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Design & Access Statement

Warehouse Extension

Millway, Devonshire House, Devonshire Road

Millom, Cumbria

LA18 4JP

As if By Magic Ltd

File Ref: - 19195

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1. Introduction

As if by Magic Ltd (AIBM) propose to extend an existing warehouse at Millway, to the east of the town of Millom (grid reference: SD 1852 7985) which comprises predominantly industrial and office buildings. The wider landscape includes a nature reserve (Iron Works Local Nature Reserve), the River Duddon flood plain and estuary to the north, east and west. There is a water treatment plant further to the east and an industrial estate and agricultural land to the south.

The access to the site is from Devonshire Road, an adopted highway. It comprises warehouse oriented south-north with gable walls facing east-west and large macadam yard to the south of the building. The building has suffered from a lack of maintenance and investment over many years.

The building is used for the refurbishment and storage of Romani wagons. With the expansion of their business and the necessity of more usable space, As if By Magic Ltd intend to extend the existing warehouse to the north to meet their future needs. They aim to modernize it making it suitable for meetings with clients and visitors as well as making the warehouse fit for purpose. The warehouse is adjacent to a wider leisure development scheme to the west.

The main pedestrian entrance to the warehouse is from the south. The building also has sliding doors on the front elevation and gate on the west gable wall to provide access for the Romani wagons into the warehouse. On the ground floor level there is joinery shop, reception area, toilets, brew room and staircase giving access to the three offices on the upper floor level.

2. Proposal

The current layout no longer suits the needs of the company. The proposed extension will provide more usable space for the joinery shop via a 9m by 5m opening ensuring ease of movement of the Romani wagons. The slope of the new roof will be 5° providing headroom for the mezzanine floors situated at each end of the proposed extension. The west mezzanine will provide space for the CNC machine and east one will add more office space linked to the existing ones. The proposal includes a balcony to the east accessed from existing office space granting a view of the bay. An alternative independent escape route is guaranteed via external stairs.

The proposed external wall will be facing brick matching the existing. Zinc cladding will be installed to the existing building at the east end. The new roof will have green corrugated sheeting matching the existing.



View looking from North East



View looking from South West

3. Ecology

The development is adjacent to Duddon Estuary Site of Special Scientific Interest (SSSI), within 150 m of Morecambe Bay and Duddon Estuary SPA, Morecambe Bay SSSI is 200m away (Morecambe Bay has also been designated as a Special Area of Conservation) and the Iron Works Local Nature Reserve (LNR) abuts the northern boundary. No impacts are foreseen on these designated sites.

For further information please refer to Preliminary Ecology Assessment (AECOM 60585249 November 2019).

4. Site Drainage

The existing building is served by an infrastructure of drains and public sewers. The proposed extension will connect into this existing network.

5. Access

The Warehouse is situated in Millom itself approximately 1 mile east from the city centre. This provides easy walks to work and cycling options. Additionally, the local railway station is a short distance. Because the town does not have a large employer and commercial servicing needs, pressure on the local road network is not severe.

On site parking is available for staff, visitors and deliveries.

Appendix A

Photographic Log

Photo 1 & 2 – Existing South Elevation (Main Entrance)



Photo 3 & 4 – Existing East Elevation



Photo 5 – Existing North Elevation (location of proposed extension)



Photo 6 & 7 – Existing West Elevation

