

Ref : AW/26/13875/HS

Date : 19th March 2026

Design and Access/Heritage Statement

UK Screening Solutions Ltd, 14-15 Market Place, Egremont, Cumbria, United Kingdom, CA22 2AF

Introduction

Cassidy + Ashton have been instructed by UK Screening Solutions Ltd to prepare a Design and Access/Heritage Statement to fulfil the validation requirements for the proposed development of land to the rear of 14-15 Market Place, Egremont, Cumbria, United Kingdom, CA22 2AF for the:

'Repurposing of the disused former garden at the rear of 14-15 Market Place Egremont Cumbria, into staff parking, with one disabled space, two EV spaces and a standard carparking space to accommodate current staffing levels.'

As the application site is located within the Egremont Conservation Area, Cumberland Council has specifically requested the submission of a Heritage Statement to accompany this proposal which also triggers a requirement for a Design and Access Statement.

This Statement should be read in conjunction with the submitted application and accompanying documents.

Design and Access Statement

The application site has already been subject to the replacement of the existing rear fence. This does not form part of this application.

Development Summary

The works will create a total of 5 no. car parking spaces, the installation of a dropped kerb on Castle Villas and associated planting. The entrance to the site will be facilitated by the addition of a dropped kerb on Castle Villas. There are no external alterations proposed to 14-15 Market Place. A significant investment in the internal refurbishments has already taken place to facilitate UK Screening Solutions' business growth in the local area, but these were outside of planning control.

As will be demonstrated in this Statement, the works will not directly or materially alter or impact any heritage assets, including scheduled monuments, listed buildings or the conservation area.

Development Proposal

The application which this Statement accompanies, seeks permission for the construction of five no. car parking spaces at the rear of the UK Screening Services head office [Fig. 7].

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Town Planners

Principal Designers

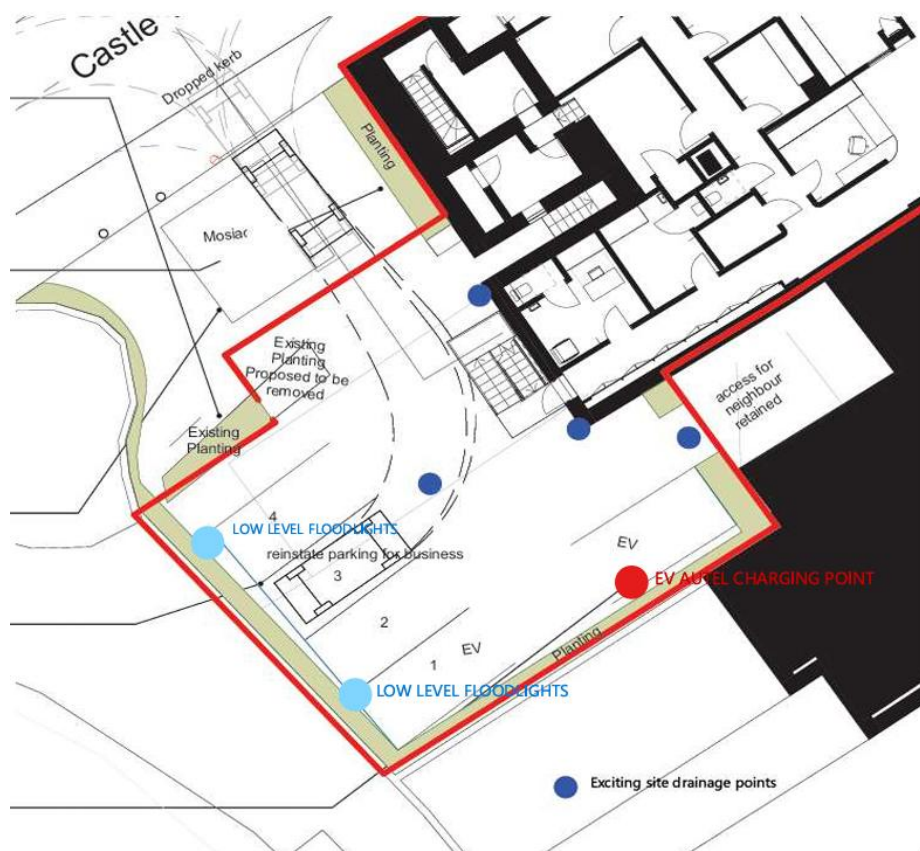


Figure 7- Site and Car Park Proposals (Source: Applicant)

The site will undergo minimal changes, comprising only the relaying of the disused garden space, along with planting and to the following specification:

1. Remove and Installation a dropped kerb at the entrance of the proposed carpark for ease of access at the rear of 14-15 market Place Egremont, this will entail removing of 8 roadside kerbs (5.8m) and installing 2 drop kerbs and 6 new road kerbs across the entrance, the reinstatement of the currently installed brick sets under the advice from Cumbria highway it is recommended Bound 6mm material in line with the requirement set out within the permit.
2. Remove 108 m³ of top soil and waste material in preparation for reinstating carpark subbase (350mm depth throughout)
3. Install 45 meters of HB2 half Battered plus 4 corner kerb 500mm from the perimeter fence line of the carpark to retain the tarmac infill.

