

John Coward Architects Ltd  
3 Unsworth's Yard  
Cartmel  
Ford Road  
GRANGE-OVER-SANDS  
LA11 6PN

**South Lakeland District Council**  
South Lakeland House  
Lowther Street  
Kendal  
Cumbria LA9 4DL

Tel: 01539 733333  
[www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

Our Ref: SL/2019/1028

Your Ref:

Date: 3 January 2020

Dear Sir / Madam

**LOCATION: Wayside Flat & Units 1 & 2 Unsworth's Yard, Ford Road, CARTMEL**

**PROPOSAL: Insertion of 3 rooflights and change of use of Wayside flat to seating, storage & food preparation area in conjunction with the Cartmel Drinkshop and Wine Snug. Change of use of 1 & 2 Unsworth's Yard to short-term letting accommodation**

Thank you for your application. It was received on **17 December 2019**. The application is valid.

We may have changed the description of the proposal. If you do not agree with the description please contact me.

Your application number is **SL/2019/1028** (Please use this whenever you contact us). The Planning Officer dealing with your application is **Nick Howard**.

If we do not issue a decision within 8 weeks you may lodge an appeal with the [Planning Inspectorate](#)

**If this application is to be heard before Planning Committee, we will let you know in writing or by email at least 7 days before the Committee date.** Please see our website for a list of [Planning Committee](#) dates.

PLEASE NOTE THAT:

1. YOU SHOULD CHECK WITH THE BUILDING CONTROL SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE REQUIRE CONSENT UNDER BUILDING REGULATIONS.
2. YOU SHOULD CHECK WITH THE COMMUNITY INFRASTRUCTURE LEVY SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE ARE LIABLE FOR PAYMENT OF CIL.

If you have provided an email address we will normally contact you by email.

Yours faithfully

Development Management

Email: [development.management@southlakeland.gov.uk](mailto:development.management@southlakeland.gov.uk) Phone: 01539 793330

## **DESIGN AND ACCESS STATEMENT**

CHANGE OF USE: FIRST FLOOR  
ABOVE UNITS 1 AND 2  
UNSWORTH'S YARD AND  
WAYSIDE FLAT  
FORD ROAD, DEVONSHIRE  
SQUARE, CARTMEL

December 2019

Job no. 19095



John Coward Architects Limited  
No. 3 Unsworth's Yard  
Ford Road  
Cartmel  
Cumbria  
LA11 6PG

Telephone: (015395) 36596  
E:mail: [info@johncowardarchitects.co.uk](mailto:info@johncowardarchitects.co.uk)

## **1. DESIGN COMPONENT**

### **1.1 Introduction, Location, Existing Use**

Units 1 and 2 and Wayside (Cartmel Drinkshop) are situated in Unsworth's Yard in the centre of Cartmel village. Each of the units has a retail or food/drink establishment at ground floor, with first floor storage accommodation above units 1 and 2 being storage space for Cartmel Drinkshop with a residential flat at first floor above Cartmel Drinkshop.

Our client would like to consolidate the above units by way of a change of use application for both units.

The surveys as existing are illustrated on JCA drawings numbered 19095- 01 and 02.

## **2. Design Statement**

### **2.1 Amount layout, Scale and Appearance**

The application comprises two parts as set out below.

#### Units 1 and 2 Unsworth's Yard

The first floor of the above units is currently used as storage for the Cartel Drink Shop and is accessed via a set of stairs which are separate from the ground floor units. The first-floor spaces are to be converted into a short-term holiday accommodation with space for a bed, shower room, sitting area and a tea and coffee station. A small lobby will be formed at the top of the staircase where secure storage for cleaning supplies can be kept. The first floor will be acoustically improved providing sound insulation from the unit below and fire-proofed to meet currently building regulations, minor alterations to the existing interior will be made to maximise the available space and ensure acoustic improvements to the fabric.

The scheme proposals for Units 1 and 2 Unsworth's yard can be found on drawing number 19095-04.

#### Wayside

The first-floor apartment is currently accessed via a set of stairs in the central hallway of the Cartmel Drinkshop and Wine Snug. The first-floor spaces are to be converted into additional seating areas for the ground floor business with space for a small prep kitchen, storage for the wine shop and a further guest WC.

Alterations will be made internally to remove two partition walls to maximise the use of the space. The roof trusses will also be exposed.

The proposals include inserting three rooflights over the stairs on the rear roof slope and altering the first-floor windows to provide side hung painted timber casements which will look similar to the existing windows. Consideration had been given to reroofing the building however a builder has investigated the roof and repair work only is required which is been carried out.

The prep kitchen will be used for preparing bar snacks only. This will not be a catering kitchen and will be fitted with a standard kitchen extract through the roof.

It should be noted that although the proposals will form additional seating space for the business, the opening hours will remain as existing.

The scheme proposals for Wayside can be found on drawing number 19095- 03.

## **2.2 Consultation**

Pre- application advice was sought by the client for the alterations to both units where the proposals were deemed to be acceptable subject to further details, the reference numbers are noted below:

Units 1 and 2 Unsworth's Yard (first floor): IE/2019/0162

Wayside Flat: IE/2019/0157

## **3. Access Statement**

### **3.1 Convenience of access**

Cartmel is just a 5-minute drive from Grange over Sands, both of which have plenty of local amenities and access to public transport. Cartmel is in close proximity to the A590 which has good links to the motorway and other major transport networks.

### **3.2 Emergency Access**

Access for emergency vehicles remains the same and is thus unaffected by the works.

## **4.0 Flood Risk Assessment**

Preliminary Study

### **4.1 Location Plan**

See location plan within the application documents.

### **4.2 Levels relating to Ordnance Datum**

Ground floor level – 29.10 m A. O. D.

### **4.3 Source of Flooding**

The source of potential flooding is the river Eea.

### **4.4 Site Information**

The sites are set near to the River Eea, both sites are at the first-floor level of Units 1 and 2 Unsworth's Yard and Wayside (Cartmel Drink Shop and Wine Snug). The units are situated in Unsworth's Yard, close to the Grade 1 listed Priory Church of St Mary and St Michael. The ground floor level of these units are 29.20m A.O.D. and 29.10 A.O.D respectively with the level of the ground at the edge of the river 28.30m A.O.D.

The river Eea is approximately 28 metres to the west of the sites. Over recent periods of high-water levels and flooding, the water levels did not reach either of the proposed sites.

#### **4.5. Structures influencing Local Hydraulics**

Approximately 20 m up stream from the north edge of the site is Church bridge. This is likely to be the main structure which could influence the flow of water near the proposed site. A secondary pedestrian foot bridge has gained planning permission 10 m downstream from Church Bridge, it is assumed that this new foot bridge has been designed to current standards with Environment Agency guidelines in mind.

#### **4.6 Flood Alleviation Measures**

Both the proposed areas in this application are at first floor level. The proposed sleeping accommodation will therefore be at 32.20m and 31.84 A.O.D which is substantially above any flood level. Due to the nature of the application no flood alleviation measures are proposed.

#### **5.0 Heritage Assessment**

Each unit in the application sits within the boundary of the Cartmel Conservation Area. Cartmel is located with South Lakeland District Council and is a medium sized village situated roughly 13 miles south west of Kendal.

The application sites are located in the 'Devonshire Square' and 'Ford Road' areas of the Cartmel Conservation Area, where the urban space is much more informal, sitting immediately south west of the Priory Church and its graveyard.

Both buildings are stone finished buildings with units 1 and 2 located in a new development. All unit's edge onto Ford Road, with Wayside primary elevation opening out on to Devonshire Square.

The proposed works are generally consisting of internal alterations. Minor external alterations will be made to Wayside which consist of replacement windows and 3 new roof windows to rear of the property.

