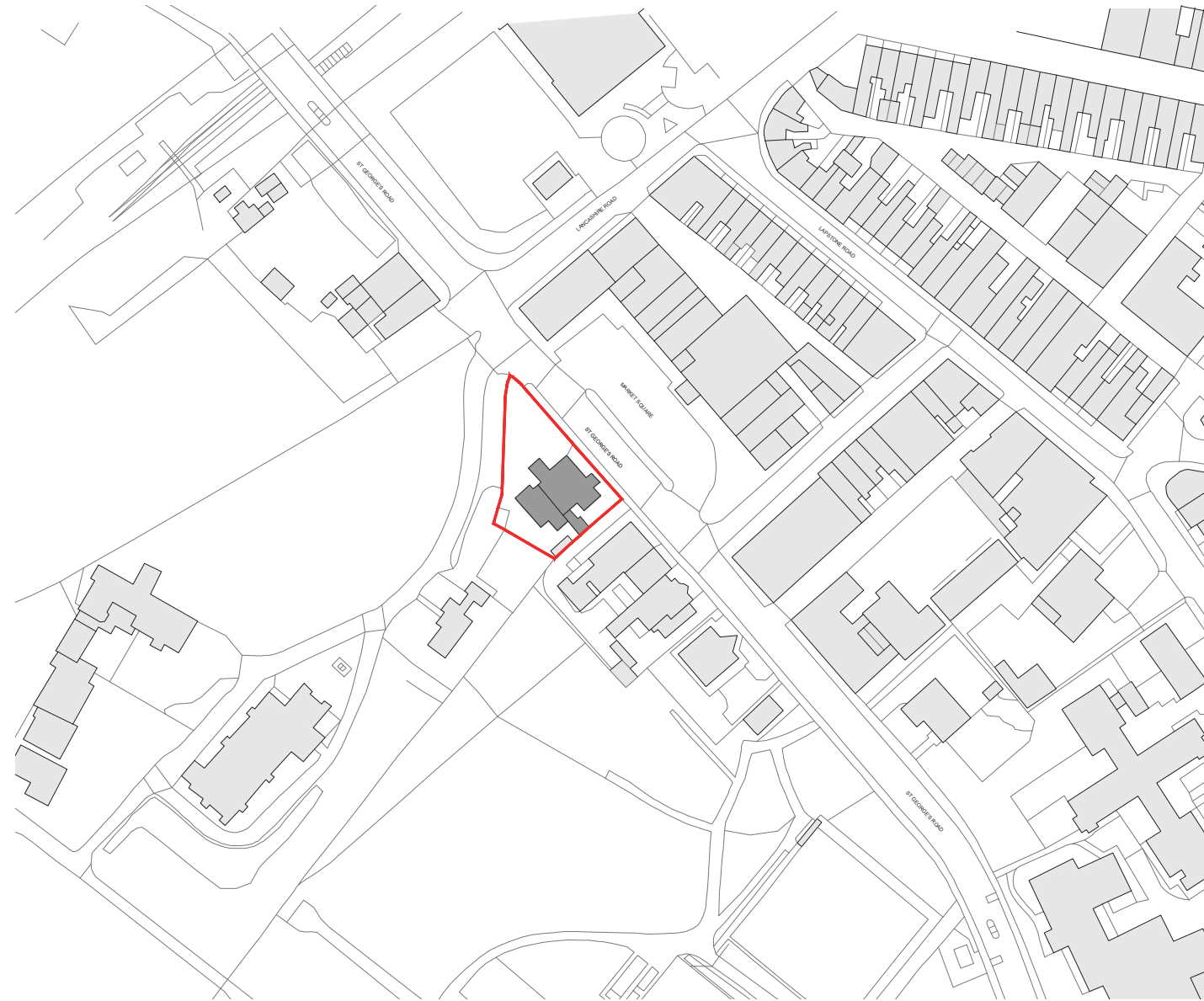


FIG 06 Site Plan showing Planning Application Boundary. Not to Scale.

The main street elevations affected by this project will be St. George's Road, however the extension will be visible from within the adjacent grounds of the Grade II Listed Parish Church of St. George.



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.

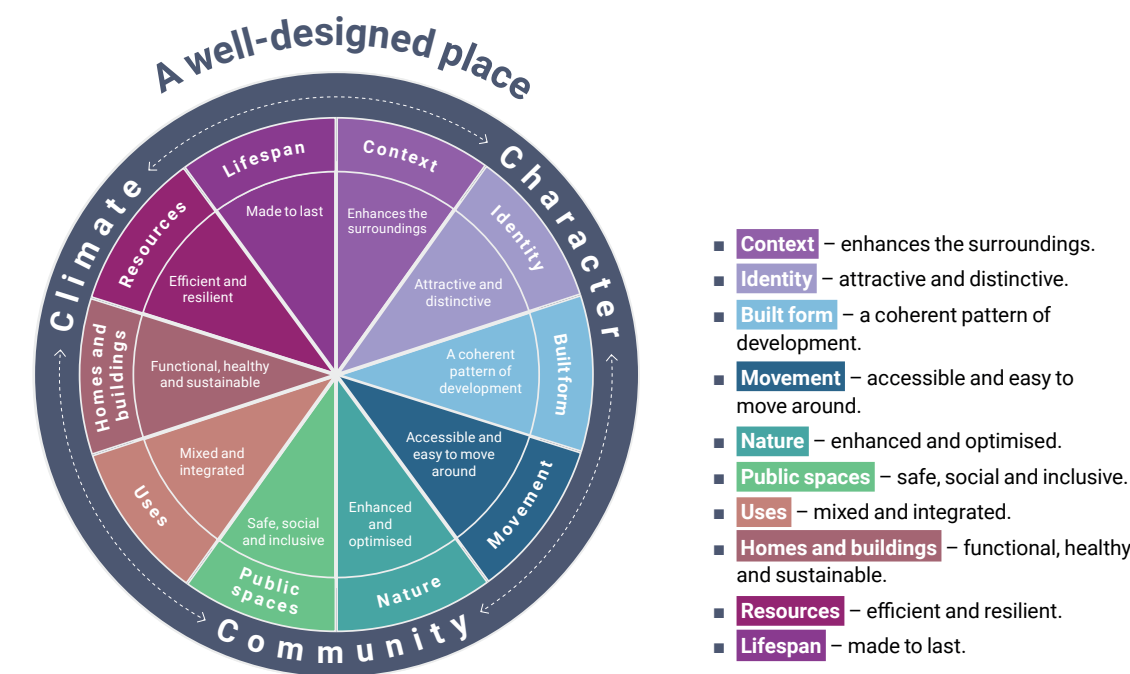


FIG 07 National Design Guide: Ten Characteristics of well-designed places

The key considerations within the proposal from the NDG are:

Responding positively to the site and relating the design to its local and wider context:

- Responding to existing local character and sensitive integration of the existing built form and scale.
- Maximising the existing built form to strengthen the character of space and using selective demolition and extension to capitalise on the physical attributes of the former banks.
- Simplifying design language of the extension, through high-quality in a light-weight aesthetic to complement the landscape setting through materials appropriate for the Millom Conservation Area.

Respond to existing local character and identity:

- Create a new character and identity for the extension that works with the existing site constraints.
- Improve overall attractiveness of place and improve physical appearance of the vacant site.
- Introduction of lifts and accessible facilities throughout the scheme, which are set out to work with the constraints of each heritage asset, on a scale that is proportionate and respectful, in the creation of a fully accessible public building;
- Removal on 1x staircase to allow for accessible route throughout connecting both sides of the existing building.
- Expressing the external walls of the building as an internal wall, to aid with the wayfinding and interior aestheticity. This will provide a coherent identity, allowing the historic fabric to become part of the material palette of the space – allowing interaction between public and local heritage.
- Enhancing existing entrance point from St. George's Road to be legible and provide clarity for circulation;

Development of an extension that is of appropriate scale and form for the setting, and it's impact on placemaking in the Town Square:

- Ensure heights, scale all massing are appropriate for the relationship with the existing building.
- Positioning of the extension to provide protection from St. George's Road whilst ensuring compact development that is appropriate to it's use. Key focus is to ensure the external terraces and gardens feel appropriate for the scale of develop.
- Create destination that affords causal interactions and gives opportunity for the community to come together and share experiences.
- Ensuring all individuals have equal access, opportunity in use and dignity

Provision of outdoor space that contributes to the quality of the space for the future user's of the Hub. A space that encourages collaboration and supporting a varied biodiversity:

- Selective demolition of outrigger buildings to provide additional external areas for users of the Art and Enterprise spaces. Retention of single storey historic elements can be re-used as part of the arts and enterprise offer by allowing future kiln / pottery work spaces.
- Create robust external spaces that provide amenity value and are accessible for all.
- Designing for biodiversity net gain across the development.

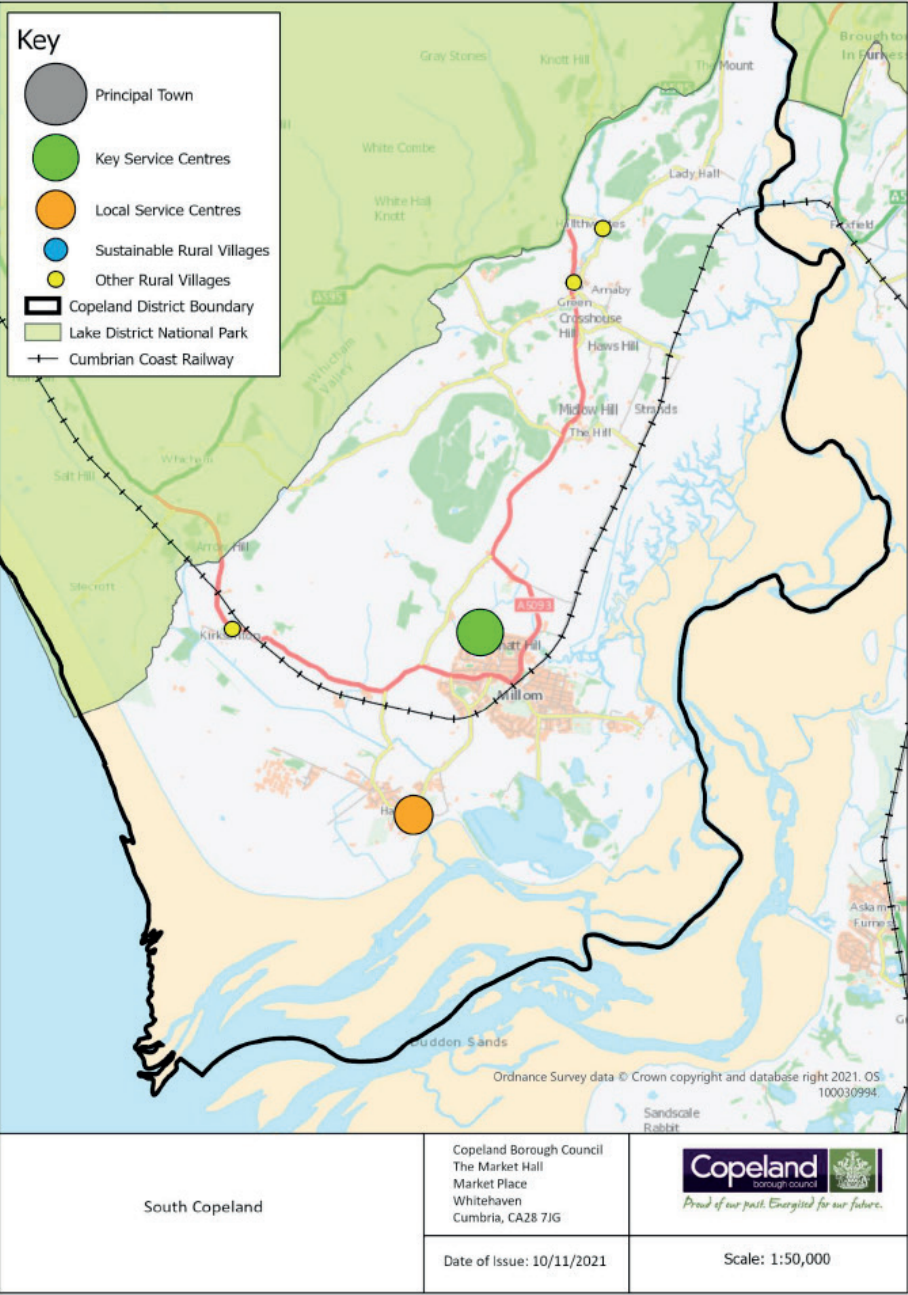


FIG 08 Copeland Heirarch of Towns.

Adoped Local Plan vs Emerging Local Plan

Copeland Borough Council adopted local plan refers to the Copeland Development Plan that has been formally approved and adopted by the council.

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 Arts and Enterprise Centre refurbishment works are completed on site.



Copeland Local Plan 2013-2028

Core Strategy and Development Management Policies DPD

Adopted December 2013



FIG 09 Adoped Local Plan

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

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 3: 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	ST1, T1 ENV1	DM10

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 ER11	Developing Enterprise and Skills
Policy SS4	Community and Cultural Facilities and Services
Policy SS5	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



**Copeland
Local Plan
2021-2038**
Publication Draft

January 2022

www.Copeland.gov.uk

FIG 10 - Copeland Emergin Location Plan

Policy ST1 – Strategic Development Principles

The proposed site for the Millom Arts and Enterprise Hub sits at the heart of Millom town square and act as a key piece of local authority investment which will implement the 2028 Copeland Borough vision through the economical, environmental and sustainable redevelopment of the former bank site, at no.5 St George’s Road. The principal of the project aligns with Strategic Development Principles ST 1

A- Supports diversity in jobs, and investment in education and training and will act as a spring-board for local creative businesses and start-up’s. The project objectives will benefit the local community and the extension will provide a space for the community to interact and gather. The redevelopment of this site and the enterprise spaces within will create a pathway for local creatives to develop their businesses as well as flexible studio spaces that will encourage co-working between users. The proposed extension and refurbishment of this non-designated historic asset in the Town Square will breathe life into the area and act an enhancement to tourism.