4. Install 15 meters of HB255 Half Battered drainage kerbs in line with the newly installed fence line.
5. Install 180 m² of DRIVETEX Non-Woven Geotextile membrane (weed control).
6. Install 160 m³ of type 1 MOT subbase (300mm depth throughout).
7. Install 180 m² of 50mm gravel trays
8. Install 10-20 top layer finish stone 50mm depth throughout (160 m²)
9. Install 2 x 50W CCT3 IP65 LEDPRO Floodlight White(EDPRO51WH) 500mm from ground level
10. Instal 1 AUTEL TWIN POINT Maxi charger

The creation of the parking spaces will enable the existing staff members to park in a safe and private area, off the main street which will free up more space in the Market Place for the general public including those who work in that area, together with visitors to Egremont. Two of the proposed parking spaces will comprise EV Parking spaces, with 1 no. AUTEL DC rapid EV Charging Point. Furthermore, the site will be provided with two 50W low level floodlights, which will face north east and positioned on the eastern boundary.

Accompanying the car park spaces will be the placement of a dropped kerb along Castle Villas together with the removal of the bollards. The applicant has already engaged with the local Cumbria Highway regarding the drop kerb access requirements and there were no concerns raised.

Heritage Statement

National planning guidance as set out in the National Planning Policy Framework [NPPF] requires that the level of detail presented in a Heritage Statement should reflect the significance of the asset and the nature of the proposed development [para. 207]. In this case, although there are heritage assets in the wider vicinity of the application site, the site itself is not of heritage significance and this statement reflects that status.

Notwithstanding this, this statement describes the site in context, describes the proposed development and then follows the standard approach to Heritage Statements by setting out the following key stages to the assessment:

1. Assessment of significance
2. Assessment of impact
3. Justification and mitigation strategy

Site Context

The application site as existing comprises the disused former garden space of 14-15 Market Place [Fig. 1], which, since the start of 2026 has become the headquarters for UK Screening Solutions Ltd. UK Screening Solutions are a local independent Occupational Health based in Egremont since 2010 provider supporting contractors on the local Sellafield Nuclear facility and employing local people



Figure 1 – Application Site showing extent of existing flagging [Source: Applicant Photograph]

The property was purchased by the applicants in 2024 after a period of vacancy of 4-5 years and significant investment both in the supporting the local community and business whilst bring the building back into good condition as it had been neglected during the period of vacancy. Prior to that, the property had been occupied by Age Concern [Figs. 2 and 3] since 1986 who were responsible for flagging the former garden space for use for staff, visitors and events.



Figure 2 - View of 14/15 Market Place in 2009 [Source: Google Streetview]



Figure 3 - View of 14/15 Market Place as of 2024 [Source: Google Streetview]

Since the acquisition of the property by UK Screening solutions in 2024, the site has undergone a sympathetic restoration of the building façade, which has helped create a visually improved and more sympathetic frontage, which in turn has also enhanced the wider street scene and conservation area.



Figure 4 - View of the site from Castle Villas in 2009 [Source: Google Streetview]

The rear of the site can still be accessed from Castle Villas [Fig. 5]. The property itself is accessed on foot from South Street along Market Place.



Figure 5- View of the site from Castle Villas [Source: Applicant Photograph]

The site falls within the Egremont Conservation Area, although the site itself and 14/15 Market Place are not listed buildings [Fig. 6]. The buildings themselves are identified, in the Conservation Area Appraisal, as positive elements of the Conservation Area. This largely relates to the position of the

front of the property as one of the buildings which contain the Market Place. The rear of the property, and in particular the application site, does not contribute to this setting.

