

# Leconfield Redevelopment - Plot 20

## DESIGN AND ACCESS STATEMENT

May 2022

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# Introduction and Site Information

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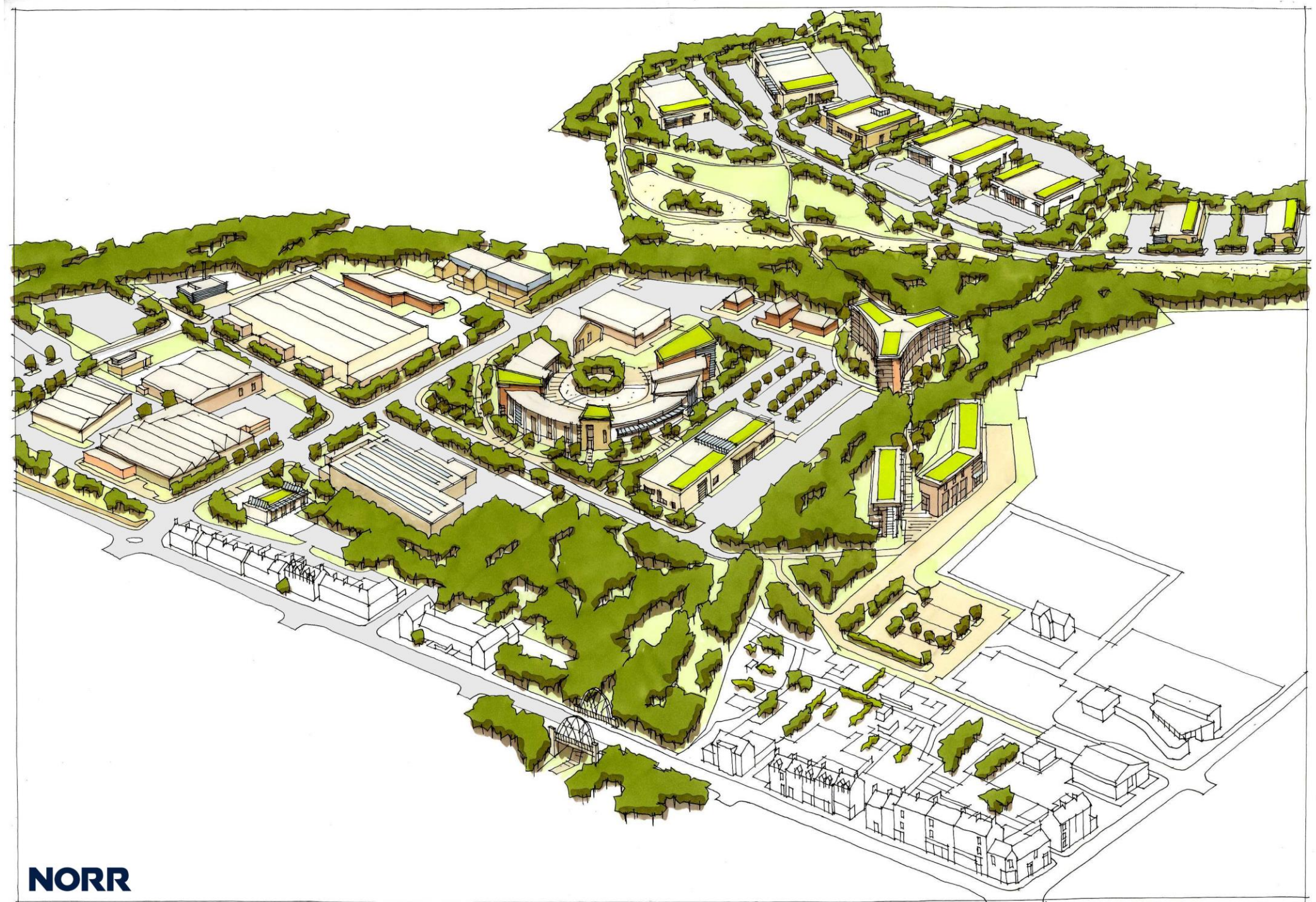


# Introduction

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.

