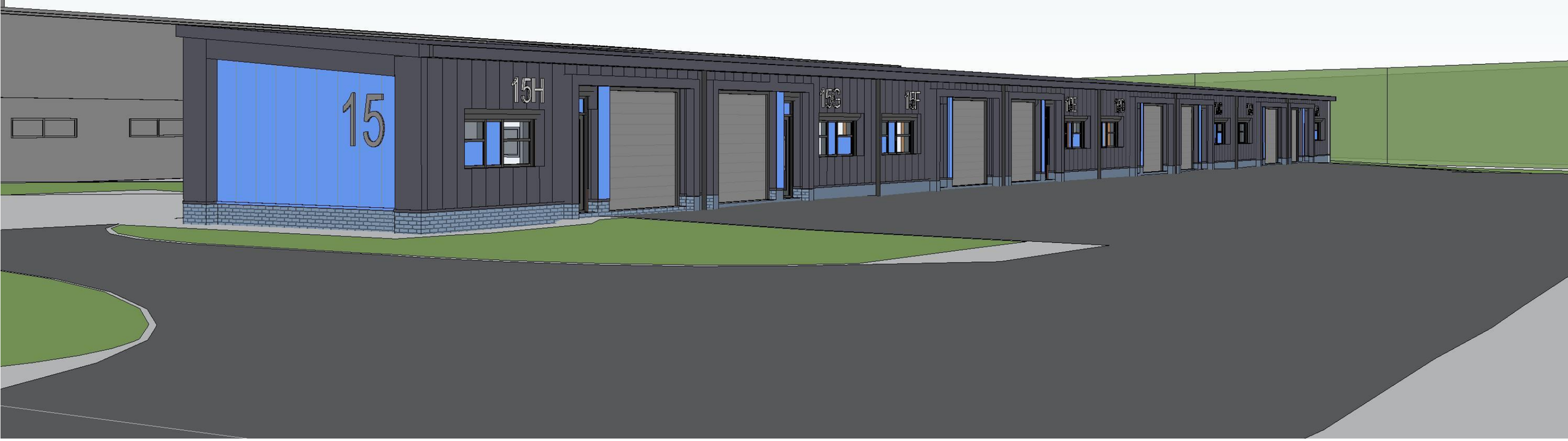


Leconfield Redevelopment - Plot 15

DESIGN AND ACCESS STATEMENT

May 2022

NORR | Integrated Thinking. Inspired Design.