B- Core of the architectural and landscape designs are to reduce the energy requirements of the Hub through investment in passive and active environmental design systems. This brownfield redevelopment will see the redevelopment and fit-out of all floors of the former bank building, alongside a single storey extension that will enable access for all. Selective demolition of unsightly outrigger buildings on the south elevations create new outdoor areas for the hub’s users, as well as the creation of protected outdoor café seating area’s that will have wider part to play in Copeland’s social and economic future.

C- The former bank is sited within the Millom Conservation Area and is a key part of the historical fabric of the town square. The proposed retention and extension of this has been undertaken with



FIG 11 - Proposed Aerial View and Elevation view, from the Town Square

the aim of enhancing this cultural asset and allowing it to become an actor within the future development of Millom. The re-use of this non-designated asset will ensure it's 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 maximise the site, whilst ensuring adequate external spaces for user's and that there is no negative impact on the curtilage walls of the site.

D- The proposed extension is a efficient use of land and the redevelopment of the existing building will improve build quality and ensure longevity for this building's future. The building's form follows the footprint of the site and is sized to ensure that the scale and massing is appropriate for the immediate context.



FIG 12 View of Extension from grounds of the Church of St. John.



FIG 13 Proposed Aerial Views of the Extension.

Policy ST2 – Spatial Development Strategy

The design proposals align with the principal B of the SST2 Spatial Development Strategy through being concentrated within the Millom Key Service Centre Town Square boundary and is modest and proportionate development.

Policy ST3 – Strategic Development Priorities

The development seeks to arts and enterprise facilities for the local community of Millom, through ensuring that these facilities are adaptable to future uses. This proposal is a key part in delivering Town Centre renewal in Millom, as well as enhancing the leisure offer via the Café extension.

Policy ER2 – Planning for the Renewable Energy Sector

The active sustainability strategy for energy generation within the Millom Art's and Enterprise Centres is microgeneration via Solar Photovoltaic panels retrofitted to the roofs of the former bank building. The location of these is on the south-west elevation and not on the principal building elevations to ensure minimal visibility and impact to the Conservation Area.

These technologies will be will be integrated into the refurbishment designs alongside low-energy fittings to meet the requirements set out within Approved Document L (2023). 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.

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

The Arts and Enterprise Centre proposals set out in the planning application meet the requirements of the Town Fund objectives and has been designed through an iterative process by OPEN to be an appropriate scale as defined in Policy ER9, as they will improve the vitality and viability of Millom's centre.

The proposed extension positively contributes to the inclusiveness of the town and seeks to act as best-practice example of accessibility within an enterprise space in Millom. The landscape and architecture are designed to fit within the existing conservation area setting, using massing that restores these building whilst meeting 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.

SOLAR PHOTOVOLTAIC PANELS



FIG 14 Refurbished Garden area and Photovoltaic Panles ro rear roof pitch.



FIG 15 Internal view of Cafe Extension.

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 creative business, enterprise and support small-scale tourism. The proposal complies with Policy ER9 as it is a physical intervention that will breathe new life to a key building within Millom's town square that has lay vacant for a number of years. The proposal aims to attract new visitors to the area through this reduction in built vacancy.

Policy ER11 – Developing Enterprise and Skills

The key objectives of the Towns Fund projects align with Policy ER11 as they are defined through inward investment and diversification of the Copeland economy. The proposals will create a pathway for small businesses and start-ups to grow and allows for expansion through the proposed building. The project will deliver regeneration that is a catalyst for change in the immediate vicinity of Millom town square.

These objectives will be delivered through refurbishment of the former bank to create a maker's market area and retail space for the display and sale of works created by businesses within the Hub. Visitors to the Hub will walk through these spaces to get to the Café that is located within the new extension, allowing them to see what is going on within the spaces and purchase wares on sale. The first and second floors of the Arts and Enterprise Hub will be refurbished and upgraded to provide space for:

- Start-up Business Spaces
- Co-working Space
- Lettable Workshops / Studio Spaces
- Long-term Studio Spaces



FIG 16 St George Street Elevation and View of new terrace to front of Cafe extension.

Policy SS4 – Community and Cultural Facilities and Services

One of the reasons 5 St. George's Road was the preferred site for the Arts & Enterprise Hub, was just to it's location within the Town Square, which meant that the Hub would regenerated the square whilst also being located in an already accessible by public transport, cycling or visiting by foot. Part of the proposed building works will see accessibility improvements to all existing and proposed entrances/egress points.

The community will benefit from this development through the creation of the former bank site as a community facility allowing the public to have access to new high-quality space that enhances the cultural provision within Millom.

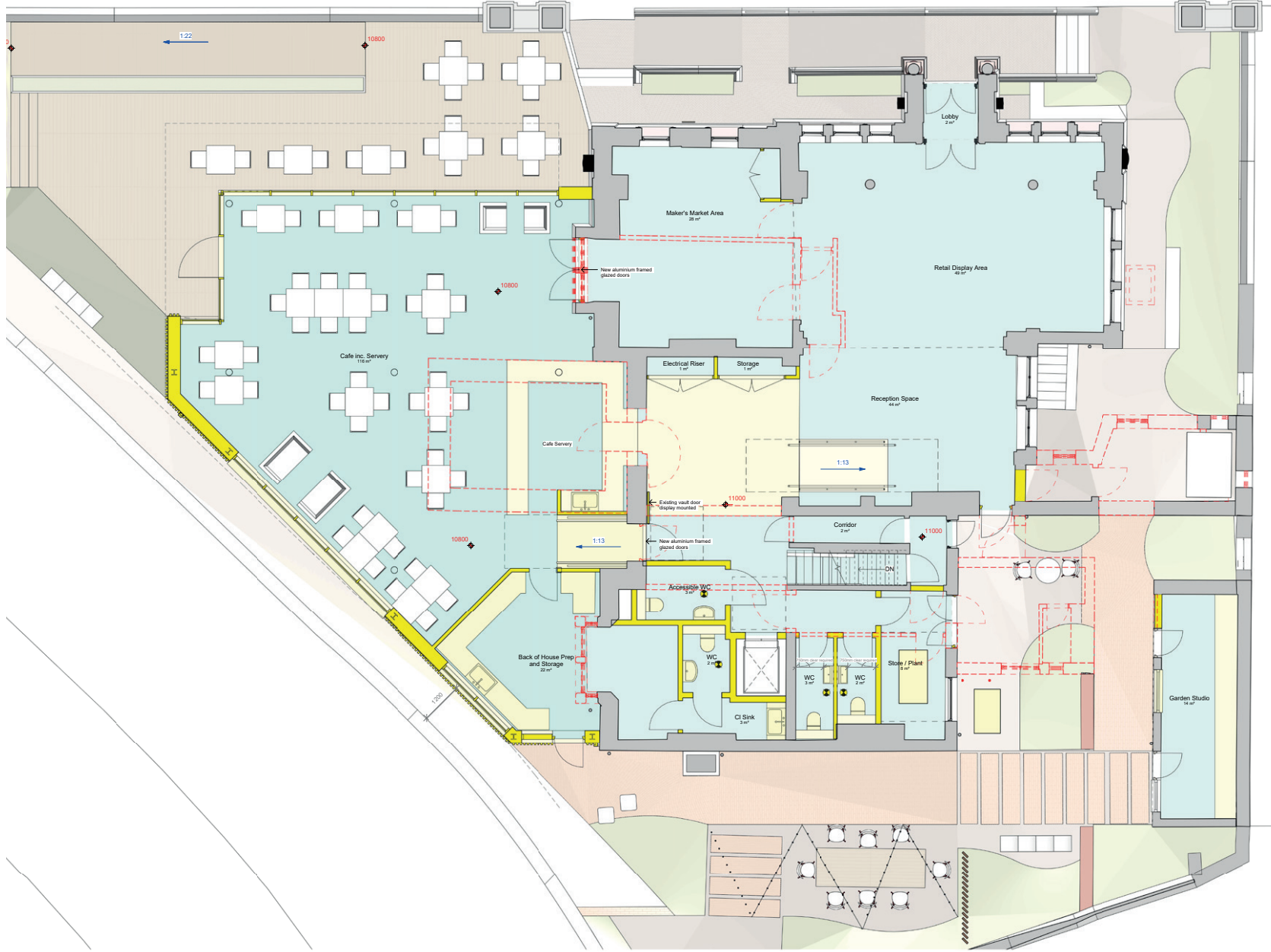


FIG 17 Proposed Arts & Enterprise Hub Ground Floor Plan

Policy ENV3 – Biodiversity and Geodiversity

The landscape design will see the conservation and enhancement of biodiversity on site. Biodiversity Net Gain Report Impact 1588-BNG-V1-A, produced by SEED Arboriculture limited, identified that the proposed habitat creation and enhancements on site at Millom will achieve a net gain in Habitat Units of +20.83%. This is because of the proposed pollinator-friendly ornamental planting, green roof, and new tree planting. Biodiversity value has been boosted with the incorporation of different habitat types. Examples include a wildlife-friendly corner with fruit trees and wildflowers to encourage cross-pollination, and woodland understorey planting for foraging mammals and birds. Along with the addition of new trees and planting types, habitat boxes have been proposed on site for both swifts and smaller bird species.

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 (LCA) and Cumbria Historic Landscape Characterisation documents so that it enhances the value and distinctive characteristics of the area. It consists of a strategic network of multi-functional green spaces. Additional tree planting will help to reduce noise and air pollution, and pollinator friendly planting beds will provide wildlife corridors for local pollinators. This is in accordance with environmental goals outlined in the LCA. Planting typologies are also informed by the LCA. For instance, on a small scale, the character type of woodland is replicated within the scheme. The proposed landscape also has social benefits. Features such as growing areas and a water butt will help to foster a local stewardship and will contribute to ongoing sustainability initiatives outlined in the LCA.



FIG 18 Proposed Garden / Communal area to rear of site.

Policy ENV4 – Heritage Assets

Located within the Millom Conservation Area, this project will revitalise the historic fabric of the town square, by bringing the former bank building out of it's vacant state, and creating a new community facility, within a building of distinctive character. The massing of this building was dictated by it's impact on the wider urban design of Millom, ensuring that the size and scale was appropriate for this type of development and that it did not have a negative impact on the approach to Millom from the Railway Station, or on the Conservation Area as a whole. The development will allow visitors and residents of Millom to engage with the building, see the heritage peeled back and gain quiet enjoyment of a new external landscaped environment set within the curtilage of this historic asset.

The uses proposed are wholly appropriate, viable and sustainable within this location. The proposed extension and selective demolition will maximise the heritage value of this asset, and will enhance the setting of conservation area.



FIG 19 Proposed Principal Elevation as seen from the Town Square.

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 former bank within Millom 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 Photovoltaic will be located on the south-east (rear) pitch of the existing roof. 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 setting of the Conservation Area.

Policy DM6A| Managing Non-Retail Development in Town Centres

This Arts and Enterprise Hub development in Millom will deliver non-retail uses through provision of a café, maker’s market, start-up business areas, co-working spaces, lettable workshops, studio spaces and long-term studio Spaces.

The proposed uses will create spaces within the Town Centre that create a enterprise pathway for the development of small businesses, providing both space to create and display their works, with direct access to the community.

The Cafés main entrance is located internally and accessible through the existing building. The existing structural apertures have been reused to created openings where there were previously windows. By internalising the access, the front elevation that faces onto St. George’s Road will be free of signage and the café usage will be clearly visible and create an active frontage along the new extension.

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 Millom 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 complimentary uses. Breaking the landscape down into a series of outdoor rooms will help to facilitate a variety of community uses.

Materials such as red clay pavers have been selected to reflect local character and to compliment the colour tones of the former NatWest Bank. Existing features of interest such as heritage walls have been retained and enhanced. Bespoke elements, including new balustrades and feature windows, will include artworks which visually communicate Millom’s local identity.

The design and layout of the scheme considers the prevention of crime and anti-social behaviour. There is a clear distinction between public and private spaces. Access to the garden area will be gated. Edge planting will include defensible species to discourage trespassing. Lighting, whilst subtle, will be incorporated along key access routes. The location and provision of unobtrusive recycling and waste storage has been captured within the design.

Policy DM11 – Sustainable Development Standards

Millom aims to achieve high sustainable development standards through both its materials and surface water management. Existing paving and walls are to be retained and enhanced which reduces the carbon footprint on site. New materials such as red clay pavers are to be sourced, where possible, from local and sustainable sources

of production. Although there aren’t any SuDS on site, proposed levels ensure that surface water is directed towards planting beds. Landscaping features including a water butt (for rainwater storage and garden maintenance) and edible plant species (for use within the café) will help meet local sustainability standards.

Policy DM21 | Protecting Community Facilities

The Millom Arts and Enterprise Hub proposal will create a new cultural offering within Millom Town Square. The development will enhance and celebrate the existing maker’s and crafters, whilst, providing space for all to work, exhibit and sell their products. Through delivery of a high-quality built proposal the facility will become a cultural anchor within the centre and afford greater interaction between the community and provide space for on-going 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 Millom area and will be complemented by other schemes, such as Connected Millom.

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. The existing entrance ramp has been retained and the site includes level access throughout the scheme to ensure all the site is accessible.

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

The landscape design has maximised opportunities for biodiversity and habitat creation through the inclusion of additional tree planting and a matrix of habitat planting. Species listed in UK and Cumbria Biodiversity Action Plans (BAP) will be included within the planting scheme. Habitat boxes, including boxes for both swifts and small bird

species, have also been included in the proposals as recommended by the ecologists. Wild spaces, including wildflower meadow, will be accompanied by educational signage informing visitors about local wildlife. This is in accordance with BAP guidance on increasing public involvement with local wildlife.

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 of Millom.. The wider character and distinctiveness of Millom 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, as specialist heritage consultants.

All proposed connections and design alterations to the building align with sections C & D of the policy. The appearance of the area will be enhanced and views in and out of the area will be improved. Some tree removals will be necessary for the development to take place, however these are replaced on-site and in accordance with the minimum 2:1 ratio set out in Policy DM28.