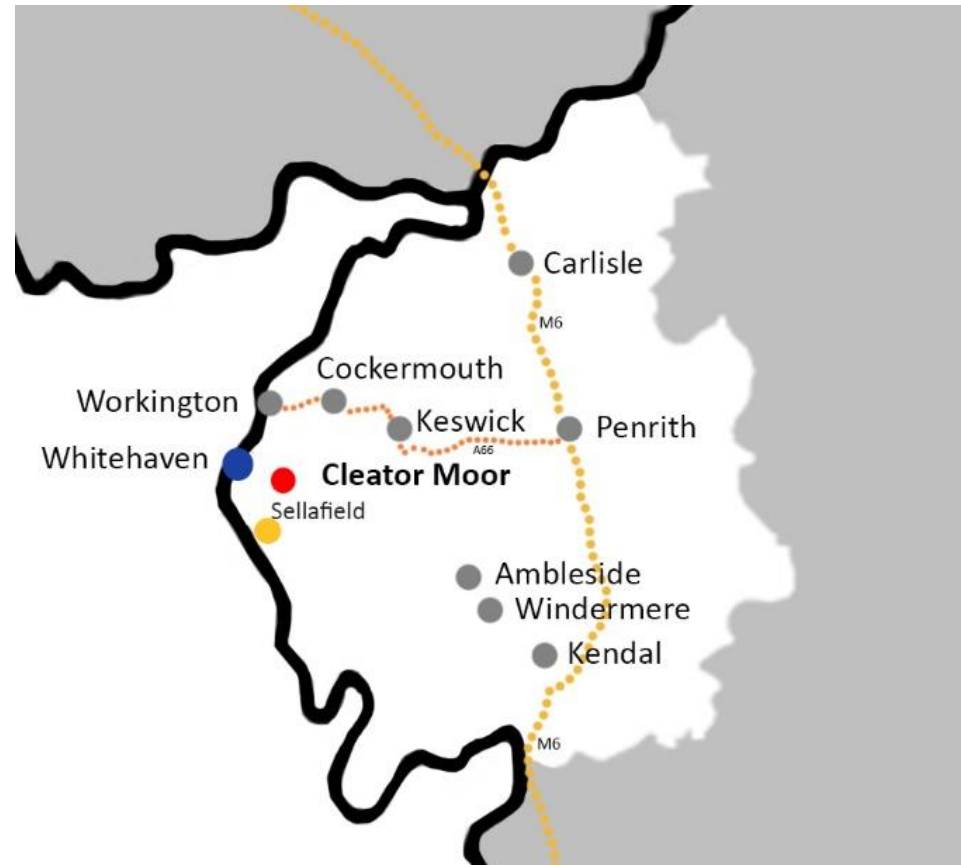
This Design and Access Statement presents design proposals by Copeland Borough Council for the refurbishment of units as part of the first phase of the CMIQ development, this report includes the background to the development scheme and key features of the proposals.





# 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 large 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 20 is located at the northwest corner of the Leconfield industrial estate and is rectangular. The plot has two semi-detached single-storey industrial units and is surrounded by a brownfield site (refer to fig 9.1)

The warehouse-style units have a below waist height buff brick plinth with trapezoidal steel cladding to the upper external walls. The paint from the cladding is fading and, in some places, peeling off. They have a double pitched steel open gable roof (refer to Fig 8.1). The units are currently positioned between a fenced yard used by BOC and another let unit used by a nursery group. This building is of a different style with a darker higher brick plinth and timber cladding to the upper elevation. The roof is tiled and hipped (refer to fig 8.2). There is a grassed piece of land behind the units that leads to a tree line that falls sharply down a bank to the Norbeck The land between the front of the units and the main access road is currently concrete floor plates from demolished warehouse units.

