

Leconfield Redevelopment - Plot 1A

DESIGN AND ACCESS STATEMENT

May 2022

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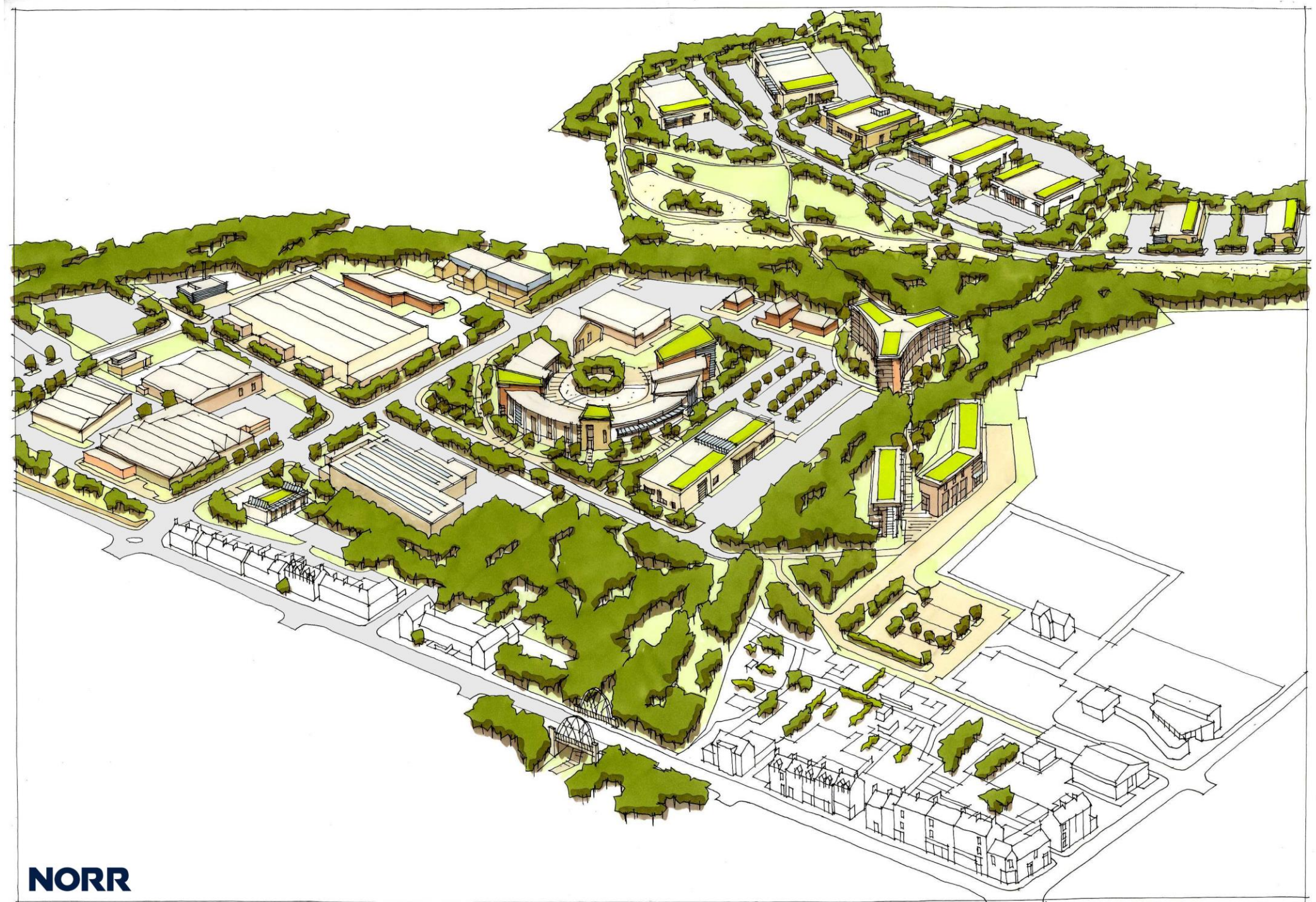
Introduction and Site Information

Introduction

This Design and Access Statement has been prepared to accompany a full planning application for the refurbishment of industrial units in Leconfield Industrial Estate.