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 1587-AIA-V1, produced by SEED Arboriculture limited, identified and recorded a total of 4 individual trees within the site. To implement the proposed development, the following Category C trees will need to be removed: Elder (Sambucus nigra), Sycamore (Acer pseudoplatanus), Common ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus). In accordance with Policy N13PU of the local plan, new tree planting is suggested throughout the proposed landscaping scheme which will mitigate for the removal of the four low quality trees at a 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: (Jan' 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

Built and Historic Environment

BE1PU: Heritage Assets
BE3PU: Archaeology



FIG 20 Proposed Principal Elevation as seen from the Town Square.



FIG 21 Proposed Cafe Extension as viewed from the approach to the Town Square.

03

Existing Site Analysis

Public Realm

It is worth noting that there are separate adjacent studies which are linked to this study as part of the Town Investment Plan, including the “Connected Millom” Project, which involves sustainable transport corridor improvements to St. George’s Road.

The development of this project has been considered alongside the development of the Reactivating Heritage Buildings project to ensure that, from a spatial perspective, both complement each other and work to deliver a holistic response to place.

Following a baseline assessment, and concept design development as part of the Millom Town Investment Plan, the new Art’s and Enterprise Centre has been proposed within the former Natwest Building, no.5 St George’s Road, adjacent to Millom Town Square.



FIG 22 Existing Public Realm Features

Conservation Area

The proposed site sits within the Millom Conservation Area, and sits at the juncture of the St George’s Road and Market Square sub-areas. The proposed extension will be visible from the St George’s Road sub-area that sits to the North-West of the site. To ensure that the proposed design is sympathetic to the Conservation Area, we have undertaken a heritage appraisal of the site and are proposing selective demolition to the former bank vault and (as defined in the Millom Conservation Area Appraisal), unsympathetic side extension to take the building back to its original extents and provide improved external amenity spaces for future users.



FIG 24 Existing Constraints Plan and Spatial Hierarchy

A number of buildings have been considered as candidates to accommodate the Arts & Enterprise Centre based on their ability to;

- Be a strong fit with TIP Strategic Objectives;
- To re-establish the town square as a focal point for community, cultural, learning, commercial and tourism activity;
- To improve the quality of public places and spaces to drive footfall, dwell time and spend in the town centre
- Enhance perceptions and raise the profile of Millom as a place to live, work, study, invest and visit;
- Reactivate key spaces in and around town centre & maximise the potential of community, commercial and residential property as a driver of economic growth;
- Building location within the town ;
- Building layout and extent of remodelling required;
- Building Condition;
- Heritage Designated & Non-Designated Assets;
- Heritage Grant suitability;
- Operational (Market);
- Market suitability;
- Transport.

The 4 candidate buildings are shown (right),

The former Natwest building was the strongest performing building against the above criteria.



Former HSBC (Chambers) Building



Former Natwest building



Old Market Hall



Former CO-OP

Former Natwest Bank | Existing Site Images



St. George's Road, Principal Elevation



South East Elevation



South West Elevations



North West, Rear Elevation showing Bank Vault



Outrigger buildings of former Bank.

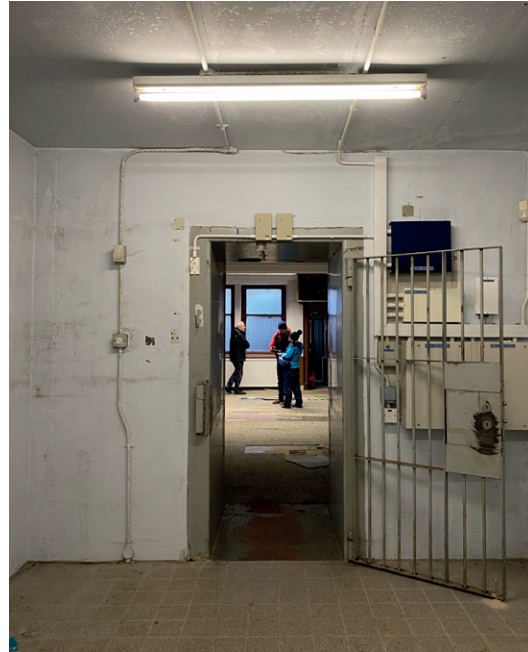
Analysis of Natwest Building

Opportunities

- North east facing elevation onto Millom's Market Square;
- Existing Accessible ramp located on Principal Elevation on St George's Road;
- Potential to create open plan floor space which could be zoned internally with more discreet spaces and uses to the rear of building;
- Potential to utilise adjacent pocket space for spill out spaces or car parking;
- First floor balconies overlooking square can offer attractive potential amenity for upper floor uses overlooking the square;
- Building is located near entrance to St. George's Church. This allows the opportunity to integrate built proposals with wider public realm and street upgrades to change quality of arrival to the town;

Challenges

- Building currently deteriorating and experiencing damp and leak damage as well as potential structural defects.
- Cost implications of removing or working with bank safe walls (1.142m / 3.7ft thick);
- Deterioration of building during project timelines and level of improvements required to upgrade condition;
- Outrigger buildings are poor quality and could be reconfigured;
- Limited opportunity for on - site parking;
- Requirement for improvement of vertical access with provision of lift to access all floors;



Ground Floor Banking Area

Ground Floor Back of House Details

Upper Floor Room Details

Spatial Hierarchy

The concept diagram below has been split into each floor to show how the spaces will be occupied and how this relates to the wider setting of Millom Town Square.

The ground floor of the former bank (see plans) is split into three distinct zones. All of these have a different character that can be adapted to suit the needs of the proposed Art's and Enterprise Centre, whilst adding richness to the cultural offer. The proposed extension to the Ground Floor will enhance this offer and connect the whole level to nature through the provision of an external terrace and private garden to the rear.



Front Elevation

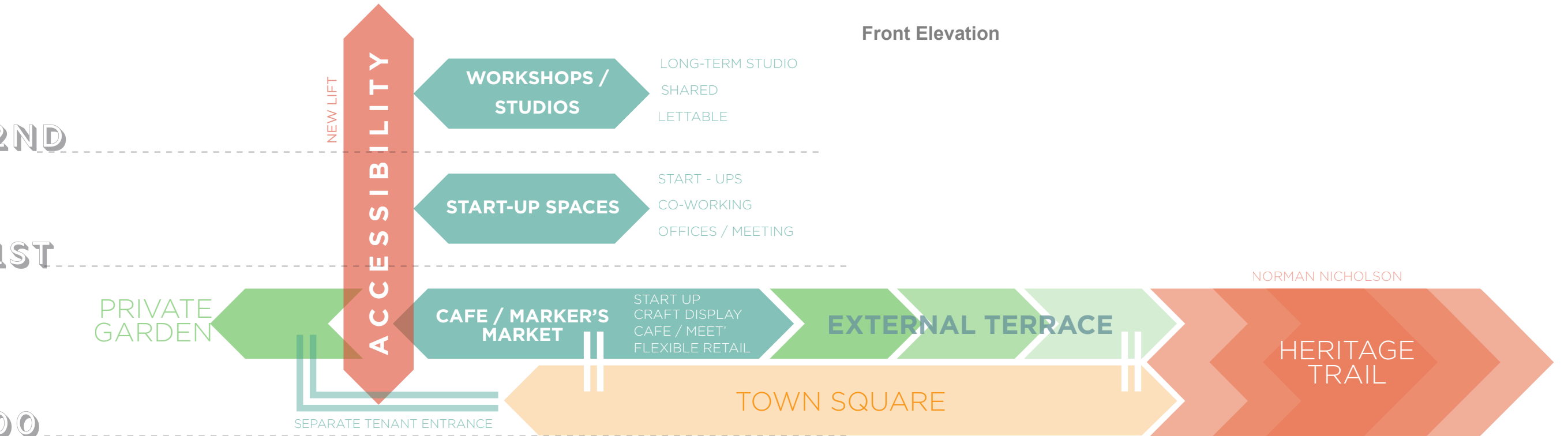


FIG 23 Conceptual Spatial Hierarchy Diagram

GROUND FLOOR CONCEPT

Front of House

The entrance/general banking area is an open-plan space with feature columns and smaller rooms that allows for flexible retail and / front facing uses to inhabit the space. This is accessed directly from the entrance lobby as you enter from St. George's Terrace. The existing vault will be retained and restored for exhibition purposes and will be encapsulated by a cafe extension within the garden.

The proposed terrace will sit along the front George St elevation, providing a semi-private seating area for external seating.

Back of House

The rear of the ground floor is split into cellular offices, the staircase to the floors above and access to small outrigger buildings that house the existing toilets. These outrigger building's are of poor quality and will be demolished to allow for an enhanced external landscape adjacent the building. The smaller meeting rooms will be adapted to include a new lift to all floors, tenant access from the rear of the building and access to a private garden area.

The garden area will provide a space for those using the start-up spaces and lettable workshops to have amenity space located at the rear of the site. See Landscape section for further details.

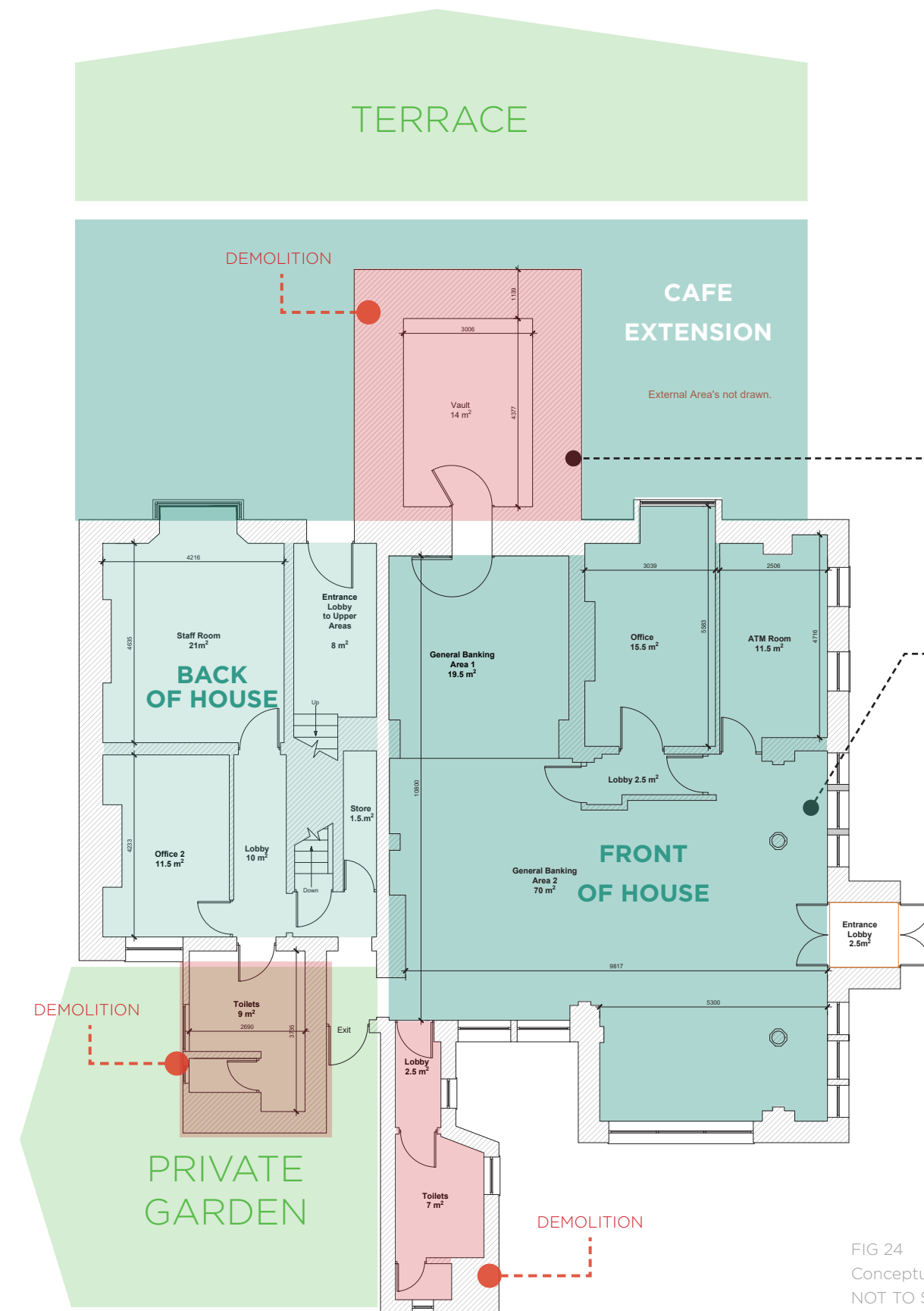


FIG 24
Conceptual Ground Floor Plan
NOT TO SCALE



Conceptual Organisation Diagram



FIG 25 Conceptual Spatial Hierarchy Diagram

FIRST FLOOR

The existing first floor plan is cellular, with load-bearing masonry/lathe and plaster partition walls throughout. Every room has a window with some rooms being dual aspect. The sizes and scale of these spaces lend themselves towards the more formal spaces within the brief of; offices and working, and co-working. As the new cafe offer is only one floor below, it means there can be a more meaningful relationship between the two uses.

There are a number of rooms that work well as offices and require minimal intervention to the existing historic fabric to upgrade these to the proposed uses. Where there are non-load-bearing partitions there is the opportunity to open up these spaces as larger rooms if required. The concept for the use is that smaller start-up businesses can take on one or more of these rooms depending on their requirements, with access to the shared cafe at ground floor.

Demolition

Selective areas will be demolished so that the built form is more legible and to improve the accessibility of the building. This secondary staircase will be removed and the staircase in-filled to allow for an accessible route to all workshop spaces.

Open-Plan Working

This side of the building is linear and more open in its arrangement. Some small structural alterations to the partitions walls from the shared access corridor would create a vibrant co-working space. There is already an existing kitchen and associated services which would be enhanced to provide support and refreshment points for users of the co-working space.