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 20a/b, 2022 C



Fig 8. 2 A Photograph of Nursery Unit, 2022



Fig 8. 3 Aerial Photograph, 2003



Fig 8.4 Aerial Photograph, 2020



# Introduction

## The Site

# NORR



Fig 9. 1 A Map showing Unit 20A /B location. Copyright google maps



# Design

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# 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 floorspace will increase from 596sqm to 606sqm increasing the overall amount of floorspace on the site by 10sqm.

	GEA	GIA	Floorspace*
Existing	492sqm	462sqm	596sqm
Proposed	529sqm	462sqm	606sqm
Total Difference	37sqm	0sqm	10sqm

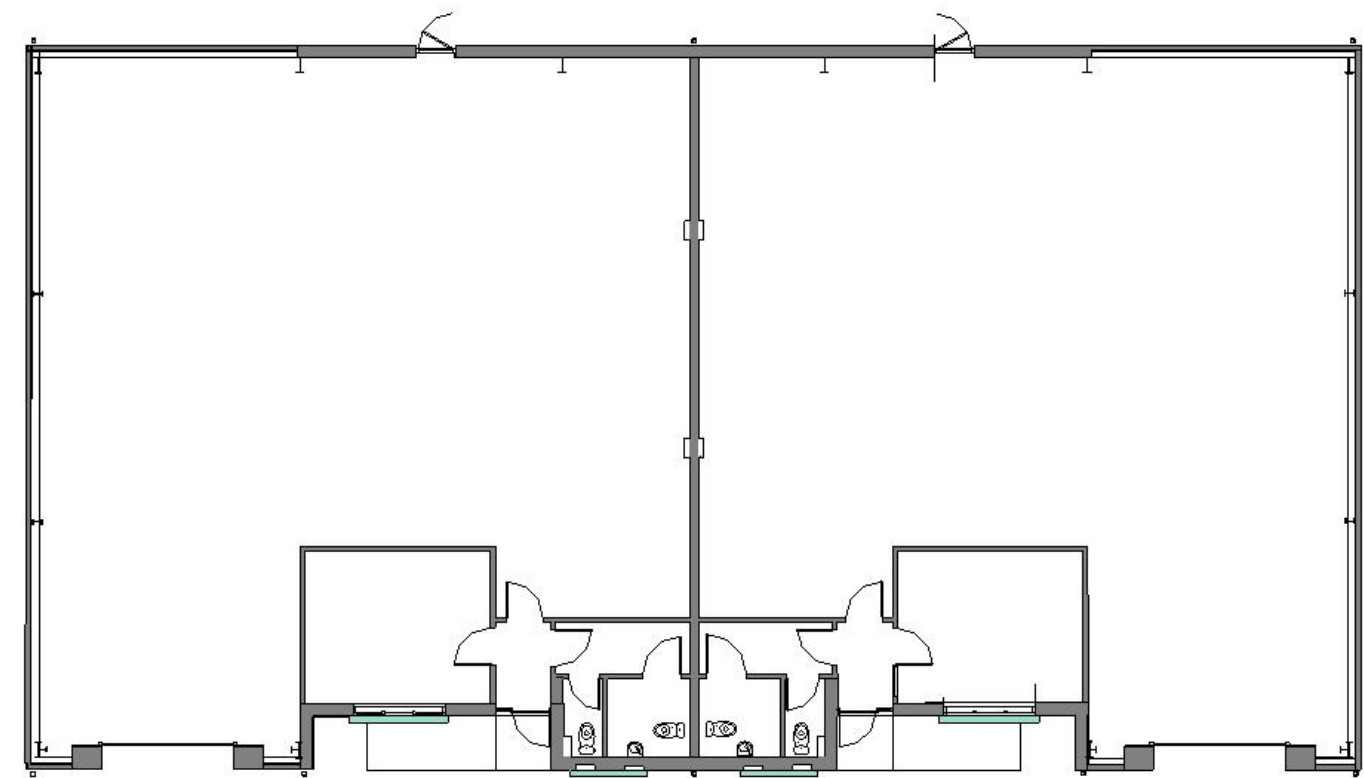
\*Floorspace includes roof over hang

Unit 20B is currently vacant but all of its past uses were for light industrial activities and/ or manufacturing. Unit 20A is currently tenanted and is used as a dog training facility. The tenant uses a fenced-off area of grassed land to the back.