Setting in conservation area	Not significant
Impact on existing buildings	Not significant

#### **6.0 Bats**

It should be noted that no re-roofing works are planned as part of this application. The buildings are both point and well-sealed and therefore we do not consider them to be appropriate habitats for bats.

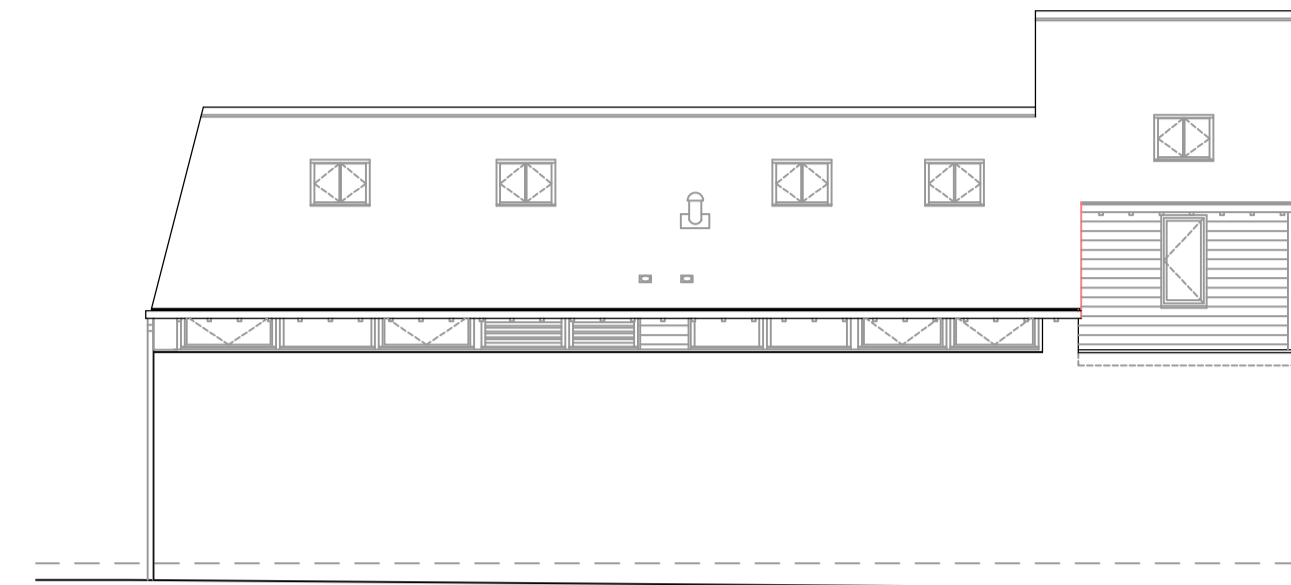
Distribution: South Lakeland District Council  
Mr and Mrs Unsworth  
File