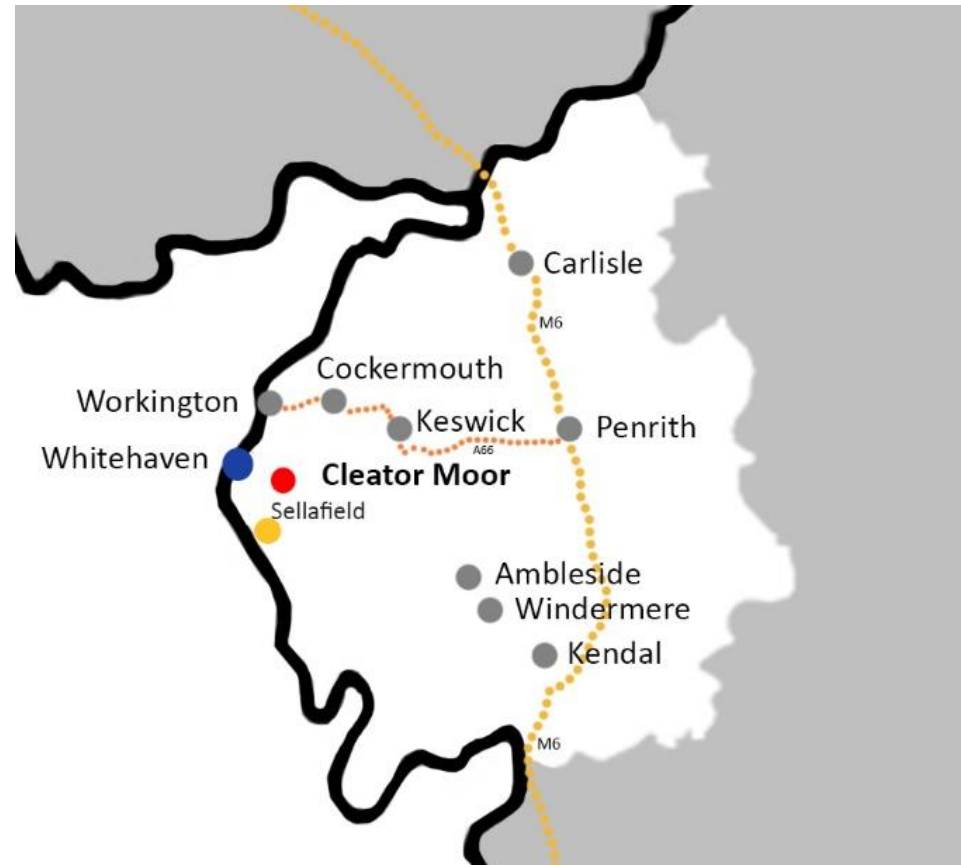
The proposals form an early phase of the Cleator Moor Innovation Quarter (CMIQ), which will host the Innovation and Solutions Hub Campus. The CMIQ will utilise a business cluster approach to diversify the West Cumbrian economy away from dependency on the nuclear sector and Sellafield site in particular by building upon the existing supply chain, knowledge and engineering capabilities in the nuclear and clean energy sectors.

This Design and Access Statement presents design proposals by Copeland Borough Council for the refurbishment of units as part of the first phase of the CMIQ development, this report includes the background to the development scheme and key features of the proposals.



Introduction

Site Location: Wider Context



The site of the units is Leconfield Industrial Estate, within the town of Cleator Moor, Cumbria, UK.

Cleator Moor is located approximately 4 miles east of Whitehaven, which has a range of shops and services and national rail connections. The City of Carlisle is located approximately 40 miles to the northeast.

Cleator Moor benefits from good connections to the surrounding strategic road network including the following:

- A595 linking to Whitehaven (4 Miles), Sellafield (8 Miles) and West Lakes Science and Technology Park (3miles);
- A66 linking to Carlisle (40 miles) and Northumberland beyond; and
- A5086 connecting to the M6 motorway.

The site is located within the Borough of Copeland and is in proximity to but wholly outwith the Lake District National Park boundary.

Introduction

Site Location within Cleator Moor

One of the most famous national cycle routes the “Coast to Coast (C2C)” passes through Cleator Moor along the old railway line under the Phoenix Bridge (refer to fig 6.2) and passes just to the east of the Leconfield Industrial Estate (fig 6.5). The surrounding countryside is world-class with the edge of the Lake District national park a mile to the east. Nearby Dent Fell to the southeast can be walked from Cleator Moor itself and Ennerdale Bridge at the head of the Ennerdale mountain valley is only 4 miles drive to the east (refer to fig 6.3)

The Leconfield Industrial Estate provides important employment activity within the town, however, some of the sites have fallen into disuse. As part of the larger masterplan for the site, the refurbishment of some of the existing units plays an important part in the redevelopment of the whole site.