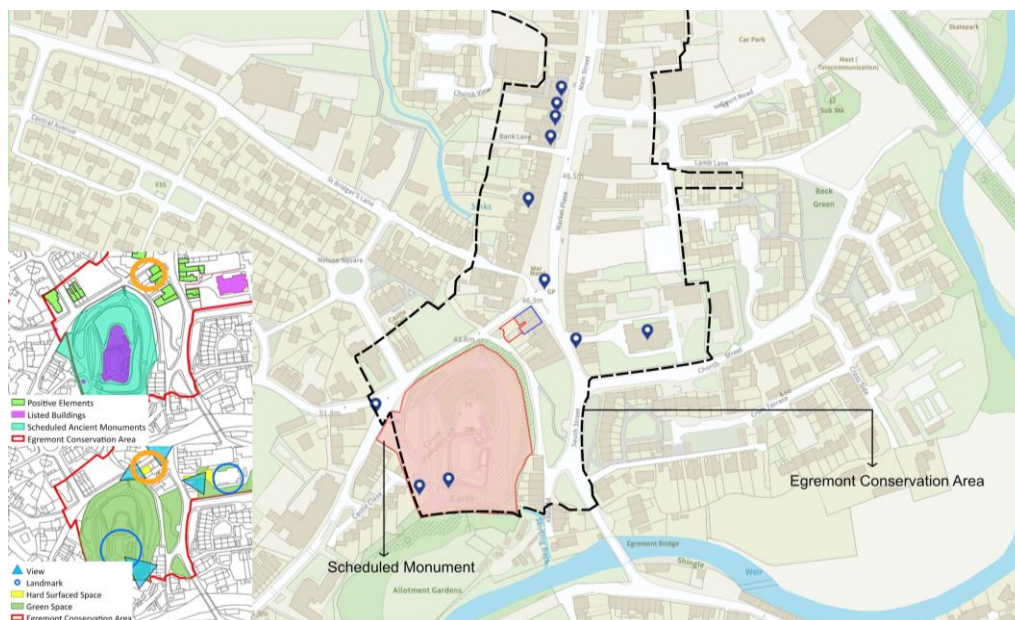


Figure 6 – Heritage Assets in the Vicinity of the Application Site [Source: former Copeland Council]

The surrounding area is predominantly made up of residential dwellings, comprising semi-detached and terraced housing. However, the surrounding area does include community uses, such as, directly north of the site is Market Place – where restaurants, shops, BnB's, dentist and healthcare facilities as well religious buildings are all located. More notably however, is Egremont Castle which is adjacent to the site to the south west, albeit separated by a 6m drop to Beck Side and substantial vegetation. This is a scheduled ancient monument. To the front of 14/15 Market Place lie the grade II listed War Memorial and Railings to Enclosure which were erected in 1922. These are not visible from the application site other than at the entrance [which is existing] from Castle Villas.

Assessment of Significance

The site is located within the Egremont Conservation Area. The building itself is not listed, but does have some heritage value due to its association with Market Place for which it is acknowledged within the Egremont Conservation Area Appraisal as being a 'Positive Element.'

The site is also bordered to the south west by Egremont Castle and its grounds, which is a Scheduled Monument. Along Castle Villas, the Conservation Area Appraisal identifies an important view. In addition, the access to the site from Castle Villas is highlighted as an area of hard surfaced space within the conservation area, albeit the document also suggests that the division between significant and insignificant areas of hard surfacing are contentious.

The area of hardstanding identified within the Appraisal is known as 'The De Lucy Community Garden, named after the 12th Century Lordship of Richard de Lucy who transformed Egremont from a village to a town.' When first created this seems to have included the application site, albeit this has become neglected by 2022 if not earlier. This is the only element within the site that is specifically discussed within the Appraisal. The remaining part of the De Lucy Community Garden contains a mosaic created by three local primary schools depicting the history of the area. Nevertheless, the Appraisal notes that the mosaic is neglected.

Egremont Castle is undoubtedly the heritage asset of most significance that lies in the vicinity of the application site. The Conservation Area Appraisal describes the site as being a tremendous asset to the town. The Castle, which dates to the 12th century, is elevated above the town and occupies a position of dominance, above and amongst trees. The relationship between the castle and Market Place is referenced in the Appraisal as attesting to medieval Egremont, which allows visitors to appreciate its early history. The Appraisal states that this medieval 'essential character survives in spite of the extensive low quality post-WW1 sprawl that constitutes the majority of the wider town and the general sense of decline and dilapidation that has crept over almost every part of it.'