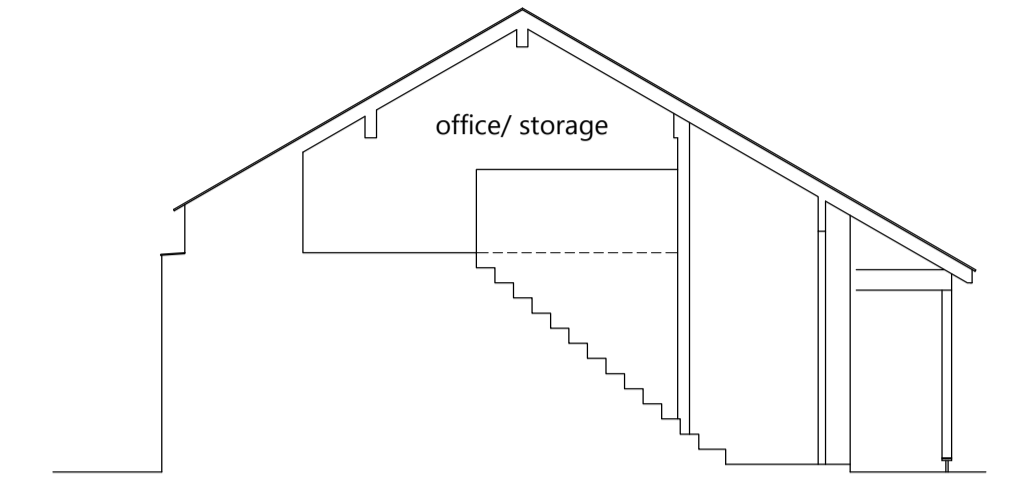
south elevation  
scale 1:100



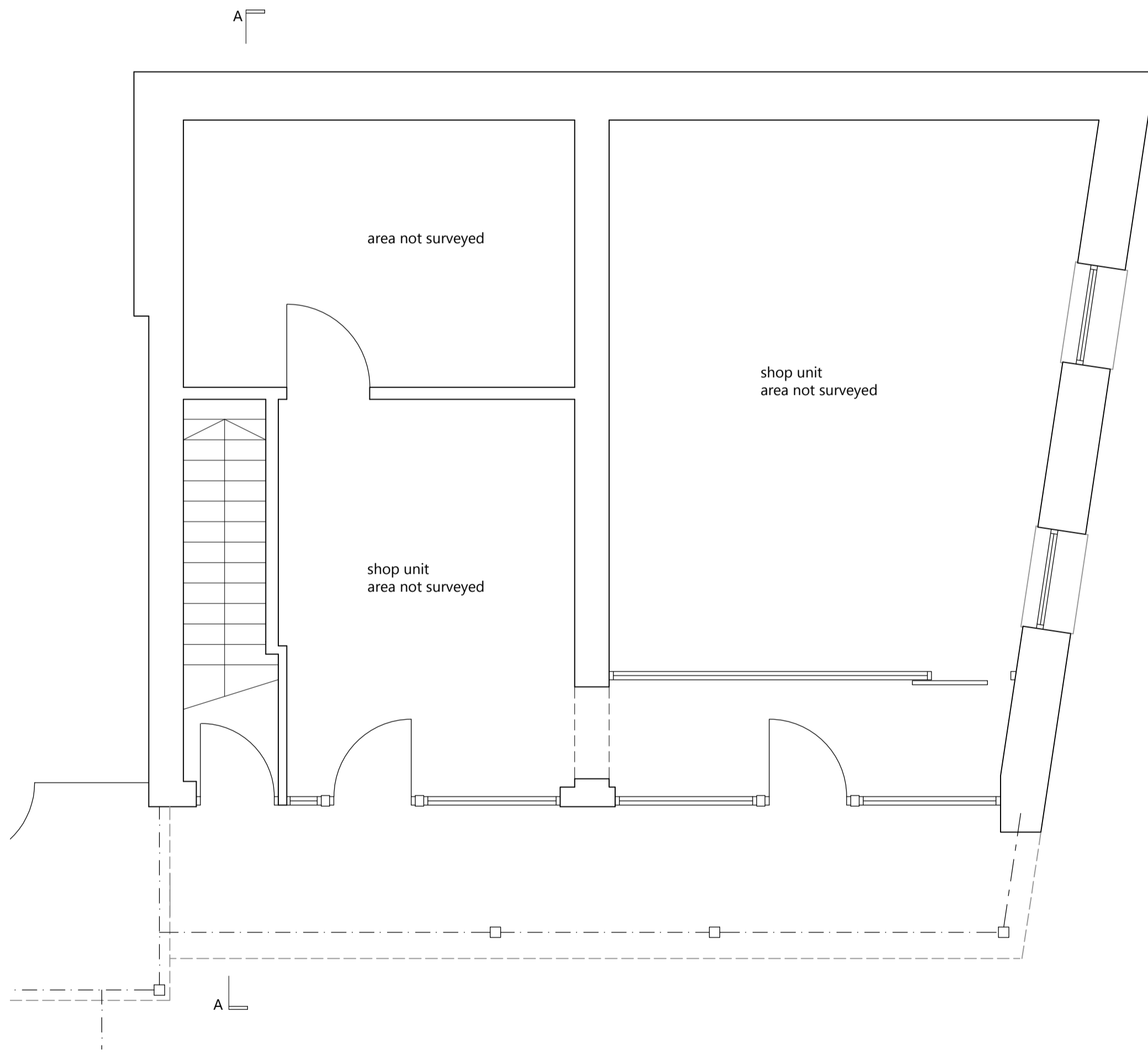
east elevation  
scale 1:100



north elevation  
scale 1:100



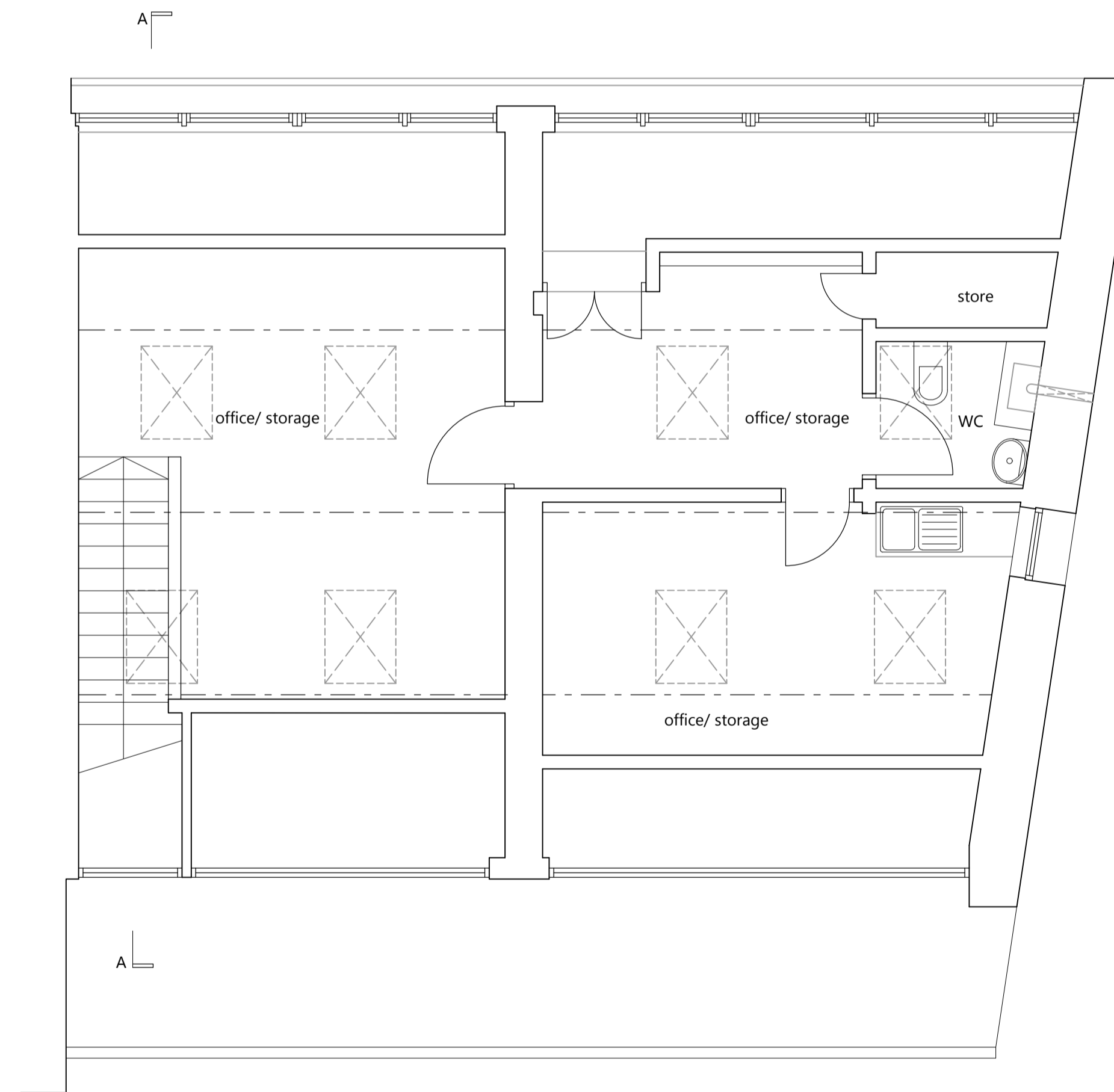
section A-A  
scale 1:50



ground floor plan  
scale 1:50



scale bar  
scale 1:50



first floor plan  
scale 1:50

REV	COMMENT	BY	DATE

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.