Copeland borough council

Contents

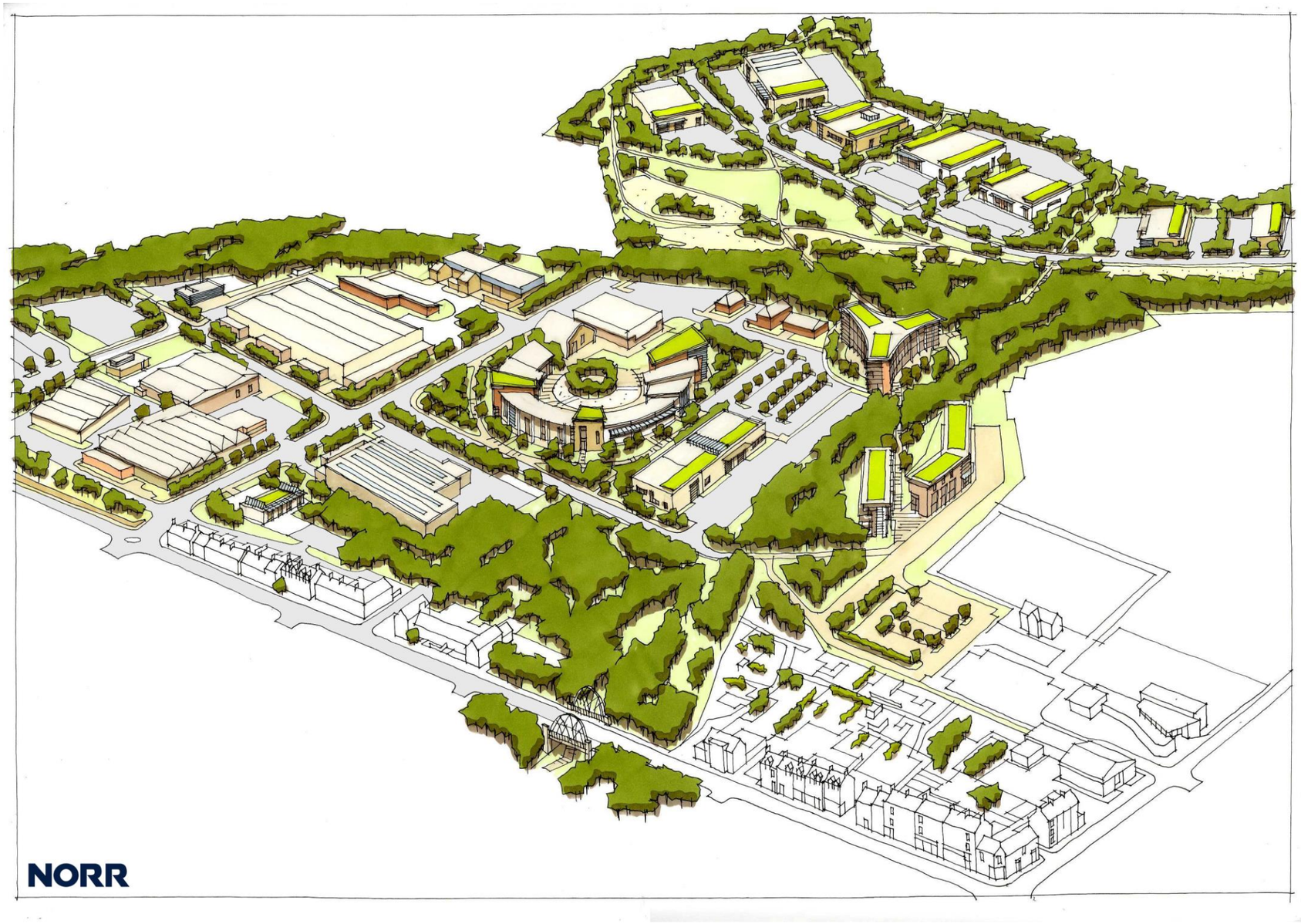
Introduction and Site Information

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.

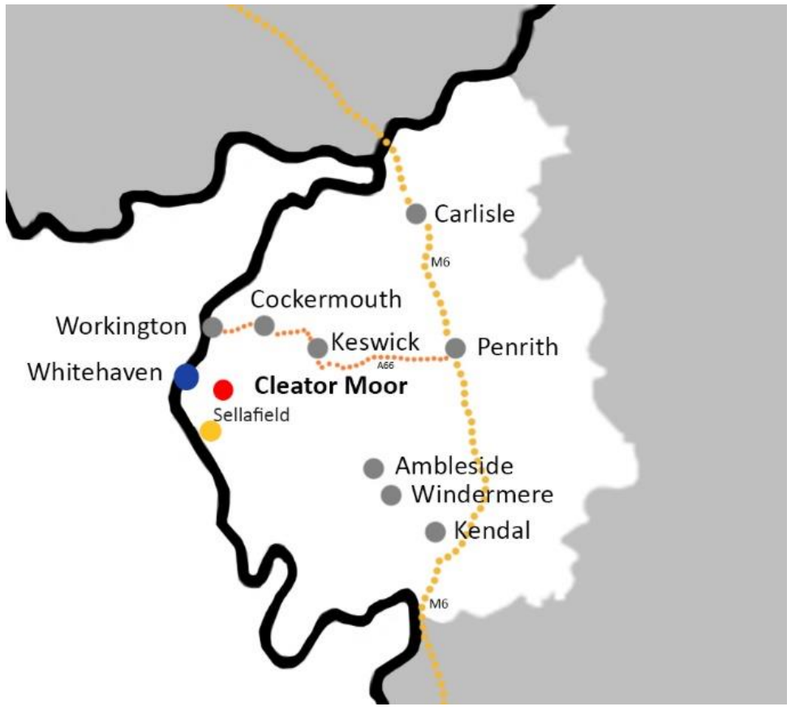
The proposals form an early phase of the Cleator Moor Innovation Quarter (CMIQ), which will host the Innovation and Solutions Hub Campus. The CMIQ will utilise a business cluster approach to diversify the West Cumbrian economy away from dependency on the nuclear sector and Sellafield site in particular 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 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 southeast from which it is separated by the C2C cycle route (refer to fig 7.1).