Fig 6. 1 Cleator moor Civic Hub



Fig 6. 2 C2C Phoenix Bridge



Fig 6.3 Ennerdale (from Ennerdale Bridge end of valley)



Fig 6.4 Health Centre



Fig 6. 5 Leconfield Industrial Estate –Existing Employment Occupier facing on to Leconfield street

Introduction

Site Location within Cleator Moor



The units are within Leconfield Industrial Estate which occupies a prime central location within the town, between the two main residential areas of the settlement.

The Town Centre, from which a range of shops and services can be accessed is located approximately 600m from the centre of the site.

Fig 7. 1 Map showing the site in relation to Cleator Moor town centre. Copyright google maps

Introduction

The Site

The unit proposed for refurbishment is located within Leconfield Industrial Estate. The estate is irregular in shape and is accessed via the B5295 'Leconfield Street'. Cleator Moor Town Centre is located c.600m to the south-east from which it is separated by the C2C cycle route refer to fig 7.1.

Plot 1A is located near the entrance of Leconfield Industrial Estate and is rectangular. The plot has a single-storey industrial unit and is surrounded by a brownfield site (refer to fig 9.1). Due to its prominent location near the entrance, it is one of the first impressions of visitors to the Industrial estate.

Unit 1A is a brown brick building with a double pitch roof (fig 8.1). There is a small store located to the back of the building connected by an outdoor covered corridor. The unit currently has no windows. There is grass surrounding the unit with a vehicle entrance to the front of the building next to the ramp to the main entrance. A second unit sits to the rear of the plot and is currently in use by another tenant. This is of a different style to unit 1A with light brick up to door height and profiled steel cladding above the pitched roof (fig 8.2).

The wider context of Leconfield Industrial Estate currently accommodates approximately 20 industrial and warehouse units of varying sizes of standard commercial construction, including brick, profiled metal cladding, and prefabricated steel frames.

The estate has been utilised for industrial uses for many decades and was formally laid out as an Industrial Estate in the 1940s. The Industrial Estate is the town's main employment location, but it has undergone an extended period of poor management and decline, culminating with the gradual demolition of circa 40-50% of the buildings on the site; as illustrated opposite (Fig 8.3 and Fig 8.4)

Ground cover on the site comprises a mix of tarmac, concrete floorplates from earlier demolished units and areas of grass/scrubland. Trees are present at the site's boundaries and peppered across the Estate's south-eastern extent.



Fig 8. 1 A Photograph unit 1a, 2022



Fig 8. 2 A Photograph unit 21, 2022



Fig 8. 3 Aerial Photograph, 2003



Fig 8.4 Aerial Photograph, 2020

Introduction

The Site

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Fig 9. 1 A Map showing Unit 1A location. Copyright google maps