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PROJECT

**ALTERATIONS**  
Ford Road, Devonshire Square  
Cartmel

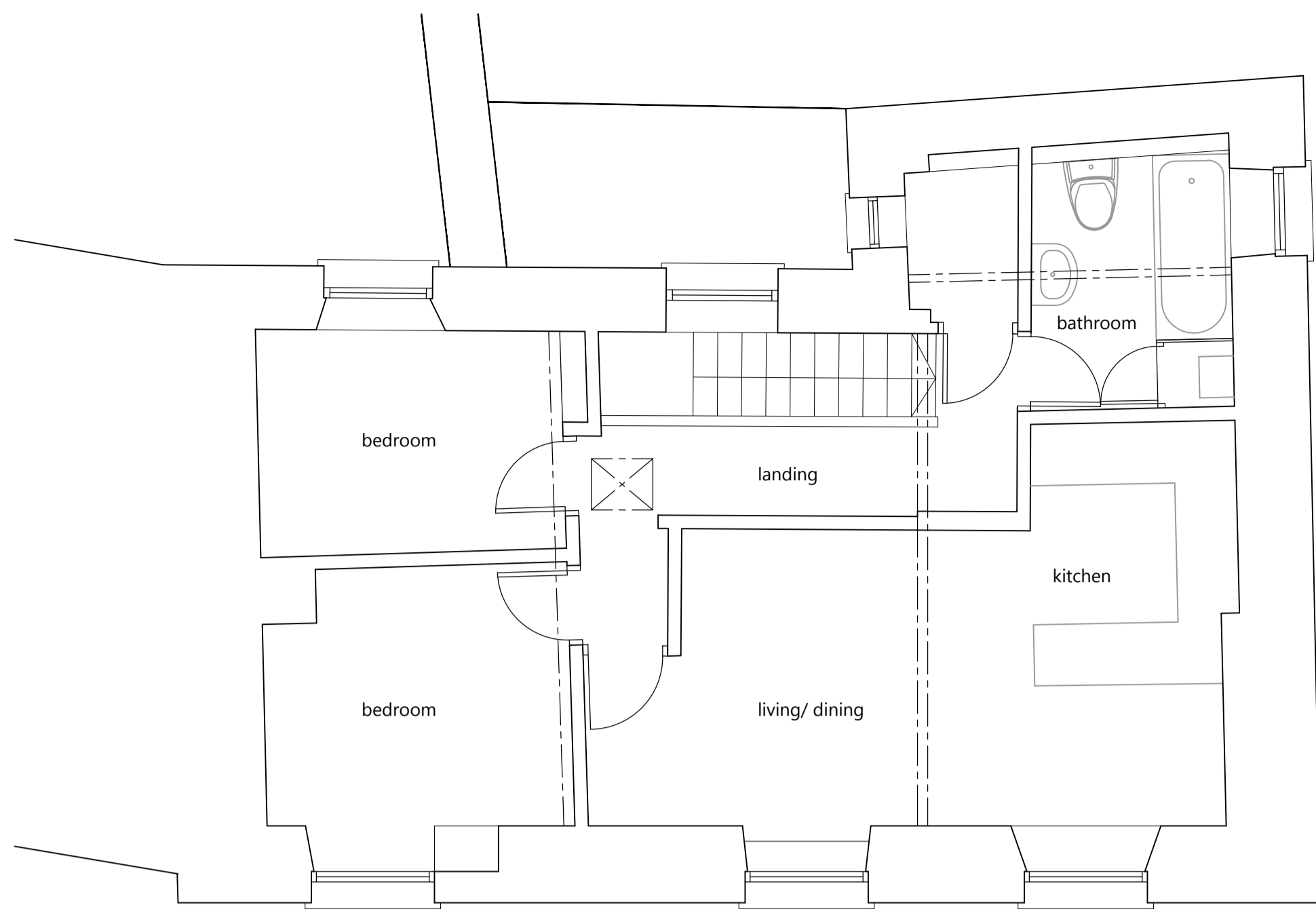
CLIENT  
Mr and Mrs Unsworth

TITLE  
STAGE 0/1  
SURVEY AS EXISTING  
UNITS 1 and 2 UNSWORTH'S YARD

SCALE/ A1	DRAWN	CHECKED	DATE
1:50/ 1:100	cb	-	November '19
JOB NO	DRAWING NO	REVISION	
19095	02	-	



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No. 3 Unsworth's Yard,  
Ford Road,  
Cartmel,  
Cumbria, LA11 6PG  
Tel : (015395) 36596  
www.johnwardarchitects.co.uk



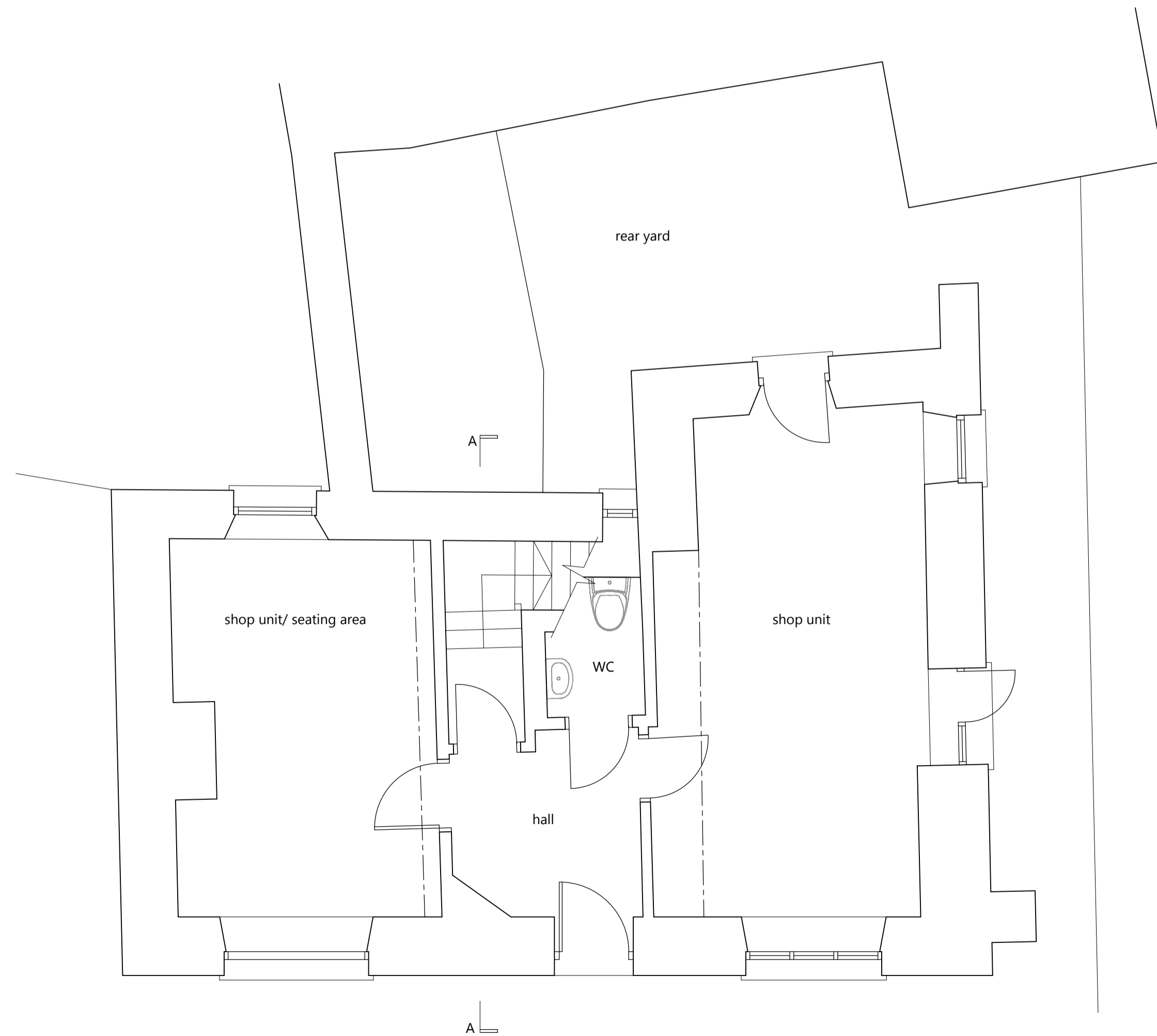
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scale 1:50



