2026

Design & Access Statement

Change of Use from Dwellinghouse (Use Class C3) to Independent School (Use Class F1(a))

Cumbers House, Gredington, Hanmer, SY13 3DH

Cockwill
Cockwill & Co, 25 Sunny Road, Southport, PR9 7LU
07812 150 750
7/3/2026

DESIGN AND ACCESS STATEMENT

Design

The proposal involves the reuse of an existing detached dwelling with no external alterations.

The appearance, scale, massing and architectural character of Cumbers House will remain unchanged.

Internal works will create classrooms, staff accommodation, offices and welfare facilities while retaining the building's domestic character.

The proposal therefore preserves the visual quality of the site and surrounding countryside.

Landscape

No trees or vegetation are proposed for removal.

The existing gardens will remain substantially unchanged and will provide supervised outdoor educational and recreational space.

Existing boundary treatments will be retained to protect privacy and maintain the rural character of the site.

Access

The property benefits from an established vehicular access, with a long driveway leading to an apron forecourt providing a minimum of ten on-site parking spaces, providing adequate parking for staff and visitors.

Children will generally arrive individually with carers, reducing congestion associated with larger educational establishments.

Pedestrian access is already available from the existing entrance.

The proposal does not require alterations to the public highway.

Inclusive Design

The school will provide inclusive education for vulnerable children.

Reasonable internal adaptations will be undertaken where necessary to improve accessibility in accordance with the Equality Act 2010 and Building Regulations, including temporary internal and external ramps if and when required.

Sustainability

The proposal represents sustainable development through the reuse of an existing building.

No demolition is proposed, reducing embodied carbon and construction waste.

Existing infrastructure and services will continue to be utilised efficiently.

Appendix 1 – Aerial Photographs & Site Photographs

AERIAL PHOTOGRAPH



FRONT



REAR ELEVATION