Design

Use, Layout, and Amount

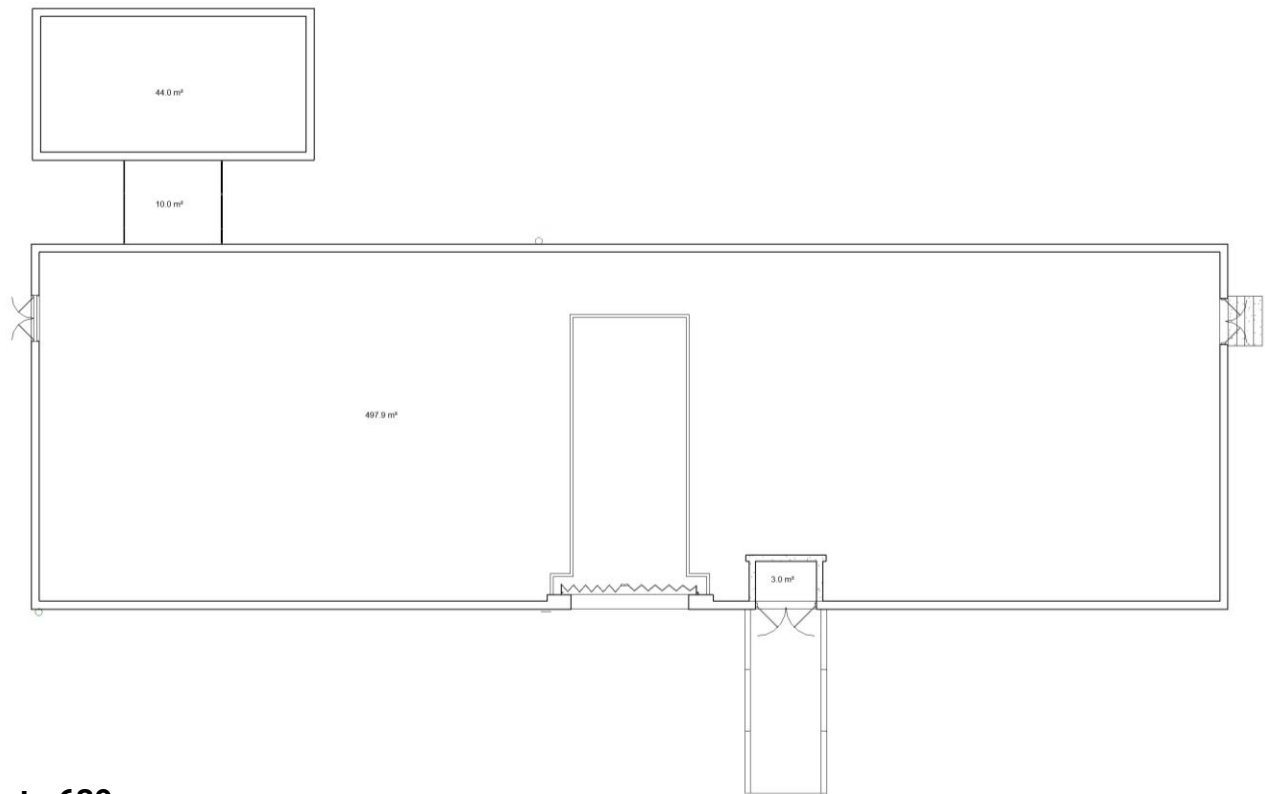
As the development is just to upgrade the existing external envelope of the building, there is no proposed change in the amount or layout of the accommodation within the building as part of this planning application. The building footprint will slightly increase as it is proposed to reclad the existing structure. The new cladding will be installed over the existing and as such the building footprint will increase from 595sqm to 639qm increasing the overall amount of accommodation on the site is 44sqm

	GEA	GIA
Existing	595sqm	558sqm
Proposed	639sqm	558sqm
Total Increase	44qm	0sqm

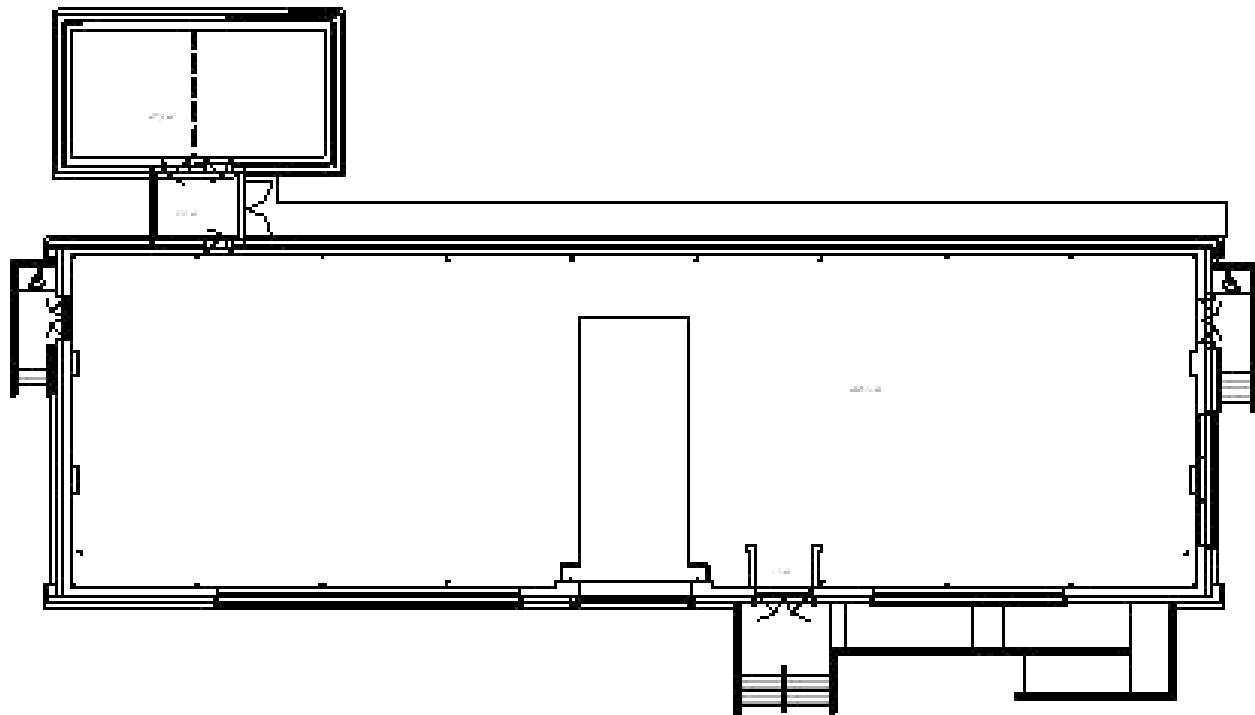
The unit is currently used as storage by Capalex who occupies the neighbouring plot. It is expected that the unit will be under new private tenants and not open to members of the public. The proposed use of the site will remain light industrial.