north east elevation  
scale 1:50



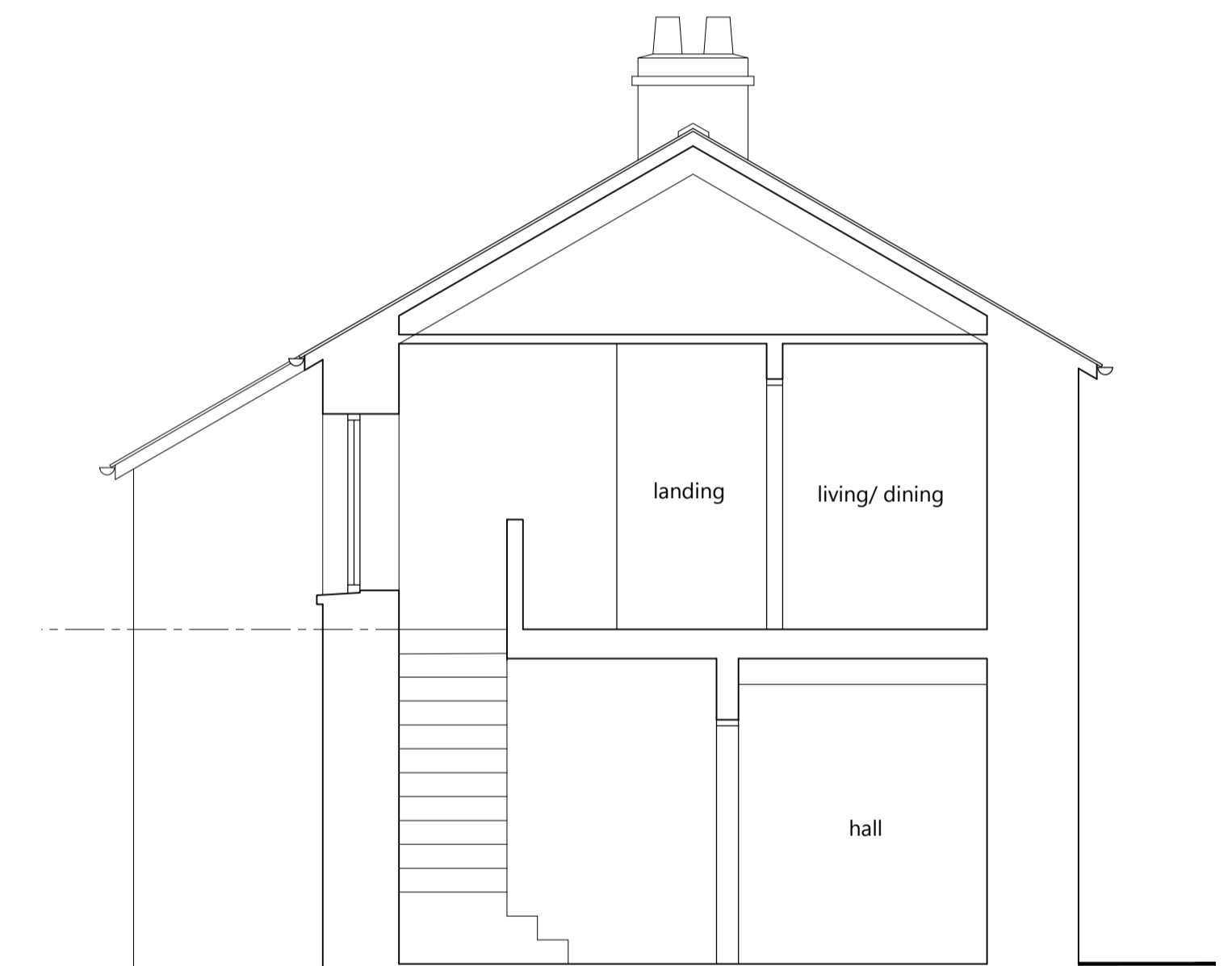
north west elevation  
scale 1:100



ground floor plan  
scale 1:50



south west elevation  
scale 1:50



section a-a  
scale 1:50



scale bar  
scale 1:50

REV	COMMENT	BY	DATE
A	south west elevation added	cb	04/12/19

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PROJECT			
<b>ALTERATIONS</b>			
Ford Road, Devonshire Square Cartmel			
CLIENT			
Mr and Mrs Unsworth			
TITLE			
STAGE 0/1 SURVEY AS EXISTING WAYSIDE FLAT			
SCALE/ A1	DRAWN	CHECKED	DATE
1:50	cb	-	November '19
JOB NO	DRAWING NO	REVISION	
19095	01	A	