Plot 15 is located in the northern corner of the 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).

Unit 15 is of brick construction split into 8 units labelled A-H (fig 8.1 and 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 15 from road, 2022

Fig 8. 2 Photograph Unit 15 from car park, 2022

Fig 8. 3 Aerial Photograph, 2003

Fig 8.4 Aerial Photograph, 2020

Introduction
The Site

Fig 9. 1 A Map showing Unit 15 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.

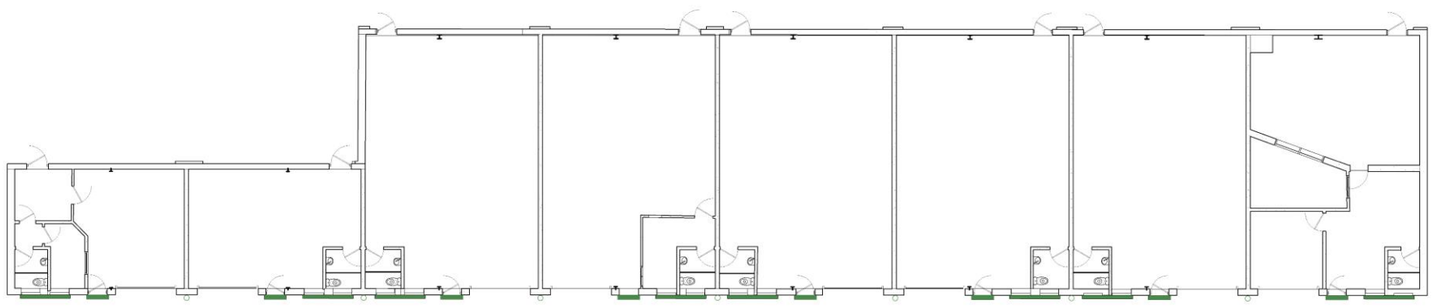
The building footprint will slightly increase as it is proposed to reclad the existing structure. The new cladding will be installed over the existing and as such the building footprint will increase from 743sqm to 794sqm increasing the overall amount of accommodation on the site by 51sqm.

	GEA	GIA
Existing	743sqm	686sqm
Proposed	794sqm	686sqm
Total Difference	51sqm	0sqm

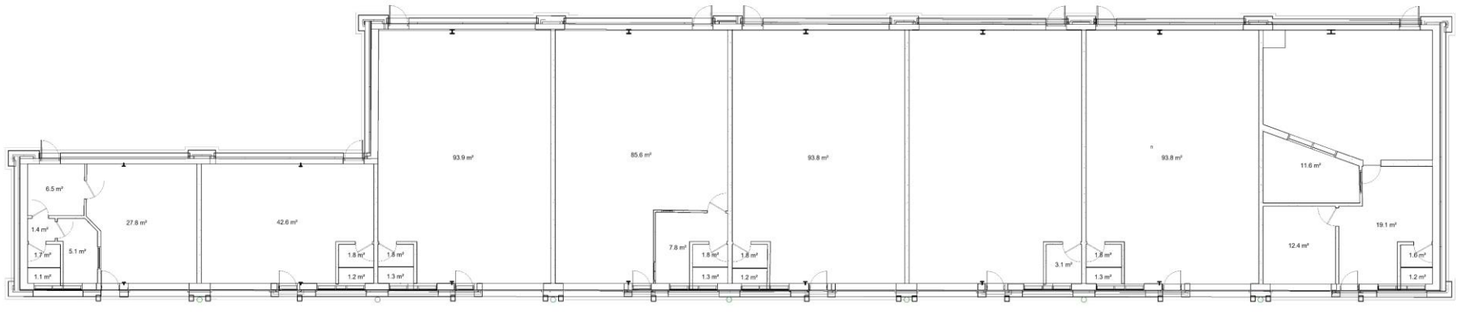
The building is split into eight rentable units, with some in use and others currently vacant. It is expected that the units will be occupied by private tenants and not open to members of the public. The proposed use of the site will remain light industrial.