All other buildings on the Leconfield Industrial estate have similar past or present uses.

Existing footprint– 595sqm



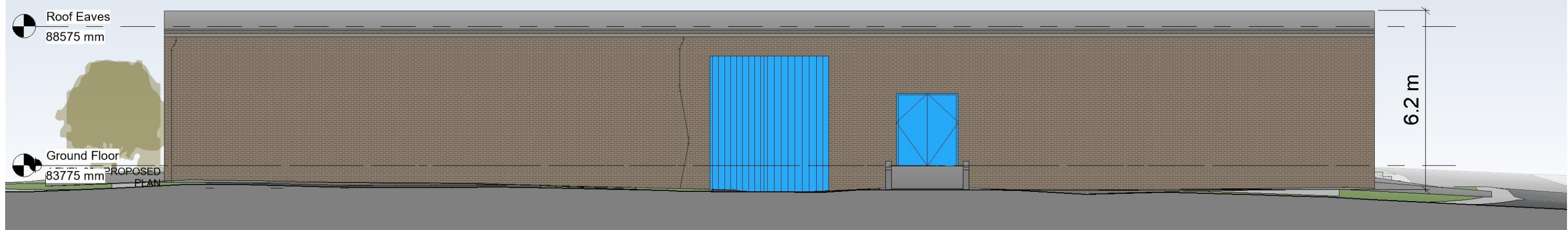
Proposed footprint– 639sqm



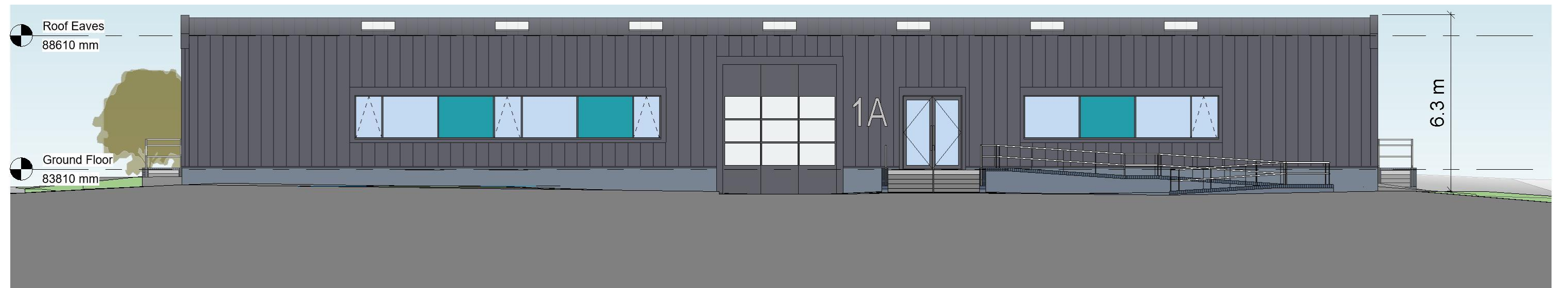
Scale

Recladding of the roof is also proposed; this will increase the height of the building from 6.2m to 6.3m, but generally, the overall increase in massing and scale of the building will be relatively small.

Existing Elevation



Proposed Elevation



Appearance

As discussed earlier the unit is a brown brick building that does not present the best image when entering the industrial estate. There is an opportunity for this plot to better represent Leconfield Industrial Estate and set the tone for new visitors.