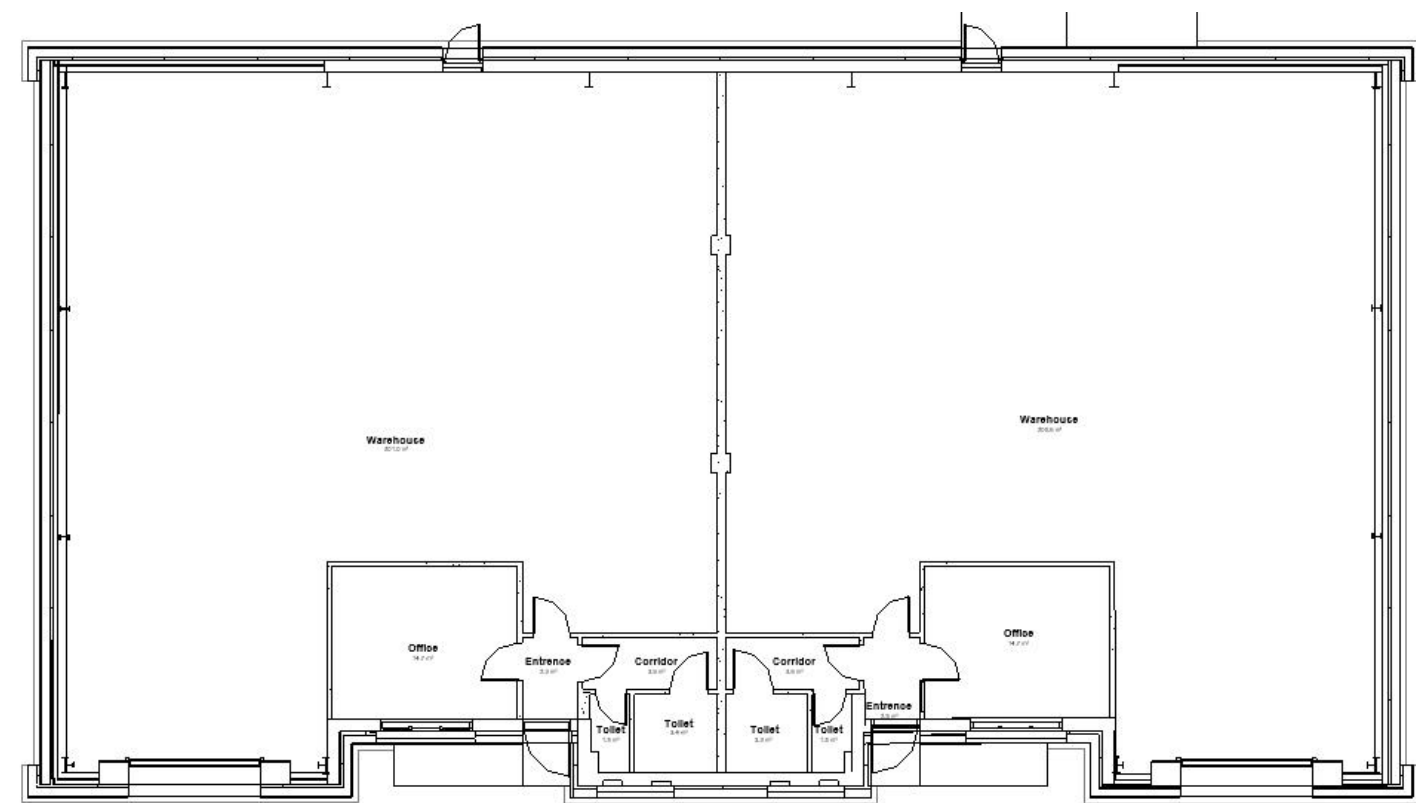
The proposed use of the site will remain light industrial. It is expected that the unit will be used by private tenants and not open to members of the public.