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

Existing footprint – 743sqm



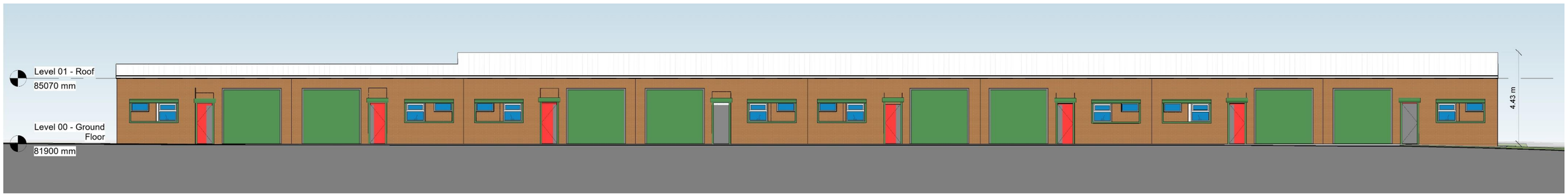
Proposed footprint – 794sqm



Scale

Recladding of the roof is also proposed; this will increase the height of the building from 4.43m to 4.49m, 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 existing unit is a brick building.

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. 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 Code produced as part of the CMIQ masterplan. The following factors have been taken into consideration

- A simple colour palette to help unity the estate
- A muted base colour of dark grey
- Accent feature colours to provide 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 dark muted cladding to the upper part of the external envelope, A vibrant accent colour of cladding is proposed to gables and parts of the front elevations to give the unit individuality.

The locations and sizes of existing openings in the external walls are unchanged: roller shutters providing goods access are replaced with insulated colour coated sectional overhead doors; personnel entrance doors are replaced with double glazed metal-framed doors with double glazed fanlights; rear doors are replaced with colour coated flush steel security doors; windows to the front and rear are replaced with double glazed uPVC framed windows incorporating opening lights. All glazed areas will be protected by colour coated steel security shutters, concealed within the new cladding.

Profiled flashings will be incorporated to create portal features to gables and main entrances, and around the windows to front elevations

Proposed Landscaping

The proposal includes a grass verge and planting along the entrance to the site and the far side of the current car park to integrate the site into the surrounding habitats.

