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Consulting Engineers Ltd



Design & Access Statement

Ivory Building Warehouse Extension,

CGP, Mainsgate Road,

Millom, Cumbria

LA18 4JZ

CGP Publications Group Ltd

File Ref: - 20198

Dated: - 12th March 2021

1. Introduction

The CGP group is a significant employer with south Cumbria, particularly to Millom and Broughton-in-Furness. Their primary operations include the development and provision of educational literature for schools and colleges.

Their main distribution centre is at the warehouse facility in Millom. Due to continuous growth of the business, there is a further need for storage, warehousing, distribution and office space. The Ivory Building provides for offices, mainly for sales and picking and distribution of titles with the Red Brick Building opposite used mainly for storage.

The Ivory Building is reaching capacity due to the growth of sales and titles. The north side of the Ivory building has now been extended, increasing the picking and distribution facility as well as some increased office space. However, there is still the need for office space, and this is now being proposed for the south side, where a number of staff will be transferred out of the existing red brick building into the new extension.

2. Development Proposal

The site currently utilises 2 primary buildings. An original brick-built facility is used for the warehousing of stock delivered to the site. The second larger building (Ivory Building) which is a steel-clad framed building is used for the office and distribution process.

There is now no extra capacity within the facility and a programme of extension and modernisation works is underway. Two extensions have been completed recently, the Red Brick extension (Application No. 4/16/2020/OF1) and the Ivory Building warehouse extension (Application No. 4/16/2191/OF1). Subject to approval this third application will provide the additional office capacity required for the foreseeable future as well as tidying the general appearance of the site, particularly from Mainsgate Road.

The extension is to the south side of the building, with a net additional gross internal floorspace of 558.57 sq.m. It will include the removal of an existing external steel escape staircase and will act as a staff entrance and include ground, 1st and 2nd floor office accommodation as well as providing maintenance access to the existing roof. A new spiral escape staircase is proposed to be positioned

on the east elevation, to comply with the fire safety requirements. The roof for the new extension will be finished in copper beech steel cladding. The walls are also being finished in a steel profile sheet but in a slate blue colour.

3. Site Location, Topography & Physical Characteristics

The Mainsgate Road actual premises covers an area of 2 hectares. There are 2 developed areas: these are unit 1 (Ivory Building) which is the newer of the 2 buildings, a steel framed and steel-clad building constructed originally as a stocking factory. This unit is orientated centrally on the site and is elevated above the adjacent land.

Unit 2 is the original building on the site and is brick built. It runs adjacent to the northern boundary. A third small building is situated to the east side of the building separated by an access track.

The remainder of the site consists of infrastructure in the form of roads with the remaining laid as grass.

This commercial unit lies on the edge of the town with housing to the north and west sides. Along both the north and south boundaries are access tracks with Mainsgate Road a public highway to the west side. This road provides the site access. To the east lies open fields.

4. Access

The Mainsgate Road facility is sited in Millom itself. This provides easy walks to work and cycling options. Whilst no bus service runs outside the factory, within a short distance there is a local bus service. Additionally, the local railway station is a short distance. The town does not have a large employer and commercial servicing needs, therefore the pressure on the local road network is not severe. This includes the delivery requirements for the CGP facility.

Onsite parking is available for staff, visitors, and deliveries.

5. Site Drainage

The existing developed site is served by an infrastructure of existing drains and public sewers. The proposed extension will add a small amount of surface water only, which will drain into the existing network and into a new attenuation pond to the east of the site. The car park may be surfaced in the future and the sustainable drainage scheme will be designed to discharge the surface water into the newly proposed pond.

6. Flood Risk

Inspection of the Environment Agency Maps indicate that part of the site owned by CGP falls within flood zone 2, an area with a medium probability of flooding. A Flood Risk Assessment will be required. The finished floor level of the existing Ivory Building is raised above the exterior ground levels approximately 750mm. The finished floor level on the ground floor of the proposed extension will match that of the existing building which is approximately 7.18m AOD.

7. Geology

Inspection of the geological maps and plans indicate that the surface drift geology is a silty clay with a mixture of boulder clay on a solid geology of sandstone of the carboniferous period.

8. Landscaping

Suitable landscaping will be provided to all three elevations of the new extension and to the south of the proposed pedestrian access walkway (see the Proposed Site Plan Drawing No: 20198-PL-A003 Rev D and Proposed Southern and Western Elevation Drawing No: 20198-PL-A204 Rev A)



Appendix A

Photographic Log

Photograph 1/2 – Existing Main Entrance (West Elevation)



Photograph 3/4/5 – Existing South Elevation





Photograph 6 – Existing South East Elevation



Photograph 7/8 – Existing South West Elevation



Photograph 9 – Existing East Elevation