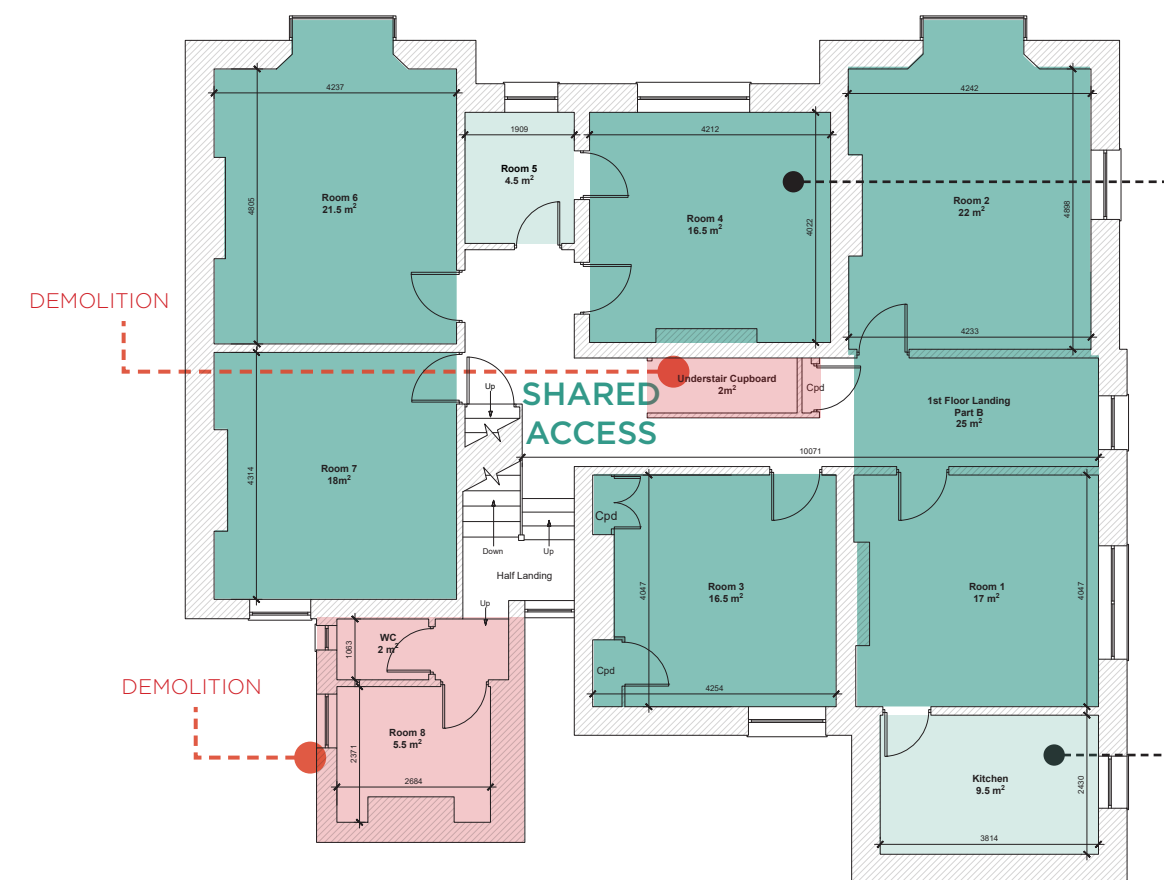


FIG 26
Conceptual First Floor Plan
NOT TO SCALE



FIG 27 Conceptual Spatial Hierarchy Diagram

SECOND FLOOR

Creative & Lettable Workshop Spaces

The existing second floor plan is cellular, with load-bearing masonry/lathe and plaster partition walls throughout. The rooms have mixed ceiling heights as they sit within the pitch of the roof structure. Only 2/3 of the rooms have windows, and rooms with windows are single aspect.

The lack of natural light, the character of the existing structure are the reason the creative studio spaces have been located here. As there will be less foot traffic at the top of the building, there is an additional element of security for those using and letting the spaces. We are proposing to introduce conservation standard rooflights into the structure to allow for daylight to passively illuminate the spaces.

There are 4no. rooms that will work well as individual studios for individual tenants and they will all need to have additional services added into them for any proposed wet areas. There is a structural wall that will need to be removed so that the main staircase can connect both sides of the building. We are working on the assumption that both sides of the building are at the same height at this stage. This will allow the proposed lift access to connect all sides of the building and increase area available for access on the second floor.

Accessibility

The second staircase that only takes users from the 1st to the 2nd floor will be removed to increase connectivity at the second floor and create one large corridor / hallway. There will need to be removal of an existing wall and new lintel, this is on the assumption that all the floors on the two sides of the building are level. If now we can work around this to make sure it is accessible for all.

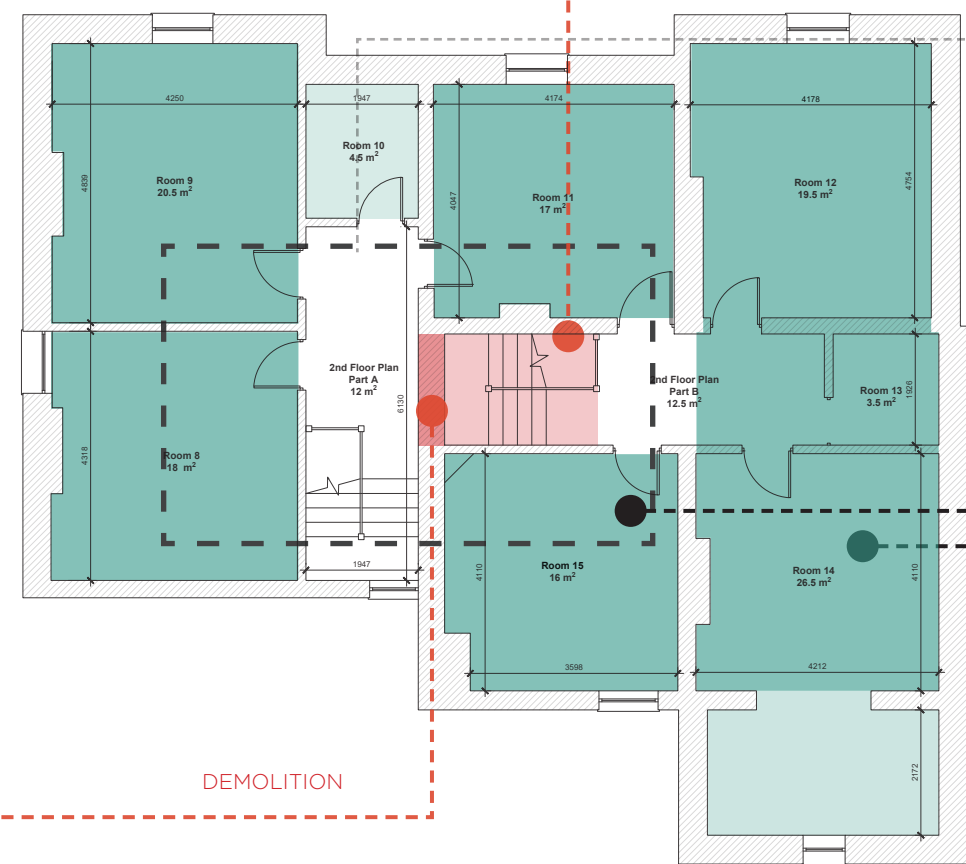
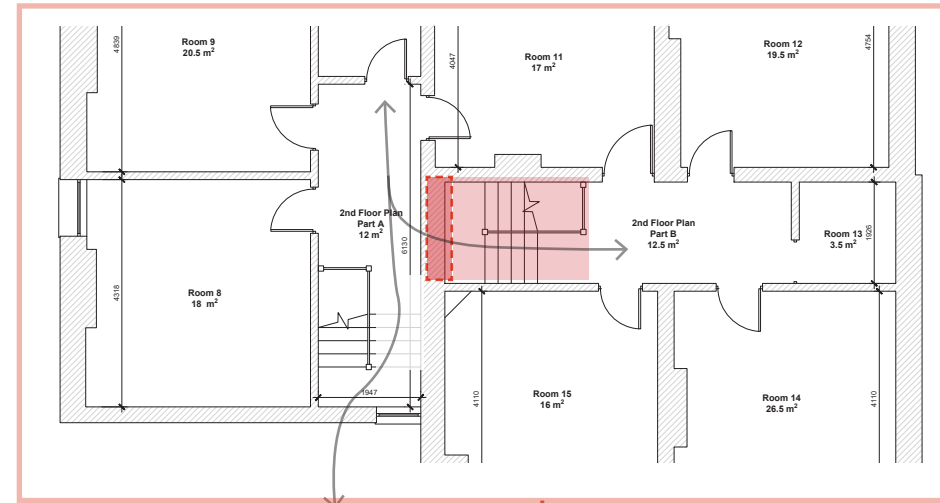


FIG 28
Conceptual Second Floor Plan
NOT TO SCALE



Conceptual Organisation Diagram

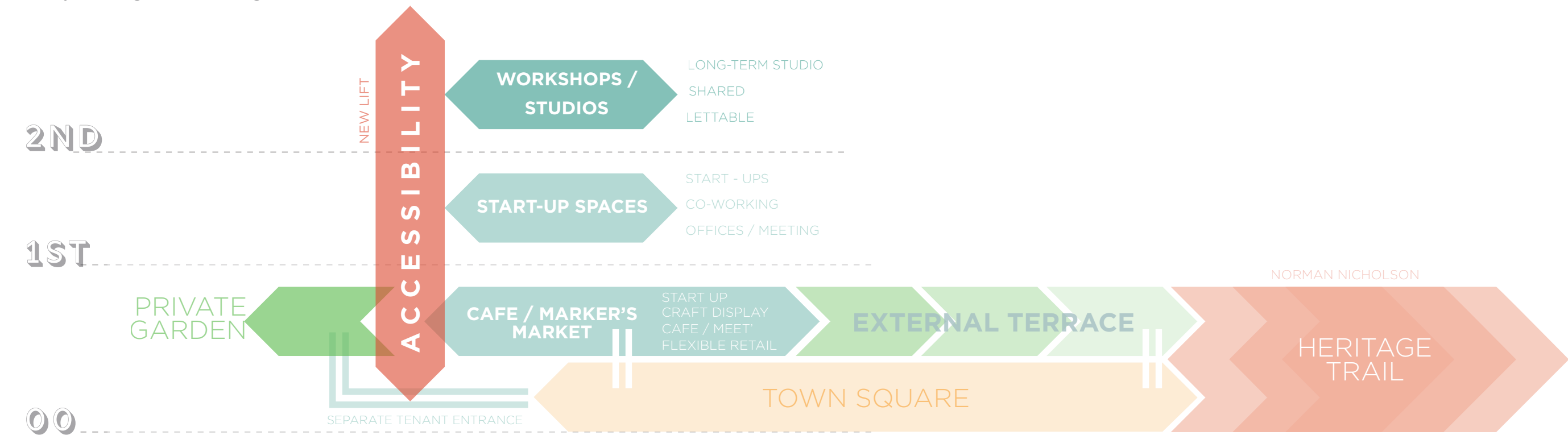


FIG 29 Conceptual Spatial Hierarchy Diagram

Concept Design

This sketch shows an illustrative concept of where the design proposal was taken to as part of the RIBA 2 TIP bid work.

The design proposals outlined within the next section integrate the following points:

- Refurbishment of facade and boundary walls to breathe life into the existing building fabric;
- Selective demolition of small outrigger buildings to remove historic extensions that have a negative impact on the existing building
- Demolition of bank vault due to operational and maintenance reasons;
- Provision of a single storey extension that is offset from the curtilage of adjacent walls, and height appropriate to the scale of development;
- Addition of private garden for users and introduction of a new terrace to provide external seating outside Cafe extension.
- Installation of a new lift to make the building fully accessible for users of differing physical abilities;
- Use high-quality lightweight materials that allow the proposed extension to read as a separate chapter in the story of the former Natwest building.



FIG 30 Conceptual 3D Massing & Design

04

Architectural Design Proposals

The proposed design for the refurbishment and extension of 5 St George's Road is appropriate to the scale and use of the building, and utilises the extension as a means to activating the entrance to Millom from the railway station (North).

The location of the extension is such, that it will provide an active frontage along George Street, allowing those passing by the ability to see the activity and use within the development. By the nature of it's former use, the existing bank building is introverted and does not communicate the proposed use externally, so the extension will allow locals and tourists to Millom to see into the building.

The connection between the existing and proposed has been aligned to retain the window lintels and increase the heigh of existing openings to allow a level connection between the Maker's Market area and the Cafe. The bank vault has been removed from the proposal as it causes pinch points within the Cafe's access and causes dead-end's within the space and does not align with the project's objectives.

First Floor

Business start-up spaces and co-working spaces have been located on the 1st Floor, with the necessary servicing required. Removal of 1no. staircase is proposed to create accessible route from new lift to the shared studio spaces.

Second Floor

Letttable Workshop/ Studios located on 2nd Floor are aimed at longer term let's. All studios will be provided with mess areas to allow for a variety of future art/enterprise uses and rooflights have been introduced where appropriate to provide natural light into the spaces that do not have windows.

