



GADSDEN CONSULTING

COPPER BEECH CLADDING JUSTIFICATION STATEMENT

LOCATION: CGP LTD, MAINSGATE ROAD, MILLOM, LA18 4JZ

CLIENT: CGP LTD

JOB No: 20198



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1. Introduction

The statement has been prepared in relation to the “Application for removal or variation of a condition” regarding Condition 8 (stated below) from the Planning Approval for “*Proposed extension to the south side of the ivory building to provide for a new entrance/lobby area, office space and a new staff cafeteria; new external spiral staircase to eastern elevation; new drainage works; provision of an attenuation pond within eastern field*” at CGP Ltd, Mainsgate Road, Millom.

Condition 8: Prior to their first use on the development hereby permitted, representative samples of the materials to be used on the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

The purpose of this statement seeks to describe the location and built environment of the surrounding area and to justify the use of the copper beech colour cladding for the roof of the new three storey extension at CGP Ltd, Mainsgate Road, Millom.

We understand, based on previous correspondence that all other material colours are acceptable.

2. Location and site characteristics

The site is situated in the outskirts of Millom, Cumbria. It covers an area of 2 hectares and comprises two developed areas:

- Area 1 – the Ivory Building which is the more modern building (late 1970’s) - a steel framed and steel-clad building. This unit is orientated centrally on the site and is elevated above the adjacent land and subject to modernization in recent times.
- Area 2 – comprising two units:
 - The Red Brick Building - the original building on the site(1960’s). It runs adjacent to the northern boundary.
 - A small building situated to the east side of the Red Brick Building separated by an access track.

This commercial site is situated at the southern edge of the town with housing to the north and west and agricultural land to the south and east. Mainsgate Road a public highway is to the west providing access. Along both the north and south boundaries are access tracks.

Also located to the south and east of the town are Millom Rugby and Football Clubs and other commercial and industrial developments including the Devonshire Road Estate and Borwick Rails.



Figure 1 - Location Plan



Figure 2 - View from the south-west of the old brick building in the northern part of the site

3. Surrounding area

CGP Ltd is in the southernmost part of Millom on the edge of an established residential area. There is a mixture of housing stock including terraced properties to the north (1900's), bungalows and semi-detached dwellings to the west (1970's). The most common external materials for the locality are:

- Roofs - grey concrete tiles and slates
- Walls – pebble dash render, red facing brick

However, the area does include multiple different colours and materials. Some of the roofs in the area are finished in slate, concrete tile (red, green, purple), asbestos tiles (grey), steel cladding (light green, white, grey) and some of the walls are finished in a mixture of red facing brick, yellow facing brick, stonework, white smooth render, pebble dash render, red and grey slate hung, and steel cladding (light green, white, grey). All these different finishes create a diverse character and content within the surrounding area.



Figure 3 - A bungalow finished in red tiles, yellow brick, and smooth white render (1 Thirlmere Close, Millom)



Figure 4 - A bungalow finished in light red tiles, brick, and smooth white render (11 Thirlmere Close, Millom)



Figure 5- A house finished in red tiles and smooth white render (15 Bowness Rd, Millom)



Figure 6 - A house finished in hanging slates, slate grey concrete roof tiles and light render (3 Mainsgate Road, Millom)



Figure 7 - A grey steel clad building (junction between Mainsgate Rd and St George's Rd, Millom)

4. History

The CGP group is a significant employer in south Cumbria, particularly to Millom and Broughton-in-Furness and they have been developing and modernizing their facilities for the past two decades.

There have been significant improvements to the site since CGP moved in, particularly to the Ivory Building. It was transformed in 2018 when the north extension was erected and the outdated green steel cladding on the west façade facing Mainsgate Road was replaced. The modern outlook was achieved by a careful selection of colours and textures. The white colour used for the extension, and the red brick used below the canopy at the front and the planters were chosen to match the original building. To add a contemporary look to the building it was decided to add midnight blue to the colour palette which makes the building stand out without looking too intrusive. It is not a colour that can be easily found in the local area. However, for a building of this type and scale it is suitable and look well.



Figure 8- Ivory building prior to the alterations in 2016



Figure 9 - Ivory building after the alterations completed in 2019



Figure 10 - Ivory building after the alterations completed in 2019 (closer look of the main entrance)

5. Extension design

The southern office extension has been designed by taking into consideration the context of the surrounding area. The existing white cladding on the south elevation was decided to be replaced to revive this side of the development. Keeping in line with the already approved colour palette it was decided to have the same colour for this elevation as for the western one.

As a three-storey building positioned in the corner between the two long blue west and south façades it acts as a separate volume with its own geometry in addition to the Ivory building. For this reason, the white colour used for the walls is the most suitable colour which makes it stand out and ties in with the previous extension on the opposite side of the main building.

The red brick for the planters is a continuation from the previous design and it forms an uninterrupted strip at the base of the extension and around the perimeter of the building.

Taking into consideration the colour palette explained so far, selecting an achromatic colour for the canopy and the roof was not a suitable solution because it doesn't match with the rest of it. It will either look too bright or it will not tie in with the darker blue. Taking into consideration the elevation of the roof from the neighbouring streets and its shallow pitch it was concluded that a complementary chromatic colour can be selected without it being too tedious. Having in mind the predominant midnight blue it was agreed to select a contrasting "warm" colour to balance it out and it also had to match the brick at the base. Therefore, the copper beech seemed like the most suitable solution.



Figure 11 - Ivory building after the alterations completed in 2019

6. Conclusion

Situated in the vicinity of a well-established residential area, considering the scale of the building, its specific appearance, and the importance it has for the local landscape, the copper beech cladding used for the main roof and the canopy of the extension is a suitable proposal which complements the existing site. It matches the previously used materials and their colours to the Ivory Building.

It is our opinion that the colour palette chosen for this development is suitable and creates a distinctive and unostentatious outlook.