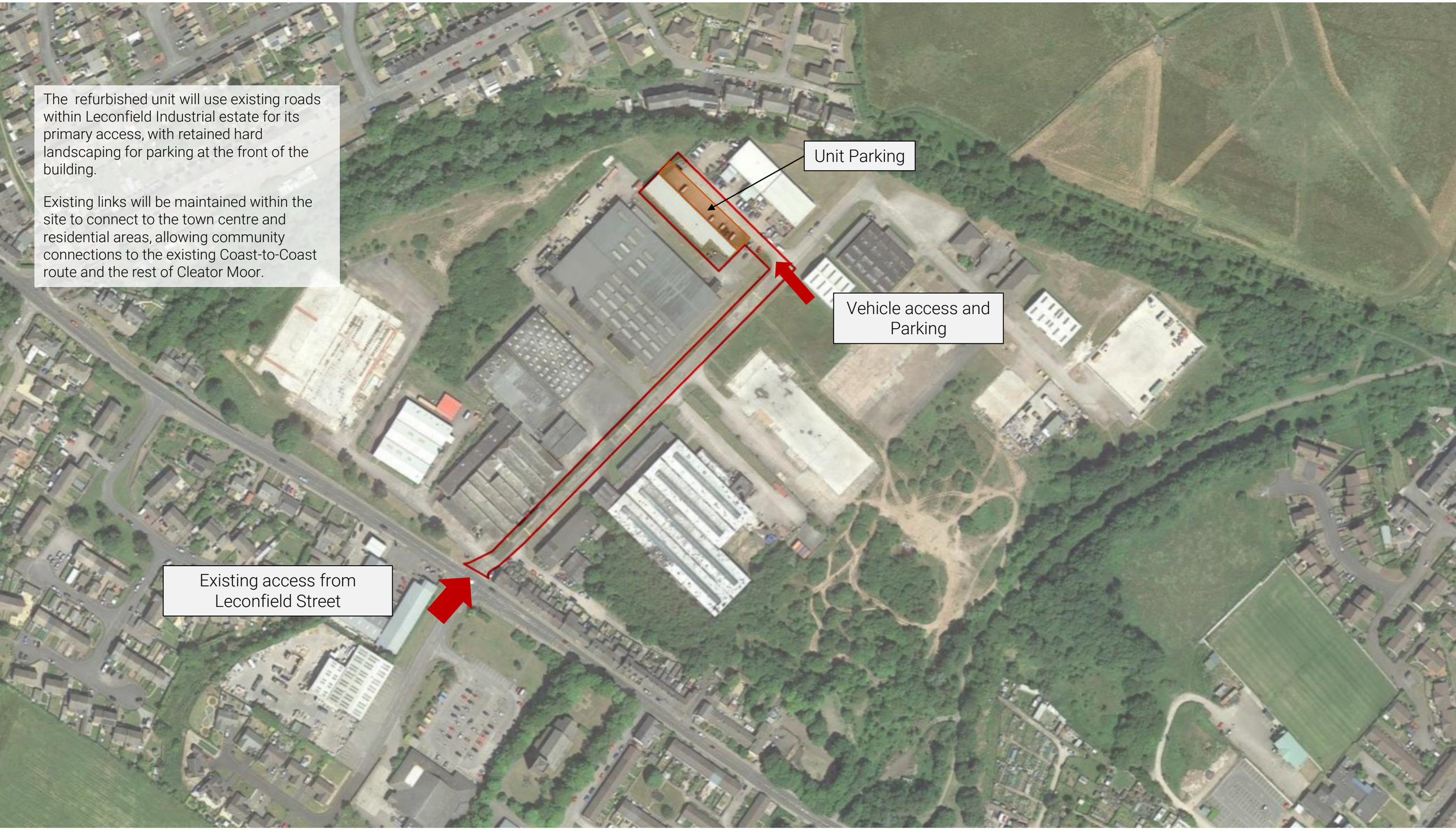
Landscaping to the rear will incorporate new paths, levels will be adjusted as required to ensure level access to all rear doors to enable wheelchair users to escape unaided in case of fire, a new drop kerb is proposed for the south corner of the site to ensure wheelchairs users can escape clear of the building.

The proposed upgrading of external parking area will not change and there is current space for 32 standard parking bays, some of these could be used as accessible bays.. EV spaces may be accommodated here as part of the large masterplan strategy.

Access to site

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

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 unit is currently on one level with level access for goods and personnel to the front of the building affording full access to all areas, addressing DDA requirements. The proposed works will not change this.

Landscaping to the rear will incorporate new paths, levels will be adjusted as required to ensure level access to all rear doors to enable wheelchair users to escape unaided in case of fire.

The proposed upgrading of external parking area will not change and there is current space for 32 standard parking bays, some of these could be used as accessible bays..