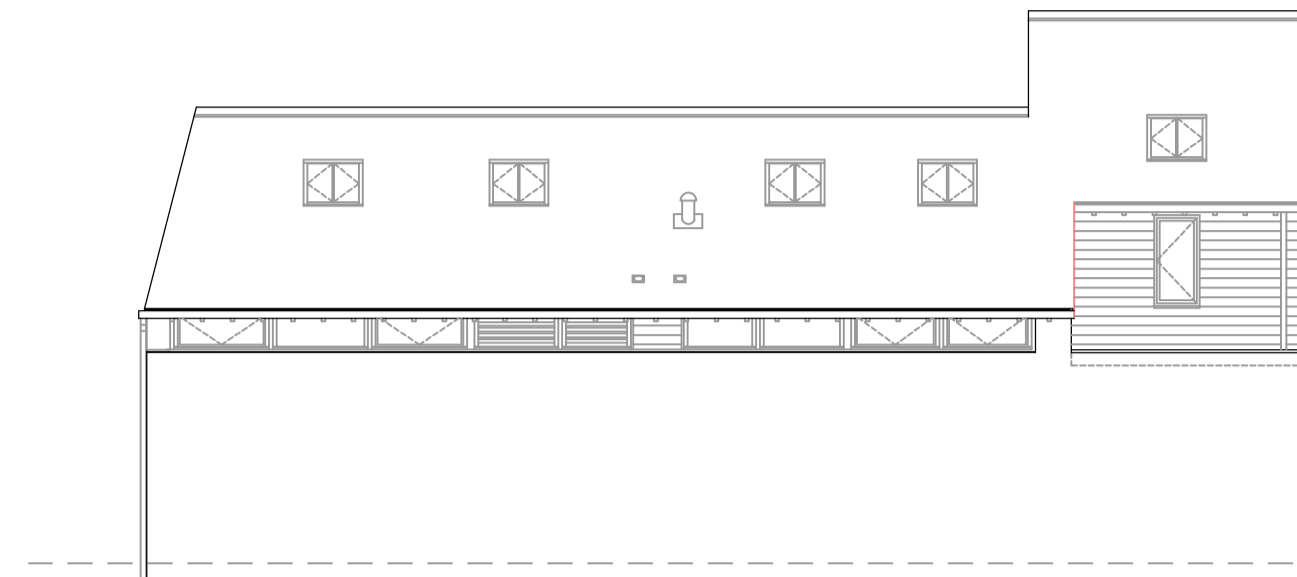




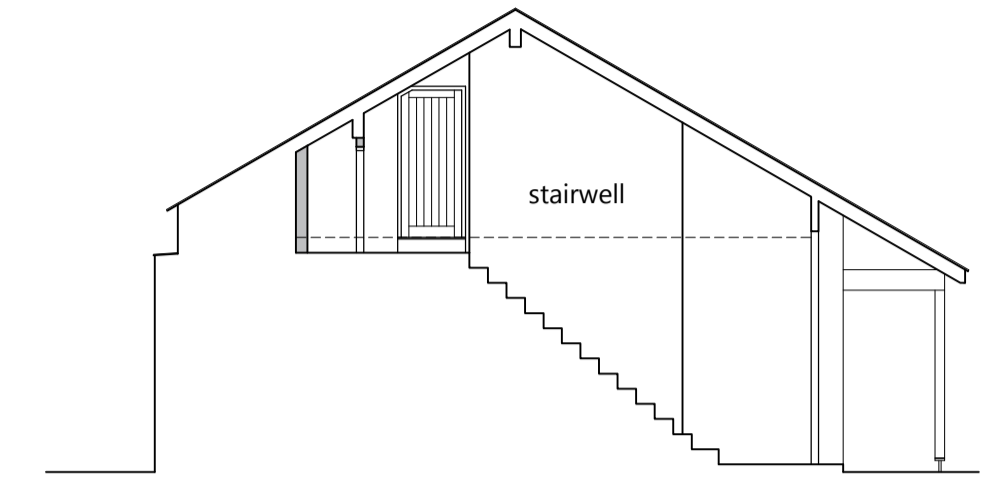
south elevation  
scale 1:100



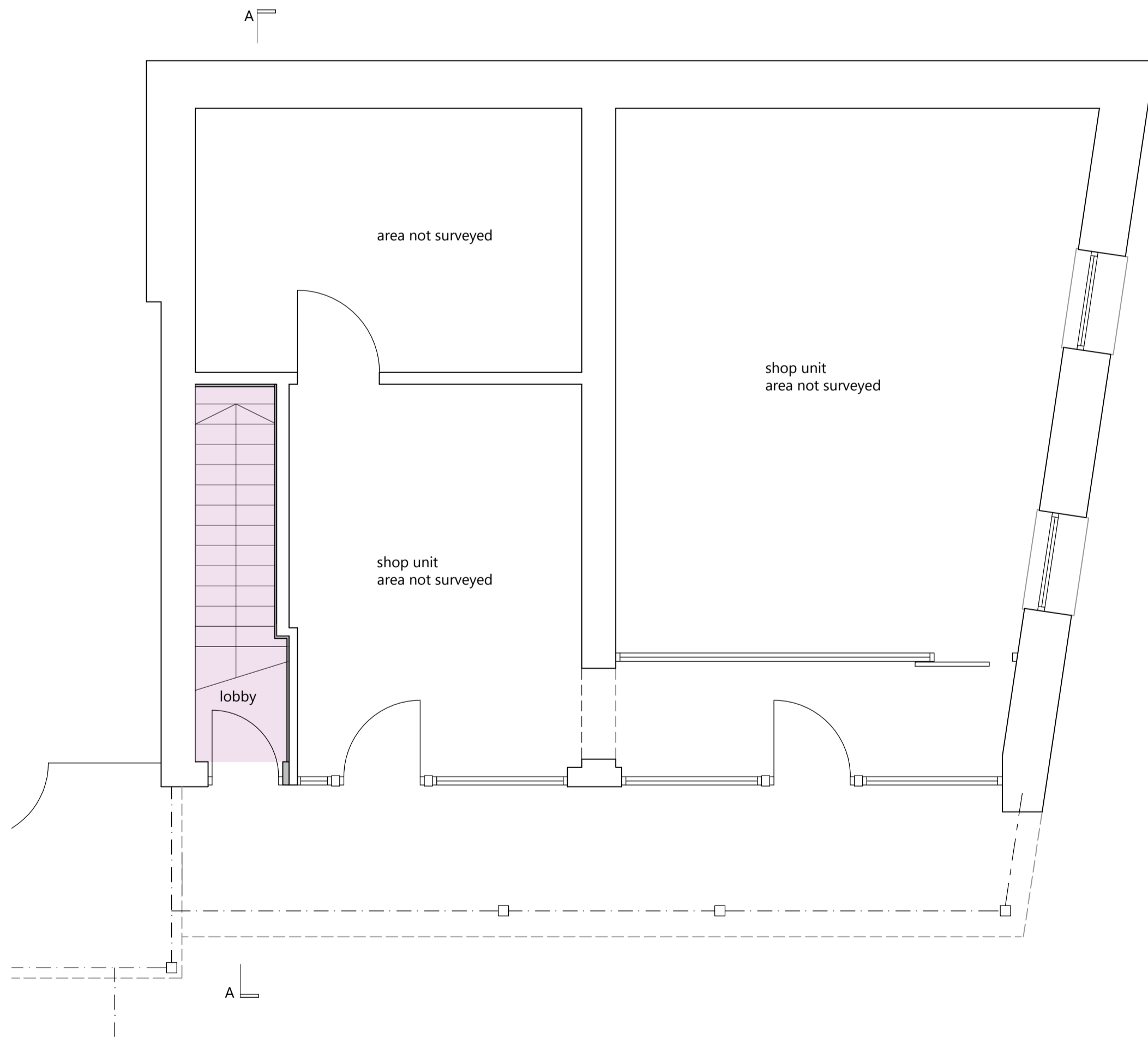
east elevation  
scale 1:100



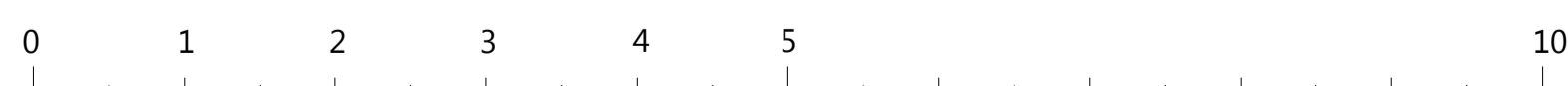
north elevation  
scale 1:100



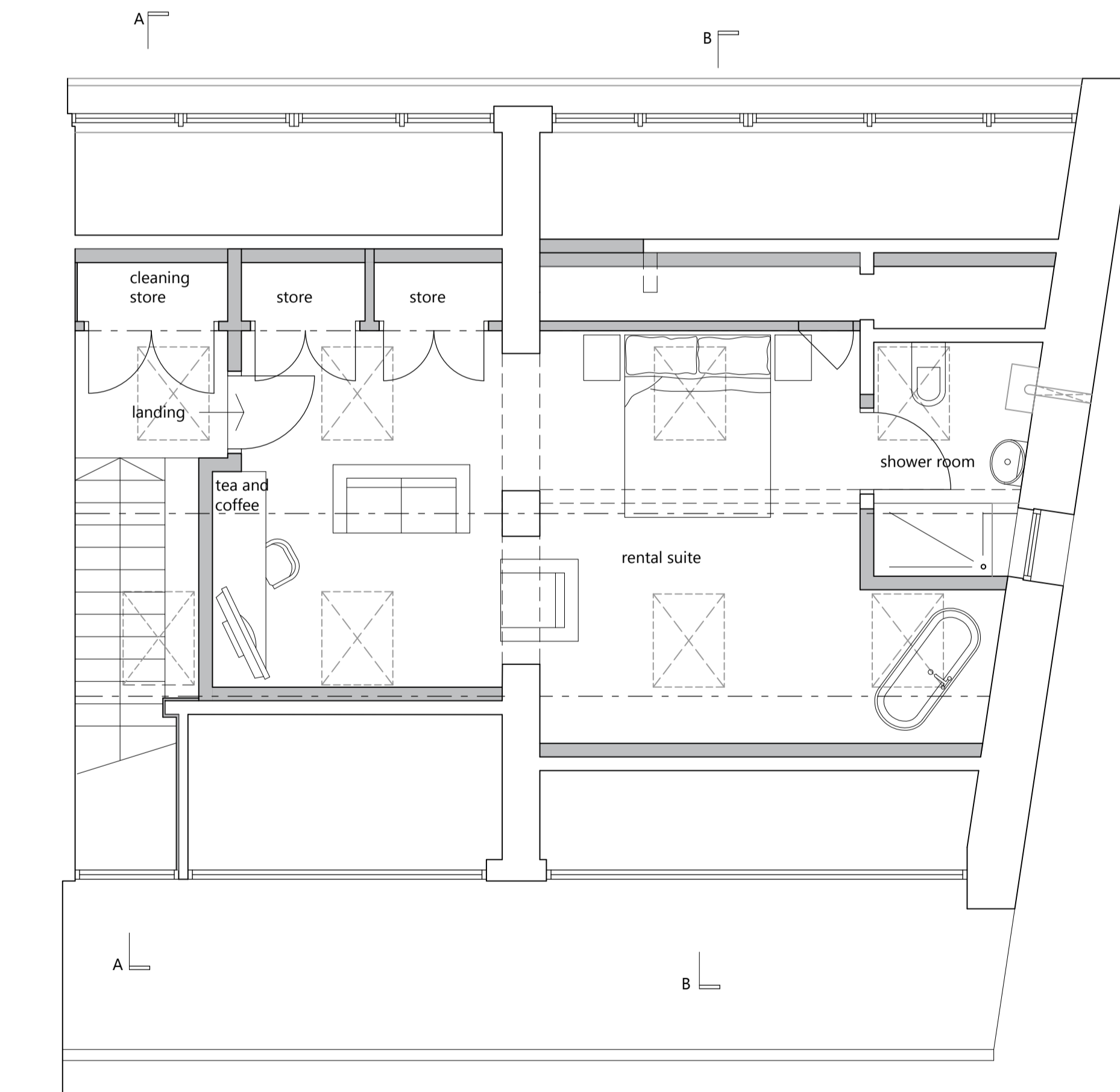
section A-A  
scale 1:50



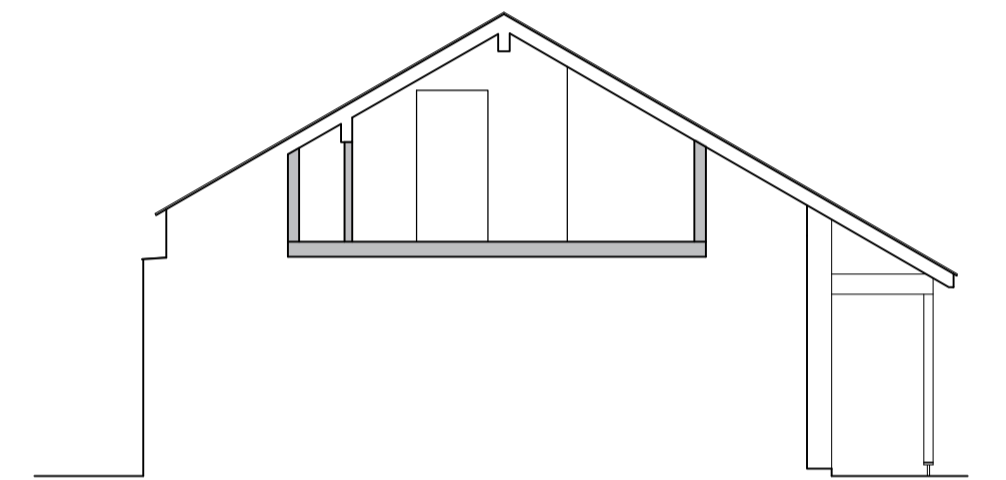
ground floor plan  
scale 1:50



scale bar  
scale 1:50



first floor plan  
scale 1:50



section B-B  
scale 1:50

REV	COMMENT	BY	DATE