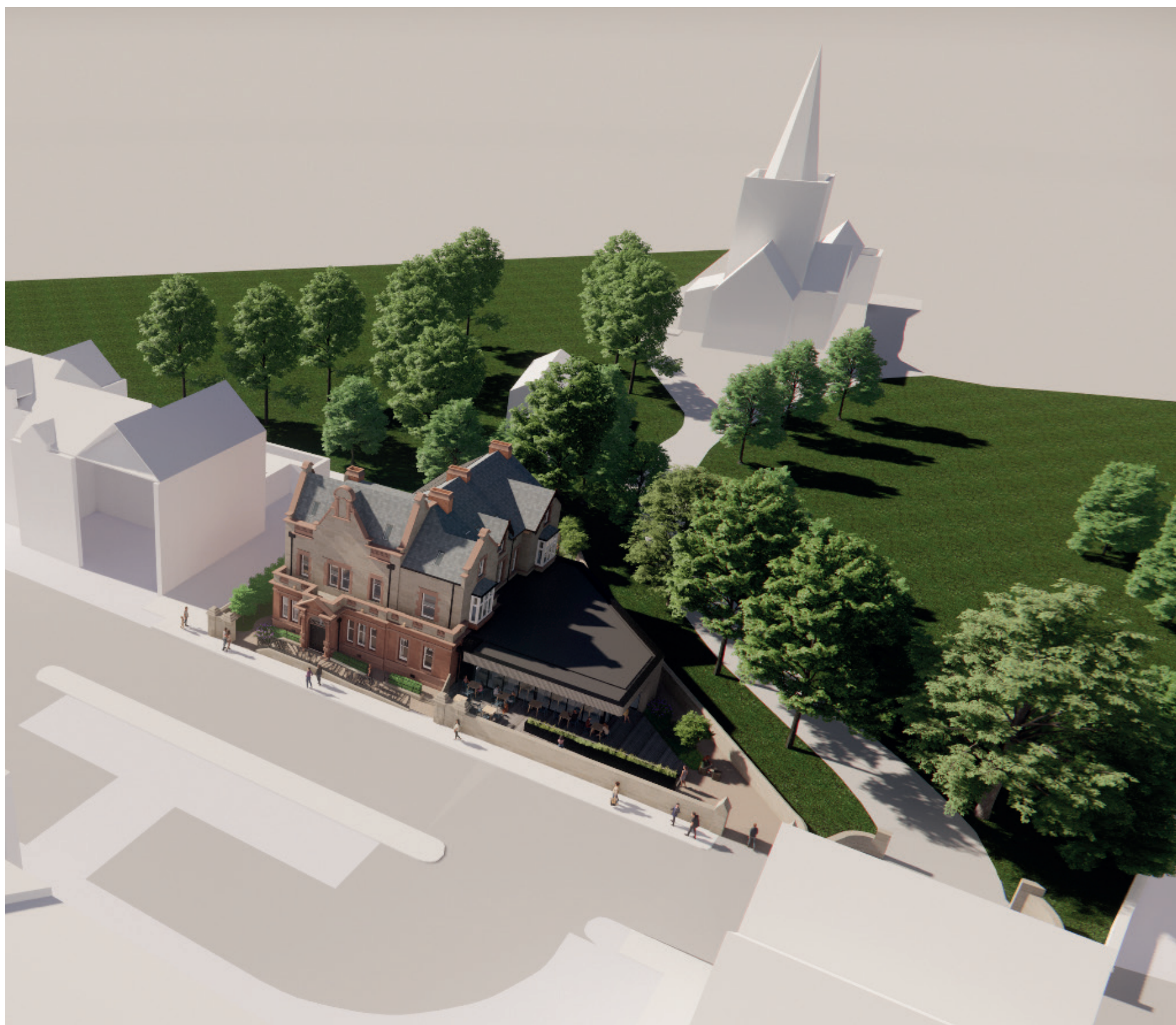
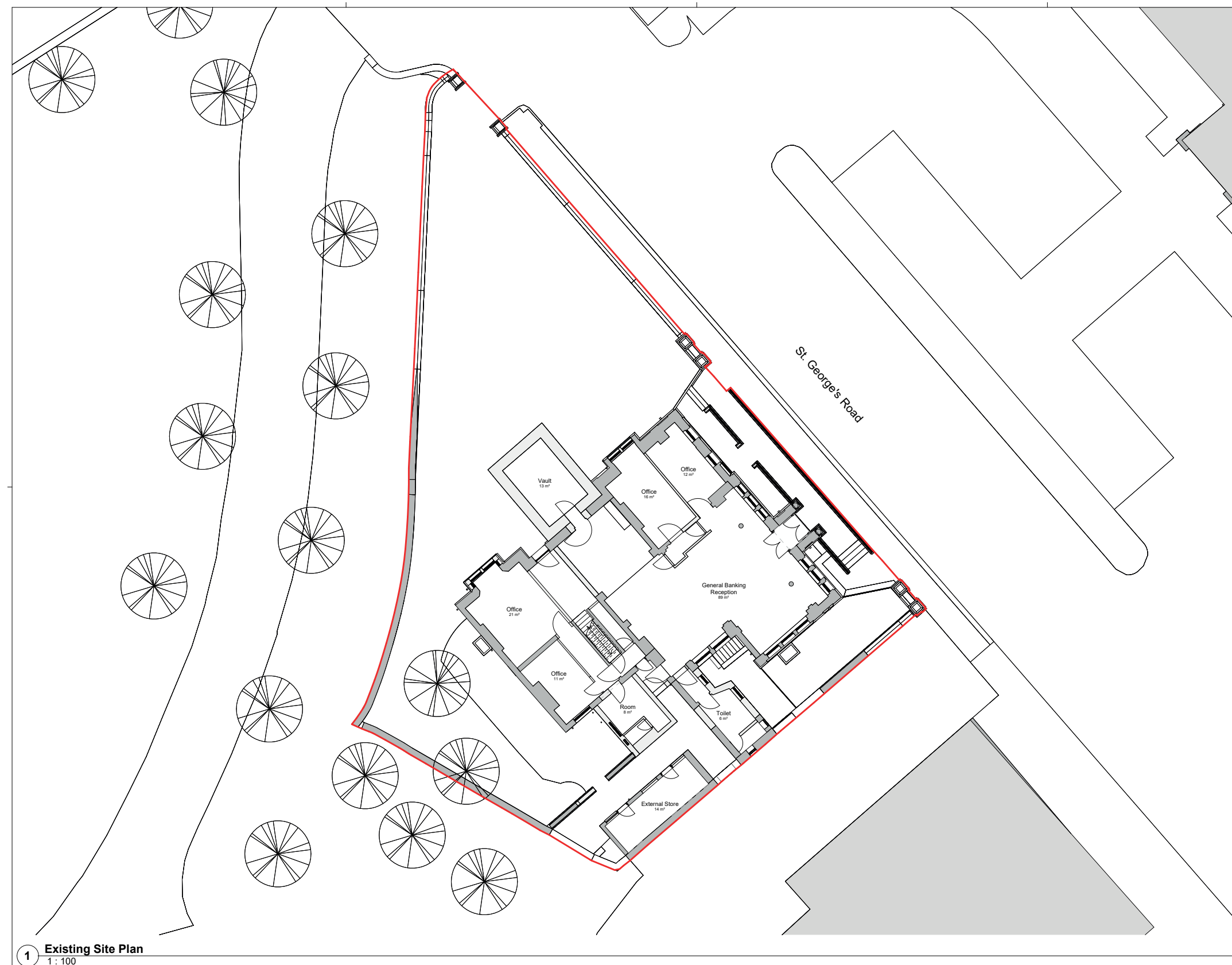
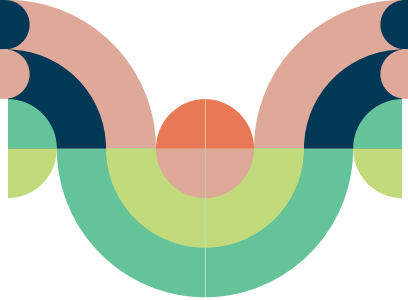


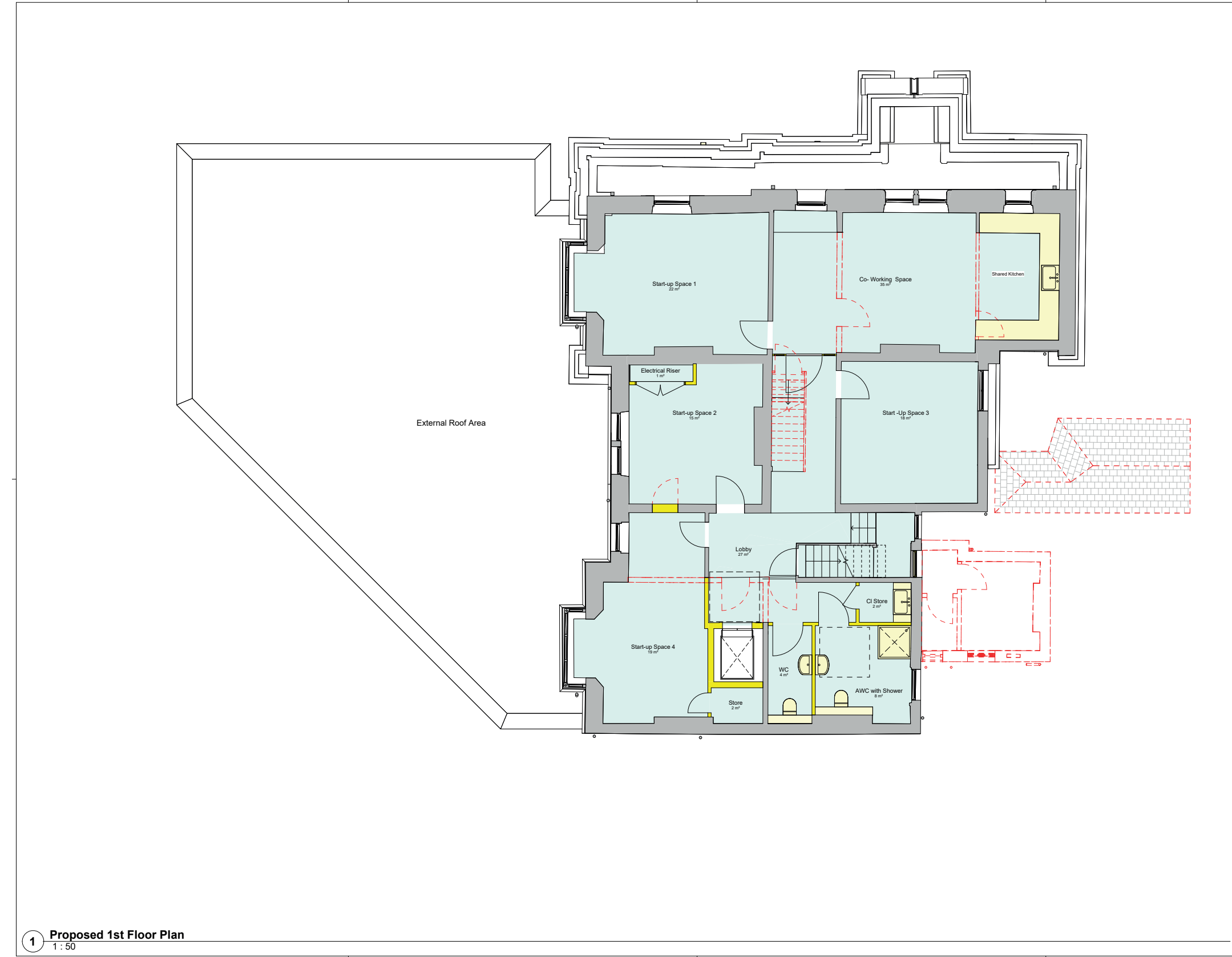
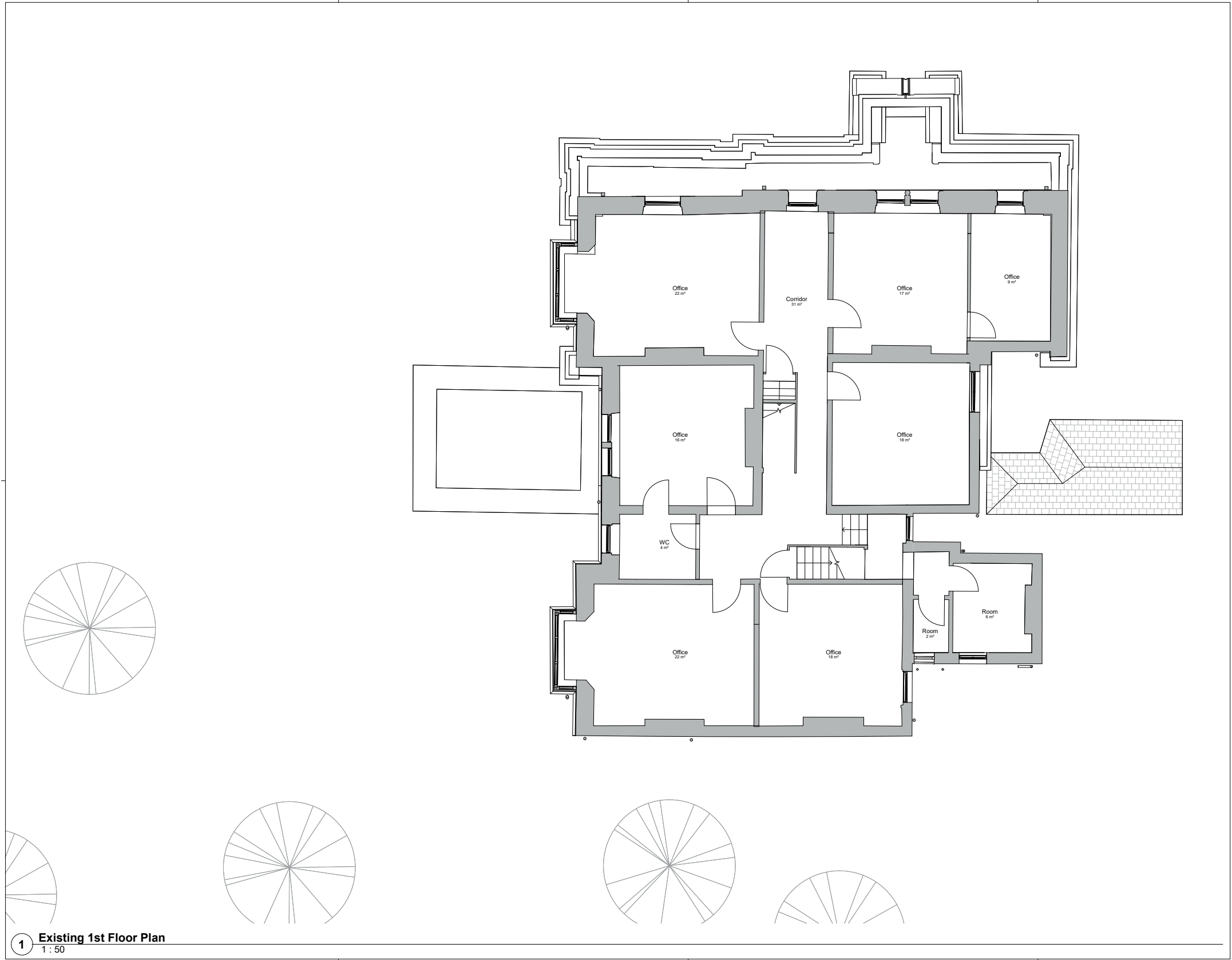
FIG 31 3D Aerial View of Town Square