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

Existing footprint– 492sqm



Proposed footprint– 529sqm

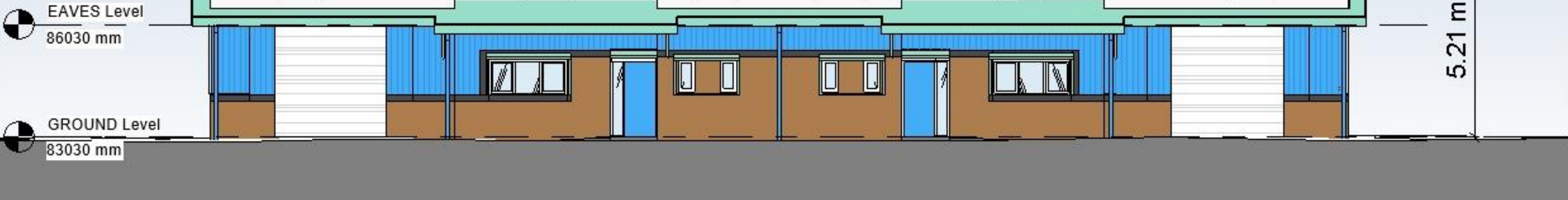




# Scale

Recladding of the roof is also proposed; this will increase the height of the building from 5.21m to 5.4m, 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 current units are warehouse style with a waist-height buff brick plinth and trapezoidal steel cladding to the upper external walls. The paint from the cladding is fading and, in some places, peeling off. They have a double pitched steel open gable roof. 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 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 for gables.










# Landscaping

There is minimal landscaping required as part of this planning application.

Landscaping to the rear will incorporate a small verge of grass and 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 areas will not change the current parking provision, however there is space for two standard car parking spaces and an accessible space. These may become EV spaces and be incorporated as part of the large masterplan strategy.

-  Amenity Grass
-  PC Slab / Set
-  Existing Block Paving Retained
-  Pin Kerb
-  Site Boundary





# Access

# NORR

The units will use existing roads within Leconfield Industrial estate for its primary access, with retained hard landscaping for the car 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.