A	alterations following client meeting	cb	05/12/19

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PROJECT

**ALTERATIONS**  
Ford Road, Devonshire Square  
Cartmel

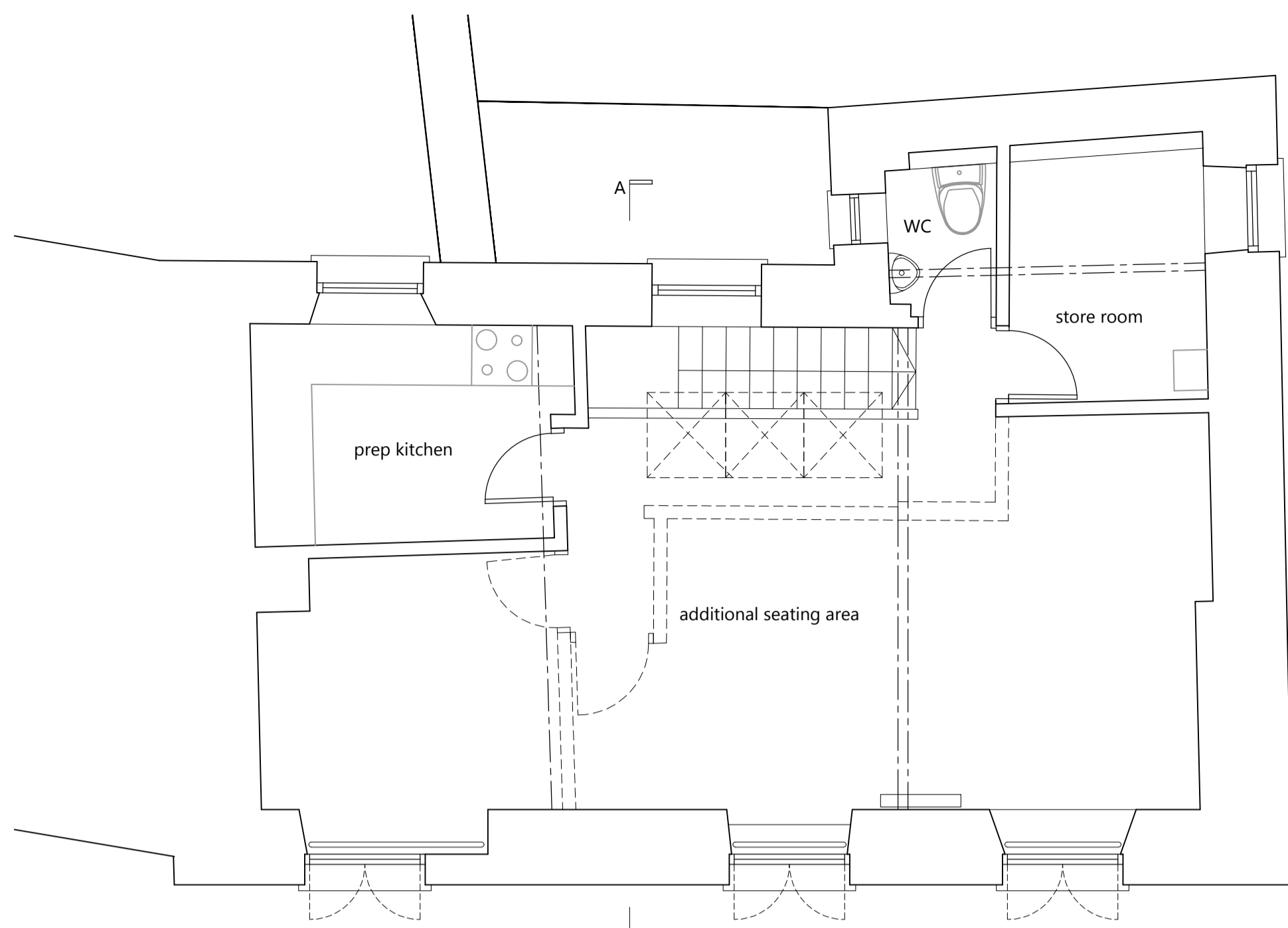
CLIENT  
Mr and Mrs Unsworth

TITLE  
STAGE 2  
CONCEPT DESIGN  
UNITS 1 and 2 UNSWORTH'S YARD

SCALE/ A1	DRAWN	CHECKED	DATE
1:50/ 1:100	cb	-	November '19
JOB NO	DRAWING NO	REVISION	
19095	04	A	



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first floor plan  
scale 1:50