The wider context of Leconfield Industrial Estate currently accommodates approximately 20 industrial warehouse units of varying sizes of standard commercial construction, including brick, profiled metal cladding, and prefabricated steel frames. As part of the Cleator Moor innovation quarter regeneration, it is envisioned that the refurbished units would integrate into a more cohesive look for the overall industrial estate site. As such the appearance of the buildings has been designed in line with the Design Guide produced as part of the CMIQ masterplan. The following factors have been taken into consideration

- A simple colour palette to help unify the estate
- A muted base colour of dark grey
- Accent colours to add individuality and help with wayfinding

A simple material palette has been chosen, with the use of high-quality industrial-type materials with strong but simple aesthetics. A lower blue brick plinth helps ground the units with a dark muted cladding to the upper part of the external envelope. A vibrant accent colour of cladding to gables and parts of front elevation to give the unit individuality.

Profiled flashings are added to both gables to create portal features, and concealed gutters are incorporated into the roof cladding to present clean lines to the building form

Windows are inserted on the front and prominent gable elevation, the goods entrance shutter to the low-level internal loading area is replaced with a partially glazed sectional overhead door, and the flush double doors giving access to the main floor level are replaced with fully glazed doors. Glazed areas will incorporate concealed security shutters.

Rear doors will be replaced with new colour coated flush steel security doors, the covered link to the store will be re-cladded with new perforated metal screens

The brick plinth is continued around the steps and ramps affording access to the main level, with guarding and handrails of stainless steel. The steps and ramps are surfaced with exposed aggregate concrete flags, incorporating slip resistance and contrasting colours



Landscaping

The proposal includes a grass verge to the front and planting along the entrance to the site to integrate the site into the surrounding habitats.

Landscaping to the rear will incorporate a new path, and levels will be adjusted as required to ensure level access to the main and rear doors to enable wheelchair users to escape unaided in case of fire,

The proposed upgrading of external areas will incorporate standard car parking space and 2 wheelchair accessible parking bays. These may be EV spaces and be incorporated as part of the large masterplan strategy.

- Meadow Mix Seeding
- Native Hedge Mix
- Proposed Tree
- Asphalt Concrete [Pedestrian Specification]
- Asphalt Concrete [Vehicular Specification]
- PC Slab / Set
- Tactile Paving
- Pin Kerb
- Kerb
- Brick on Edge Trim
- Brick Retaining Wall
- Site Boundary