Vehicle access and  
Parking

Unit Parking

Maintain Pedestrian  
Access

Existing access from  
Leconfield Street

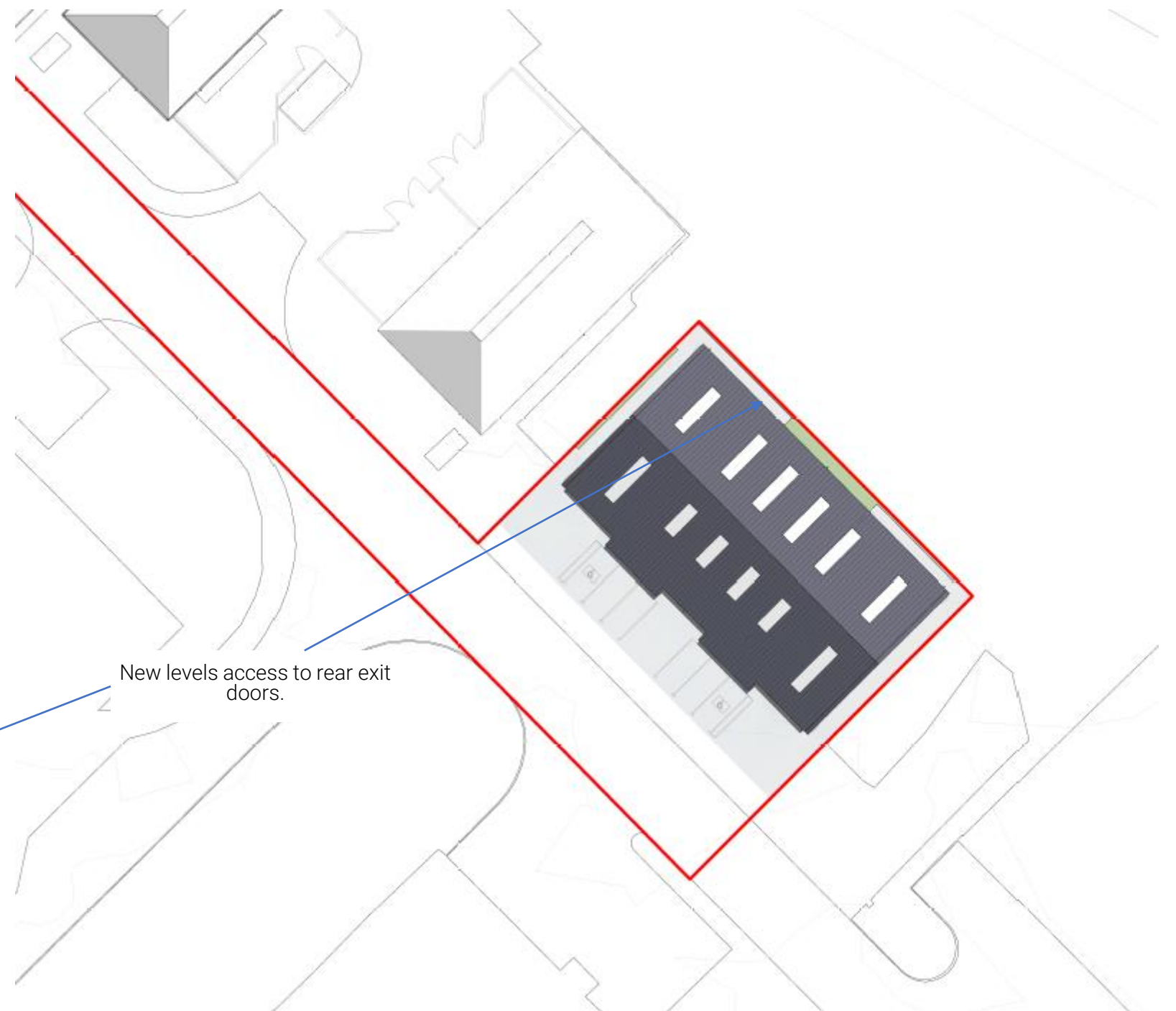
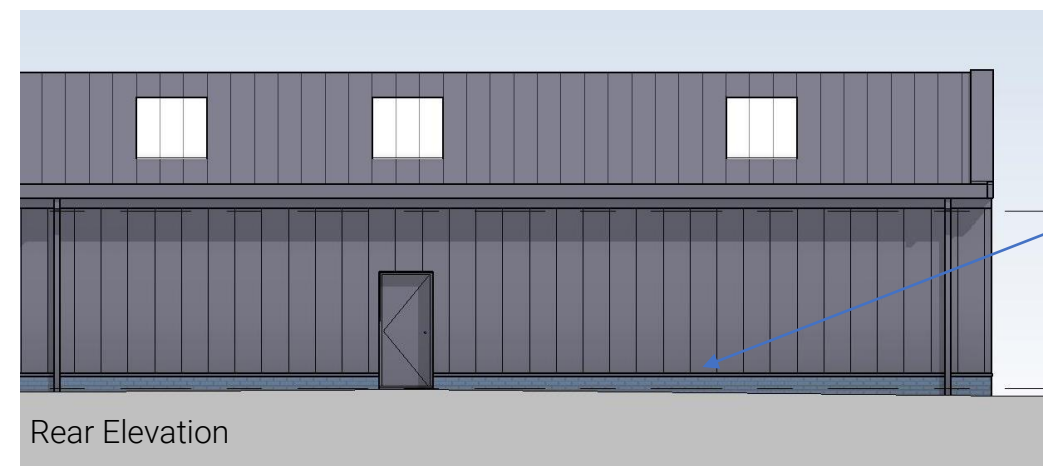


# Access to Building

The unit is currently on one level. Access for goods and personnel to the front of the building is provided by ramps with gentle gradients 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 rear doors to enable wheelchair users to escape unaided in case of fire.

The proposed upgrading of external areas will not change the current parking provision, however there is space for two standard car parking spaces and an accessible space. These may become EV spaces and be incorporated as part of the large masterplan strategy.





# 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.