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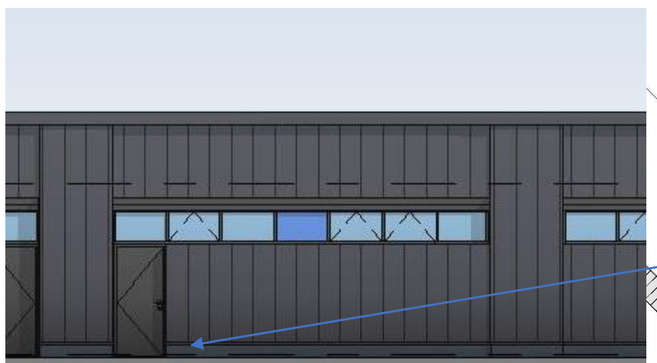
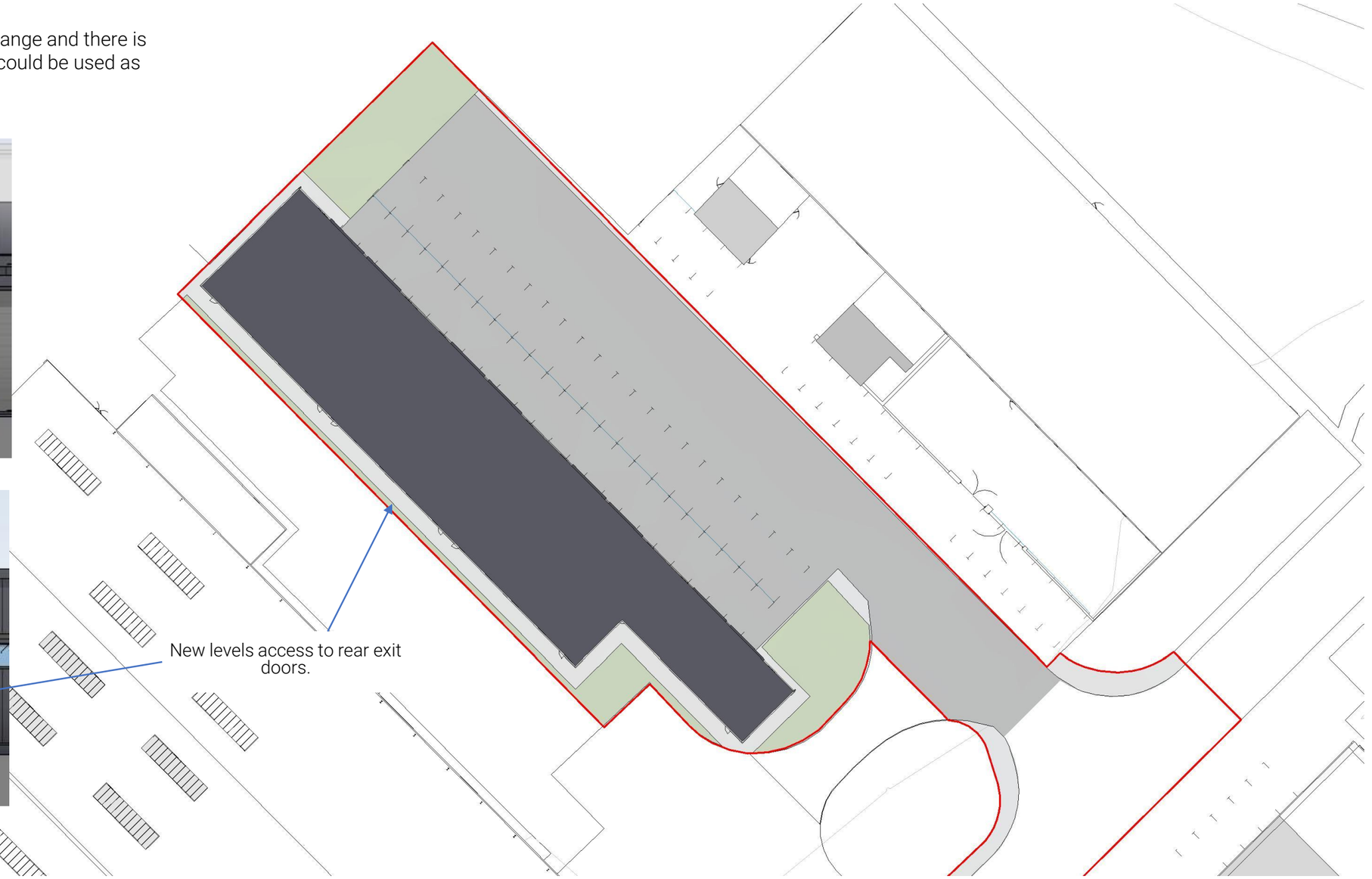
Front Elevation



Rear Elevation



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.

PV's to the roof area is being considered the quantity and location are being discussed. The roof structure of this unit is partially fragile and additional loading could be an issue. If possible additional insulation will be added to the existing roof structure.