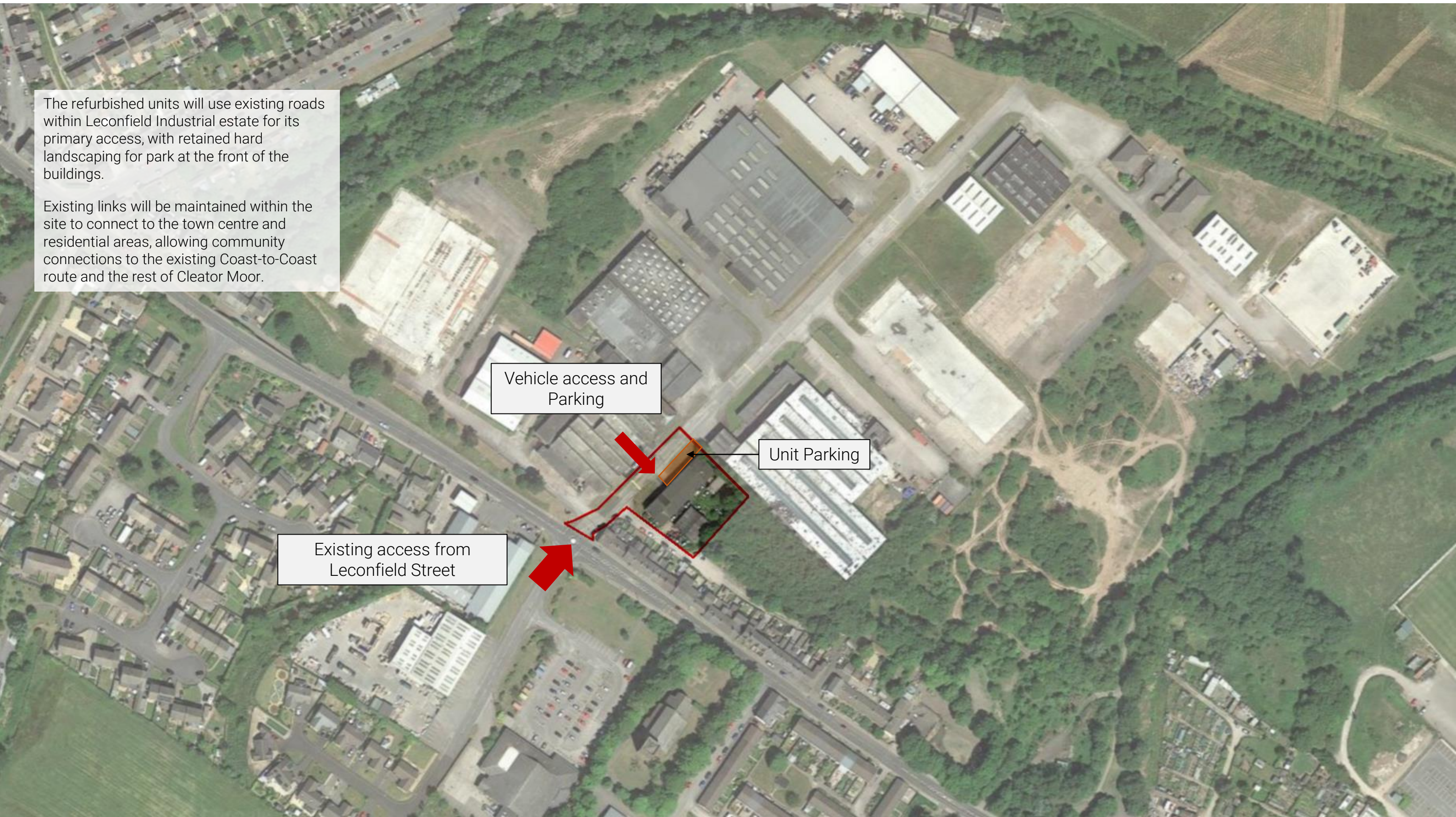


Access

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The refurbished units will use existing roads within Leconfield Industrial estate for its primary access, with retained hard landscaping for park at the front of the buildings.

Existing links will be maintained within the site to connect to the town centre and residential areas, allowing community connections to the existing Coast-to-Coast route and the rest of Cleator Moor.