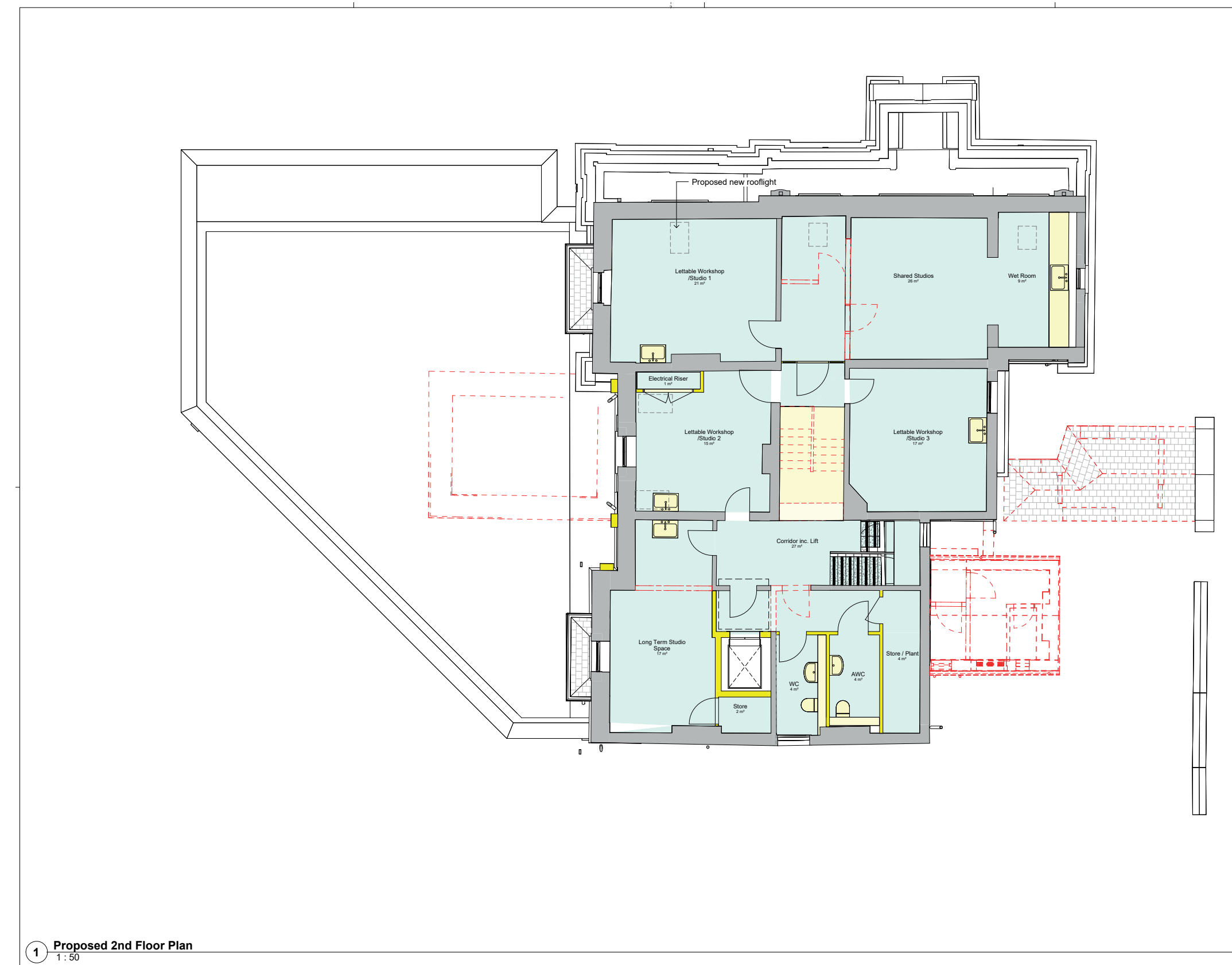
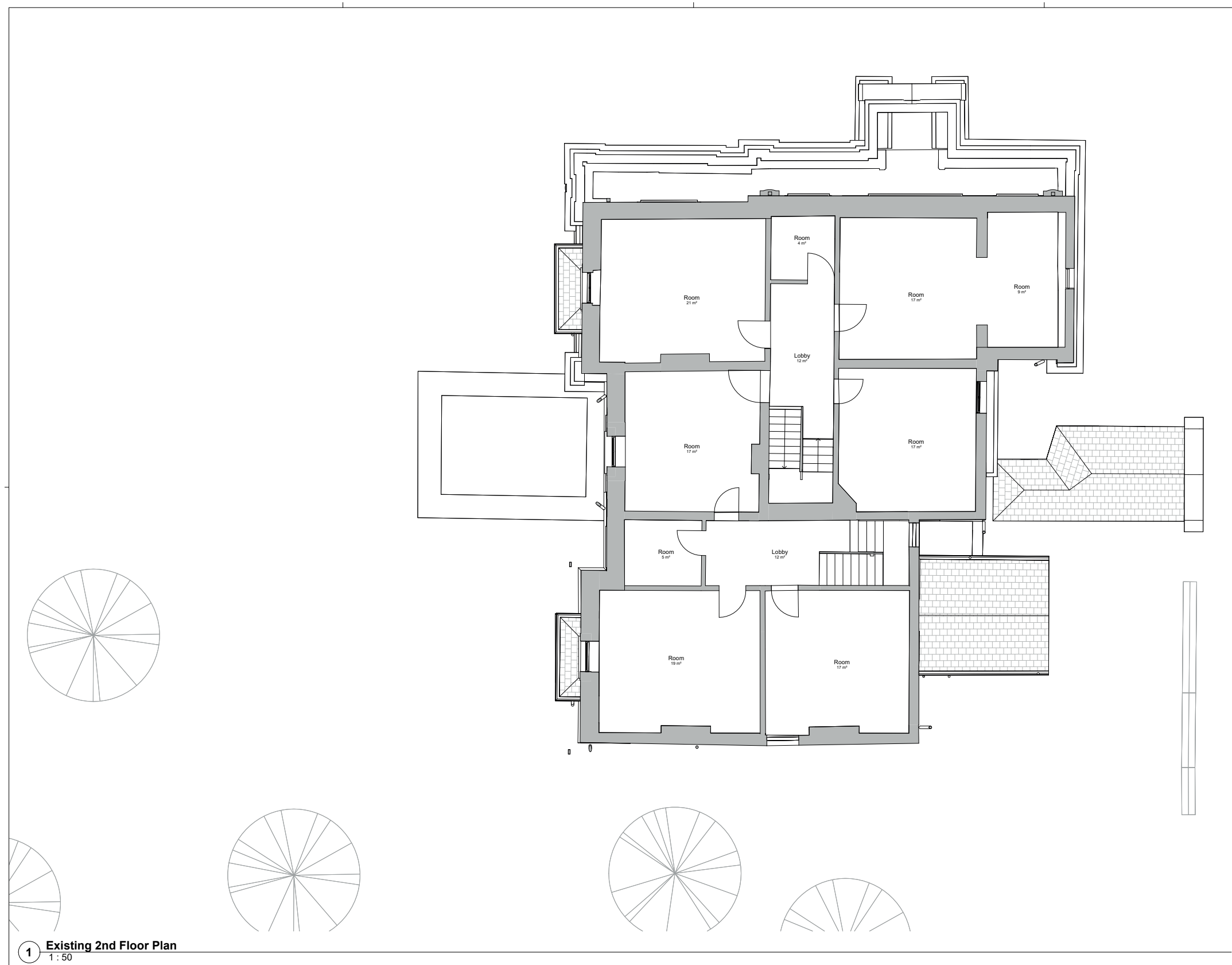


FIG 32 Approach to communal garden space along the site of the former Natwest Bank



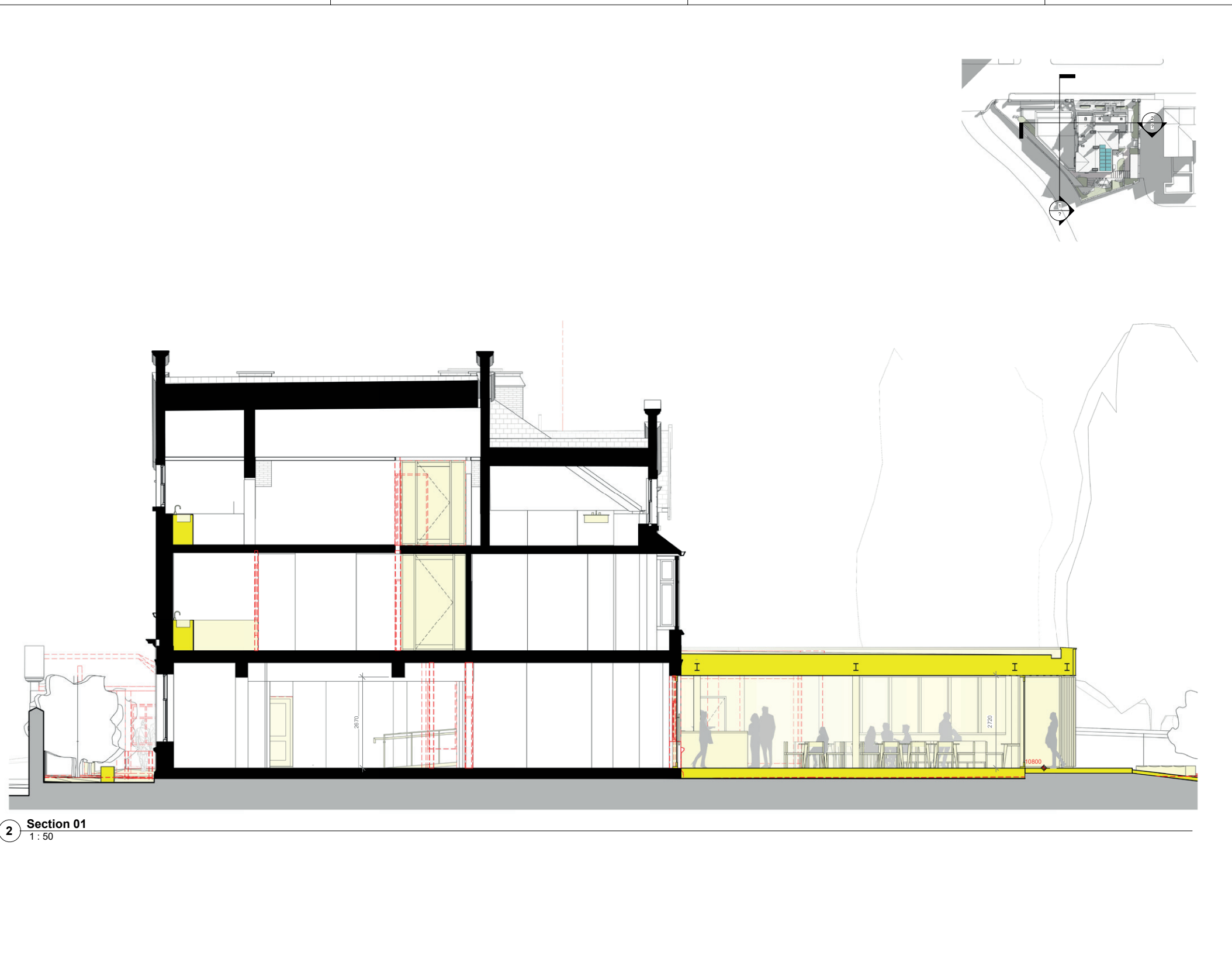














1 Proposed North - East Site Elevation
1:100



2 Proposed North - West Site Elevation
1:100



1 Proposed Site South - East Elevation
1:100



2 Proposed Site South-West Elevation
1:100

05 Landscape Design Proposals

Existing landscape

The landscape of the site is intrinsically linked with the building's former use as a bank. To the north there is paving which affords access to the main entrance. Poor quality paving and furniture detract from attractive heritage / architectural features on site.

A former garden area is situated to the rear which is comprised of overgrown grass and pioneer vegetation. The garden is currently inaccessible to the public.

Existing landscape features include:

- Main building frontage / entrance: this space includes a ramp and stepped access to the main entrance. Existing paving consists of concrete pavers of varying condition.
- Side access / eastern edge: this space runs along the eastern edge of the building. There is a lack of planting and a prevalence of concrete pavers. Timber wooden doors offer access through the stone wall but are disused and of poor condition.
- Existing heritage features can be found throughout the site. These include: an existing out-building, the old bank vault, brick vents / cooling structures, and stone walls.
- Garden / lawn area: The 'garden' wraps around the south / west of the existing building. It consists primarily of overgrown lawn and pioneer vegetation.
- Existing trees: Arboricultural Impact Assessment 1587-AIA-V1, produced by SEED Arboriculture limited, identified and recorded a total of 4 individual trees within the site.



FIG 33 Existing Landscape Plan

Demolition Plan

Existing heritage features within the landscape help contribute to a unique sense of place. Where possible, these should be repaired, enhanced, and/or re-purposed. The majority of existing stone walls within the site boundary are to be retained at a reduced height.

Landscape features for demolition include:

- Existing walls and brickwork which currently form part of the building footprint.
- Existing timber doors set within the eastern stone wall are to be removed and replaced with bespoke frames.
- Concrete pavers located to the east / south of the building are to be removed and replaced.
- Existing trees within the site boundary are to be removed in accordance with Arboricultural Impact Assessment 1587-AIA-V1.

Landscape features to be retained and/or re-purposed include:

- An existing stone wall which is currently blocking access from the front to the back of the building. This is to be removed and re-purposed elsewhere.
- Existing ramps, steps, and paving along the front of the building are to be preserved, cleaned, and repaired where required.