north east elevation  
scale 1:50



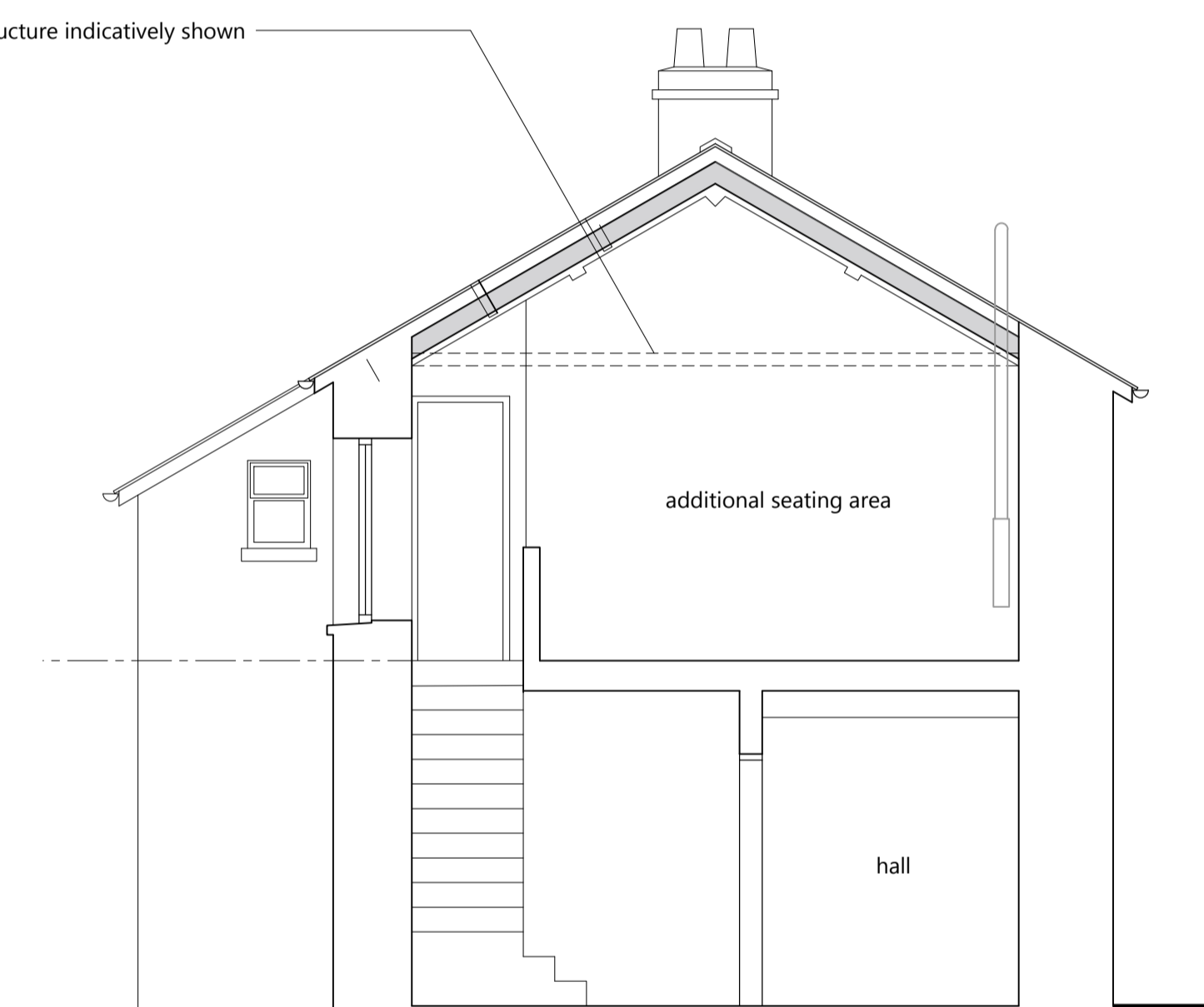
north west elevation  
scale 1:100

internal metal guarding positioned within reveal at 800 mm above finished floor level  
new rooflights to rear of property

first floor ceiling removed- existing roof structure indicatively shown



south west elevation  
scale 1:50



section a-a  
scale 1:50



ground floor plan  
scale 1:50



scale bar  
scale 1:50

REV	COMMENT	BY	DATE
A	alterations following client meeting	cb	05/12/19

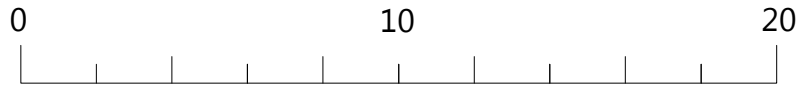
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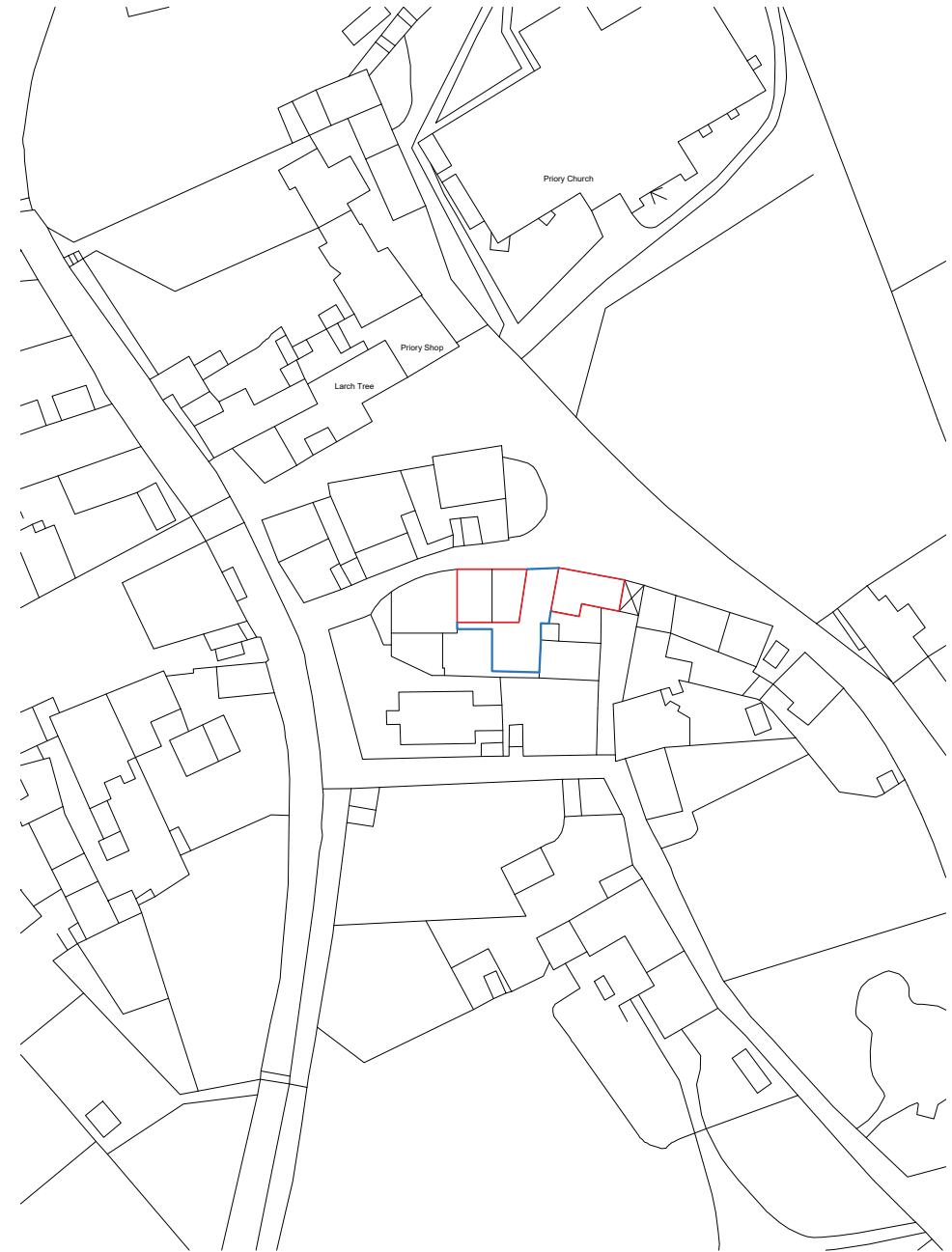
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JOB NO	DRAWING NO	REVISION	
19095	03	A	



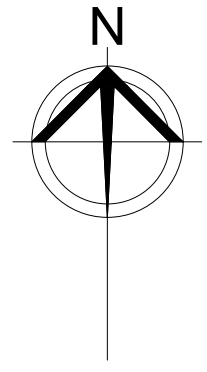
site plan  
scale 1:200



scale bar  
scale 1:200



location plan  
scale 1:1250



REV	COMMENT	BY	DATE

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PROJECT  
**ALTERATIONS**  
Ford Road, Devonshire Square  
Cartmel

CLIENT  
Mr and Mrs Unsworth

TITLE  
**STAGE 3**  
Site Plan and Location  
Plan

SCALE/ A3	DRAWN	CHECKED	DATE
1:200	cb	-	December '19
1:1250			
JOB NO	DRAWING NO	REVISION	
19095	05	-	



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No. 3 Unsworth's Yard,  
Ford Road,  
Cartmel,  
Cumbria, LA11 6PG  
Tel : (015395) 36596  
www.johncowardarchitects.co.uk