Access to Building

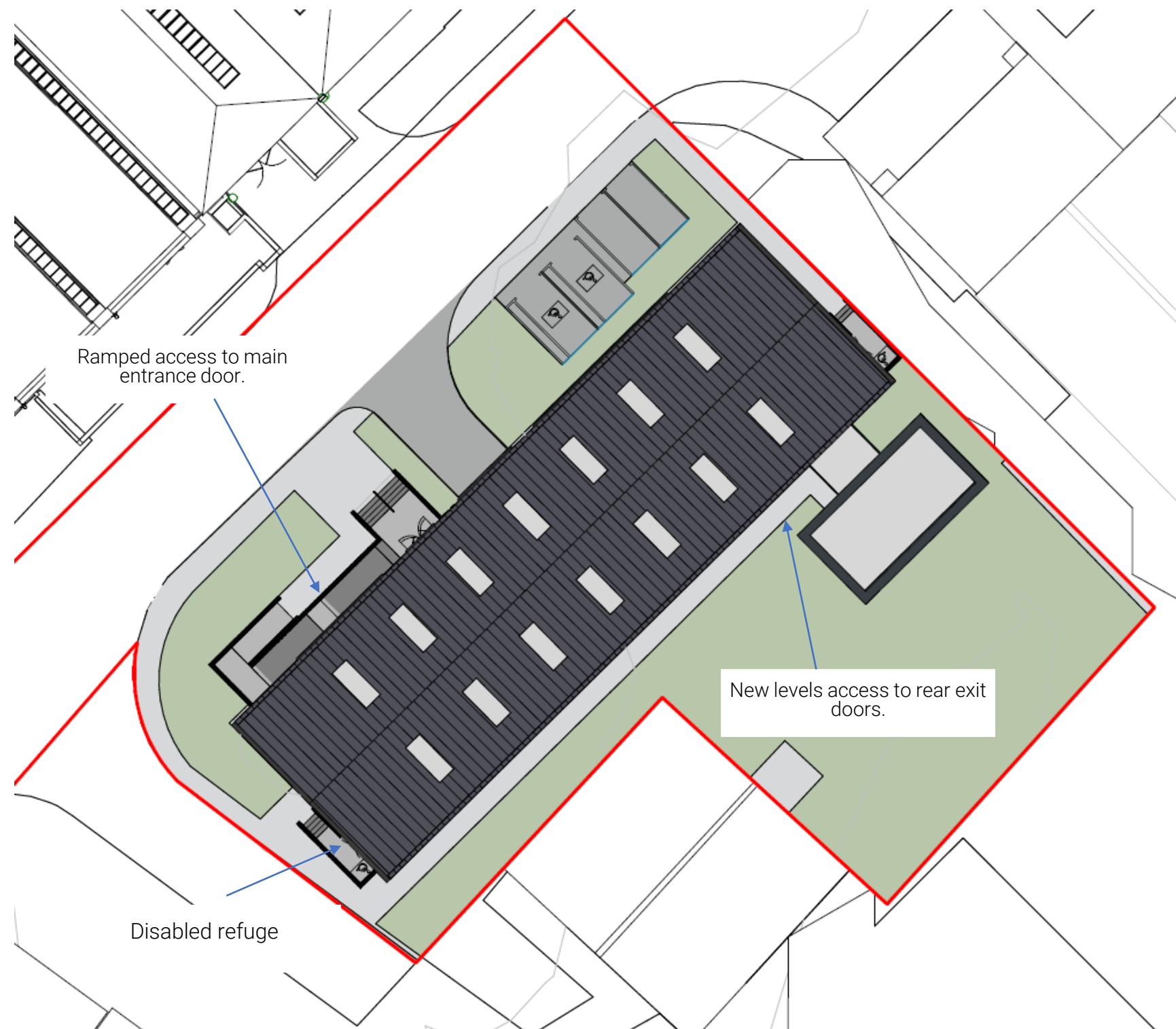
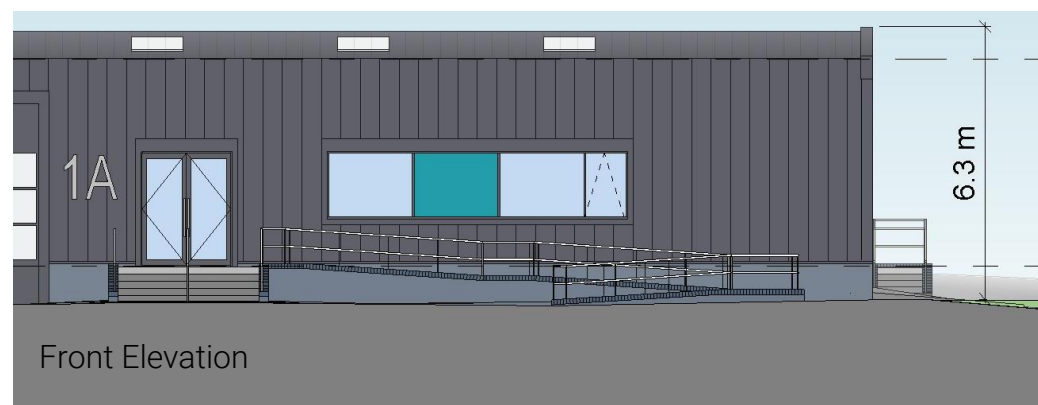
The building is currently on two levels: goods entrance at street level to an internal loading dock, with the main floor level 900mm above this. The main floor level is accessed from the front by a steep ramp (used as forklift access) with two side doors leading directly onto steps, with no landings. The ground rises around the rear of the building to give level access to the adjoining store.

The proposed works will not alter the internal floor levels, or the external gradients significantly.

It is proposed to retain the goods' access to the lower level unchanged.

The steep ramp to the upper-level main entrance will be replaced with steps and a ramp to meet Approved Document Part B requirements for accessibility.

The two side doors provide fire exits from the main level. The existing steps will be replaced with new Approved Document Part B compliant steps and a landing incorporating external wheelchair refuges to facilitate safe escape from fire for wheelchair users.



Sustainability

The unit will be encased with new roofing, wall cladding and a brick plinth, all incorporating insulation to improve the thermal envelope in line with, or above current standards. New doors and windows will be insulated, or double-glazed, roof lights will meet current standards for thermal insulation.

The complete encasement of the building will meet or exceed current standards for airtightness and address cold bridging.

The proposed works will reduce the energy load and contribute in the long term towards a reduced carbon footprint for the Industrial Estate