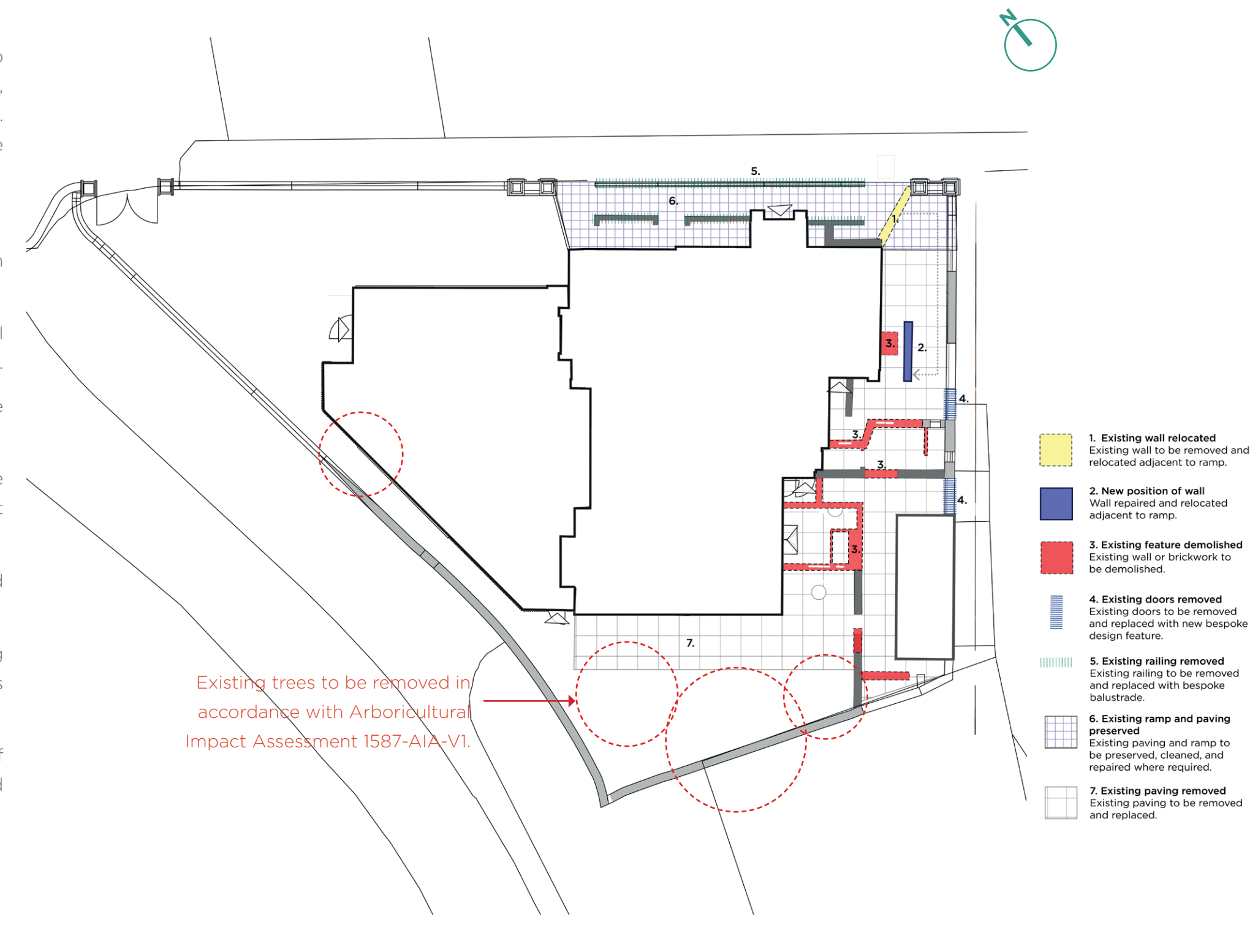


FIG 34 Proposed Demolition Plan

Landscape Concept

Within this design, the landscape has been considered as an extension of the building(s), and the provision of outdoor community areas prioritised.

The frontage of the building is defined by open and flexible space which provides opportunity to gather. In contrast, the garden is constructed from a series of 'rooms', each responding to the building usage and differing in form and function.

The new building and garden are accessed via gateways which provide a sense of arrival. A series of transitional spaces mark a journey between different types of landscapes. The immediate outdoor setting of the building entrances will be key threshold points as people move through the scheme.

Key features within the site are:

- Flexible entrance space: an open meeting space adjacent to the cafe.
- Seating in nature: Benches located next to areas of planting / trees to help create a sense of enclosure and proximity to nature.
- Community growing areas: a community herb garden, orchard, and edible growing trail which could be associated with the new cafe.
- Quiet meeting space: a more intimate space for community members to sit and meet.
- Garden workshop: a group space featuring a heavy duty work table and festoon lighting.
- Window nooks: Feature openings through wall into garden with visual focal points.

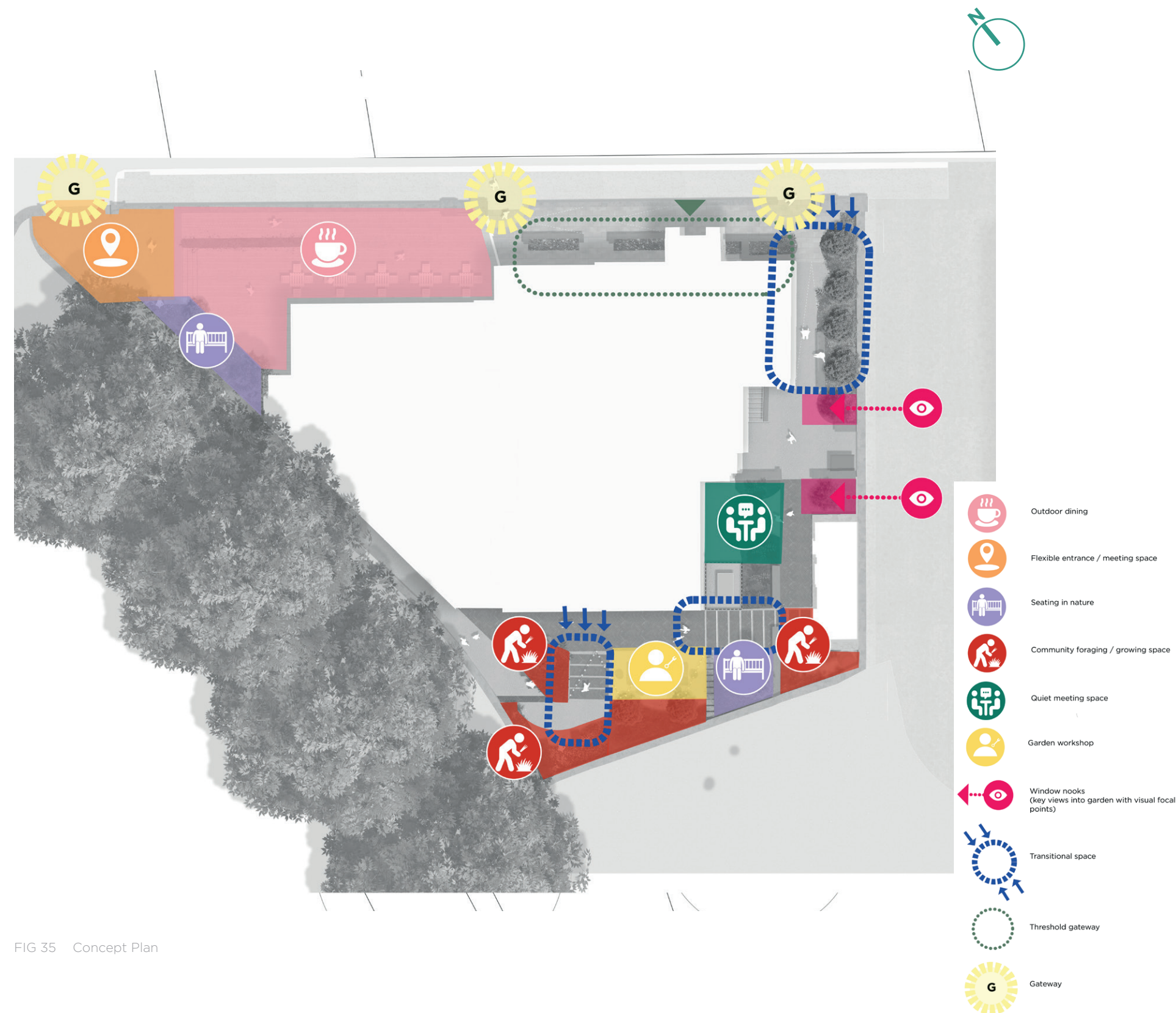


FIG 35 Concept Plan

Illustrative Proposals Plan

1. Flexible entrance space.
2. Outdoor decking with outdoor seating adjacent to new cafe.
3. Building entrance area: Existing paving and ramps to be retained, cleaned and repaired where required. Additional features include new textural planting and bespoke metal handrails.
4. New sloped pathway to garden. Existing wall to be relocated adjacent to slope. Additional tree planting and ornamental planting to eastern boundary.
5. Feature openings in wall. Specimen multi-stem trees with up-lighters.
6. Eurobins x 2.
7. Air conditioning unit and cage.
8. Quiet outdoor meeting space.
9. Community herb garden.
10. Outdoor seating alcove. Sheltered seating space adjacent to new planting and tree.
11. Outdoor workshop space with heavy duty work table and festoon lighting.
12. Spill-out space constructed from brick paving.
13. Growing space with espalier fruit trees and wild-flower meadow.
14. Secondary pedestrian access to garden area to/from entrance space.
15. Bench seating adjacent to ornamental planting.
16. Habitat boxes



Swift box
(Image: Copyright Nest Box Ltd.)



Small bird box
(Image: Copyright Nest Box Ltd.)



FIG 36 Illustrative Plan

Precedent images

Brick paving



Wood storage as design feature and for habitat creation



Gravel paths and curved planting borders



Landscaping

Proposed landscaping measures include additional tree planting, the selection of species to provide year-round seasonal interest and wildlife value, and planting to enhance existing heritage assets.

Trees:

Arboricultural Impact Assessment 1587-AIA-V1, produced by SEED Arboriculture limited, identified and recorded a total of 4 individual trees within the site.

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

1. Elder (*Sambucus nigra*)
2. Sycamore (*Acer pseudoplatanus*)
3. Common ash (*Fraxinus excelsior*)
4. Sycamore (*Acer pseudoplatanus*)

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

Ecology/Biodiversity Net Gain:

Biodiversity Net Gain Report Impact 1588-BNG-V1-A, produced by SEED Arboriculture limited, identified that the proposed habitat creation and enhancements on site at Millom will achieve a +20.83% gain. This is as a result of the additional tree planting. Ecological benefits will be provided by suggested landscaping including pollinator-friendly species, wild-flower meadow, and habitat boxes.

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



Pollinator friendly planting



Wild-flower meadow



Habitat boxes
(Image: Copyright Nest Box Ltd.)

Heritage walls enhanced with planting



Espalier fruit trees



Seating to allow proximity to nature



Woodland understorey planting and multi-stem trees



Community stewardship encouraged



Edible planting for community use



Landscaping

The proposed planting strategy aims to improve upon the existing landscape infrastructure through the implementation of additional tree planting, ornamental planting beds, and naturalistic woodland and a small wild-flower meadow.

Legend:

- Woodland mix
- Shade-tolerant ornamental mix
- Perennial planting
- Raised planter grass mix
- Proposed tree
- Proposed multi-stem tree
- Wild-flower meadow
- Edible herb mix (planted into gravel substrate)

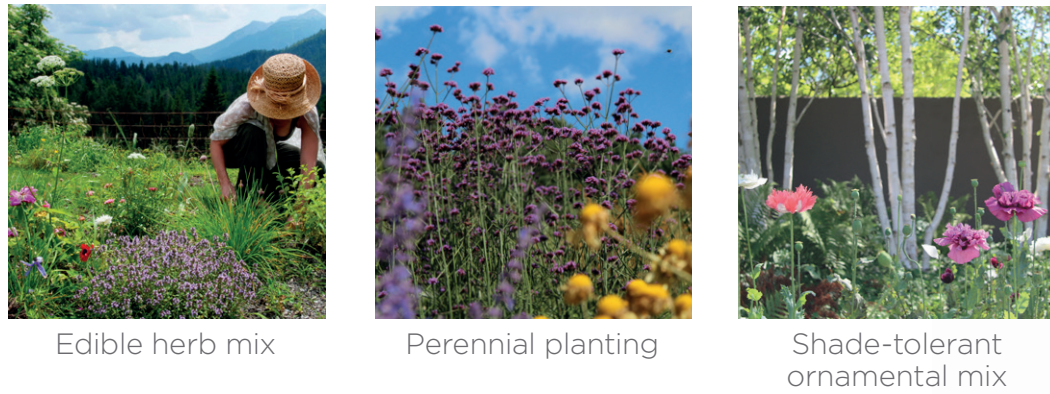
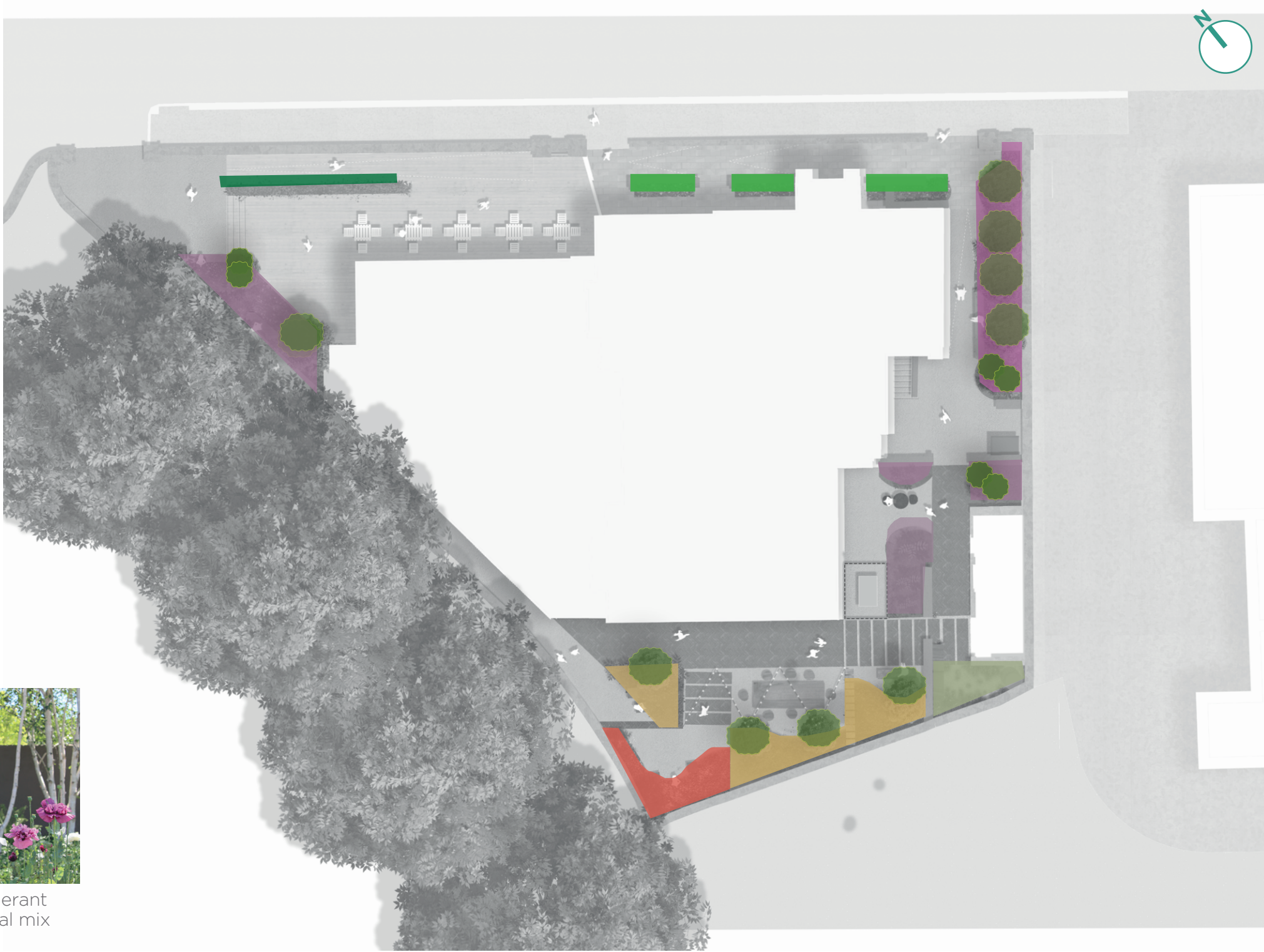