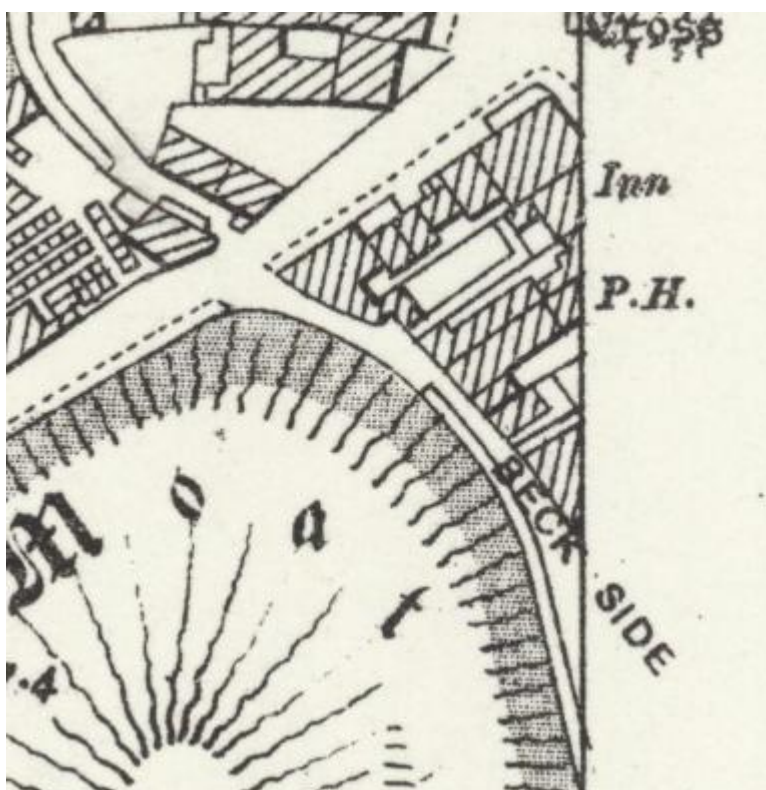


Figure 8 – Extract from OS 25 inch Map Cumberland LXXII.7 Published 1899 [Source: National Library of Scotland]

Historical mapping seems to show 14/15 Market Place in existence by 1899 and indeed it would appear that it may have been an Inn prior to this time. Indeed, the external architecture of 14-15 Market Place is indeed reflective of the other properties on Market Place, an area which developed. However, given the difference in window positioning between the two storey element of 14/15 and the three storey and other such properties on Market Place it may be that the two storey element is a later replacement for a previous building. 14/15 itself can therefore be described as a non-designated heritage asset for its contribution to the character of Market Place and the Conservation Area as a whole.

The application site is tucked behind 14-15 Market Place and hidden from Market Place and the heart of the Conservation Area by 14/15 themselves and from the castle by the drop down to Beck Side and the substantial mature trees such that there is no view available of the site from these heritage assets.

It can therefore be concluded that the application site itself visually makes no contribution to the heritage assets of the local area albeit it lies within the curtilage of 14/15 Market Place.

In the assessment of the significance of the disused garden space of 14-15 Market place it has little or no contribution architecturally, or historically. The only element of interest, the mosaic is in a state of dilapidation and itself is a modern addition, albeit of modest interest.

Assessment of Impact

The Egremont Conservation Area Character Appraisal identifies 14–15 Market Place as a Positive Element within the Conservation Area, albeit this is clearly primarily due to the contribution made by the front of the property following the recent refurbishment undertaken by the applicant. However, the current proposal relates to the provision of car parking spaces to the rear of these properties. As such, the potential impact relates primarily to the wider surrounding area rather than the site in its current form, which consists of disused rear garden space.

The proposed works have been carefully designed to ensure they do not have a negative impact upon the positive elements, key views, and the closest heritage assets within the wider area. The proposal also recognises the importance of the combined heritage elements that contribute to the significance of the Conservation Area as a whole. Thought has been given to how the space can be used appropriately without detracting from the wider historic environment.

Importantly, the proposed changes will not be visible from Market Place or from the Scheduled Monument. The only nearby area with potential interaction is the De Lucy Community Garden. Vehicles would pass adjacent to the existing mosaic; however, this would be limited to approximately five cars per day. Given the low level of activity and the relatively recent creation of the space, it is not considered that this is harmful to any identified heritage asset.

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The proposal would not intensify the use of the area, nor of 14–15 Market Place, as the users of the car park would be existing staff members who currently rely on on-street parking. Providing a discreet and concealed car park to the rear of a historically and architecturally significant area would help maintain the character of the locality by reducing the need for parking along pavements and within Market Place, thereby improving the visual amenity of the wider area.

Additional planting is proposed to further screen the car park from surrounding views. Consequently, the proposal would result in little to no impact on the role that 14–15 Market Place makes to the character and significance of the Conservation Area.

Justification and Mitigation Strategy

Given that it has been concluded that the proposed development will not be detrimental to heritage significance of identified heritage assets, little is required in respect to justification and mitigation.

The mosaic itself will be retained and the vehicular access will allow vehicles to avoid driving over it. New tub planting will be set alongside the works to provide a softer character to the area, providing a visual linkage to the grounds of Egremont Castle.

Furthermore, the works will bring about a use to the otherwise neglected former garden space mitigating the site from falling into a further state of disrepair whilst supporting a local business.

Given that it has been concluded that in heritage terms, the development will in no way negatively impact any identified heritage asset or the wider conservation area, whilst supporting a new local business to assist in maintaining the character of Market Place, it is considered that there are no heritage planning reasons why planning permission cannot be granted.

For and on behalf of
CASSIDY + ASHTON
Architects Building Surveyors and
Planning Consultants