FIG 37 Landscaping Plan



Planting palette

TREES	Trees:	Native						
	• Specimen multi-stem species in key locations. • Species selected with year-round interest and wildlife value in mind. • Espalier fruit trees.		Sorbus aucuparia	Betula pendula	Prunus	Malus sylvestris	Espalier growing habit	
PLANTING	Perennial planting:	Perennials						
	• Inclusion of both deciduous and evergreen species. • Seasonal interest. • Attractive to pollinators. Ornamental planting:						Shrubs 	
• Shade-tolerant species. • Seasonal interest. • Structural evergreen species.	Hosta 'Honeybells'	Dryopteris affinis	Persicaria bistora	Alchemilla mollis	Euonymus europaeus	Cornus alba 'Sibirica'		
	Woodland planting:	Perennials & Ground cover						
• Inclusion of both deciduous and evergreen species, both native and non-native. • Addition of edible plant species for foraging.	Pachysandra		Athyrium filix-femina	Cyclamen	Allium ursinum	Dryopteris filix-mas		
	Wild-flower meadow:	Wild-flower		Herbs				
	• Located under Espalier trees to encourage cross-pollination. • Attractive to invertebrates and provide foraging for birds and bats. Edible herbs:		Wild-flower meadow		Lavandula	Salvia officinalis	Salvia rosmarinus	
	• Sensory, edible herb species.							

Materiality

Stone walls and heritage features are to be retained, cleaned and made good where required. New paving and hard landscape elements are to be implemented strategically on site. Proposed materials have been selected to respond to the local vernacular and help to create a sense of place that is unique to Millom.

Fluctuations in paving throughout the site will help to define key and transitional spaces, whilst also complementing the red-tones of the existing building.

Legend:

-  Decking
-  Brick pavers
-  Timber louvre
-  Brick wall - re-purposed and/or reduced height
-  Existing brick wall
-  Retained and enhanced existing paving
-  Self-binding gravel



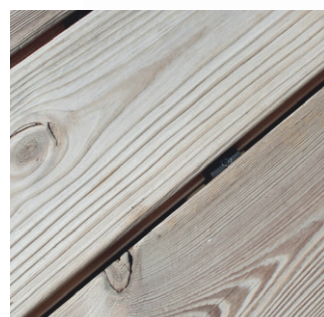
Red brick pavers



Timber louvre



Self-binding gravel



Decking
(Image: Thermopine
cladding, Copyright
Russwood)

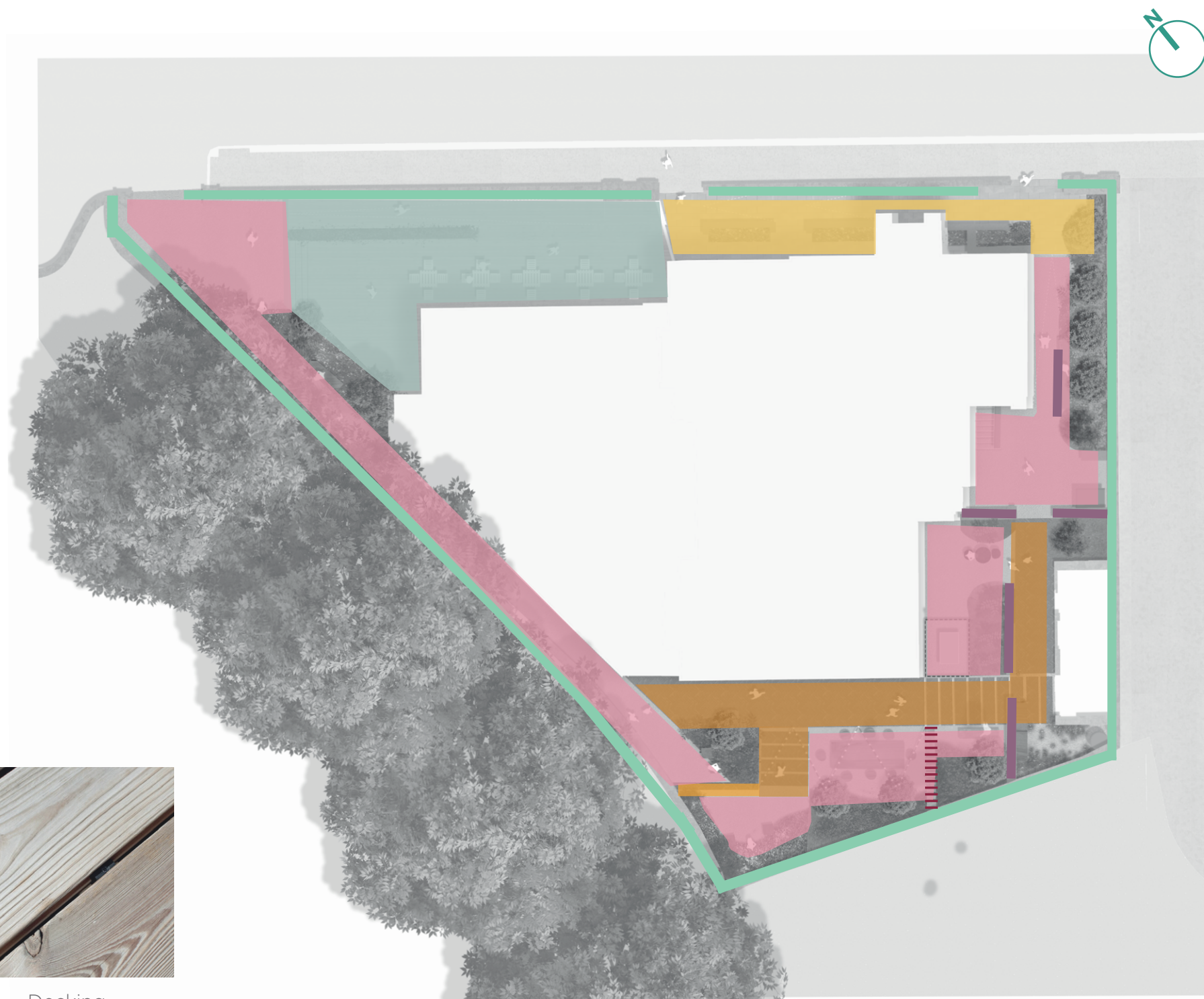


FIG 38 Materiality Strategy

Materiality

Lighting interventions will be subtle and minimalistic. Proposed lighting will be used to enhance key spaces and features. Up-lighters are to be placed strategically to highlight soft and hard features such as specimen trees and a timber louvre boundary. Wall-mounted lighting will improve visibility along key routes without adding unnecessary clutter.

Legend:

-  Uplit planting areas
-  Wall mounted lighting
-  Festoon lighting



Festoon lighting



Wall mounted lighting



Proposed tree and
planting up-lighters

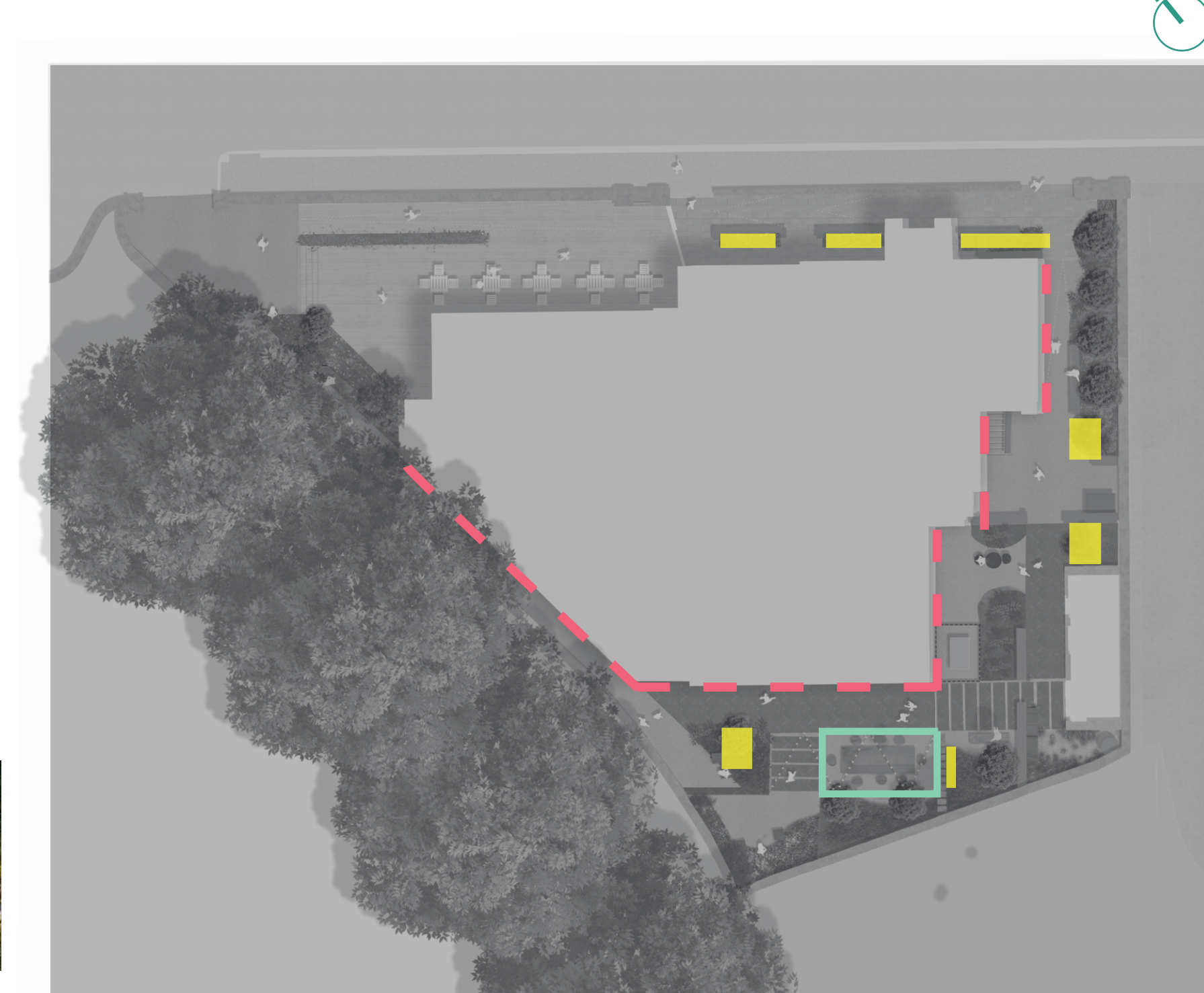


FIG 39 Lighting Strategy

06

3D Visualisations



FIG 40 Axonometric View of the Proposed Extension in the context of Millom Town Square



FIG 41 Proposed George St Elevation showing Cafe Extension behind existing wall.



FIG 42 Axonometric view of side access to rear garden.



FIG 43 Axonometric view of rear garden area and side access.



FIG 44 Elevated view of Cafe extension on North-West elevation, showing adjacent curtilage wall.



FIG 45 George St entrance to Cafe terrace.



FIG 46 Internal view of cafe looking towards external terrace.



FIG 47 Internal view of cafe, looking towards connection to existing building.



FIG 48 External elevation with garden access to left



FIG 49 New access route to rear of building.



FIG 50 External work areas and new landscape proposals 2/2



FIG 51 External work areas and new landscape proposals 1/2

Figure 03 -

Millom Conservation Area Map
Source: Copeland Borough Council (2021) Millom Conservation Area Appraisal.
Available at: <https://copeland.moderngov.co.uk/documents/s10832/Item%206%20App%204%20Millom%20Conservation%20Area%20Appraisal%20Apr%202021.pdf> (Accessed: 18 August 2023).

Figure 07 -

Crown Copyright (2021) National Design Guide - Planning practice guidance for beautiful, enduring and successful places. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf (Accessed: 18 August 2023).

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Figure 08 -

Settlement Hierarchy South Copeland
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 09 -

Copeland Local Plan 2013 - 2028 Adopted Core Strategy and Development Management Policies

Figure 10 -

Copeland Emerging Local Plan 2021-2038, comprising the Publication Draft (January 2022) and Addendum (July 2022)

Figure 23 -

Historical Image of Millom Town Square facing North.
2/1 © Cumbria Archive Centre (Barrow).

