

Design Access Statement

CMIQ Plots 9 & 12

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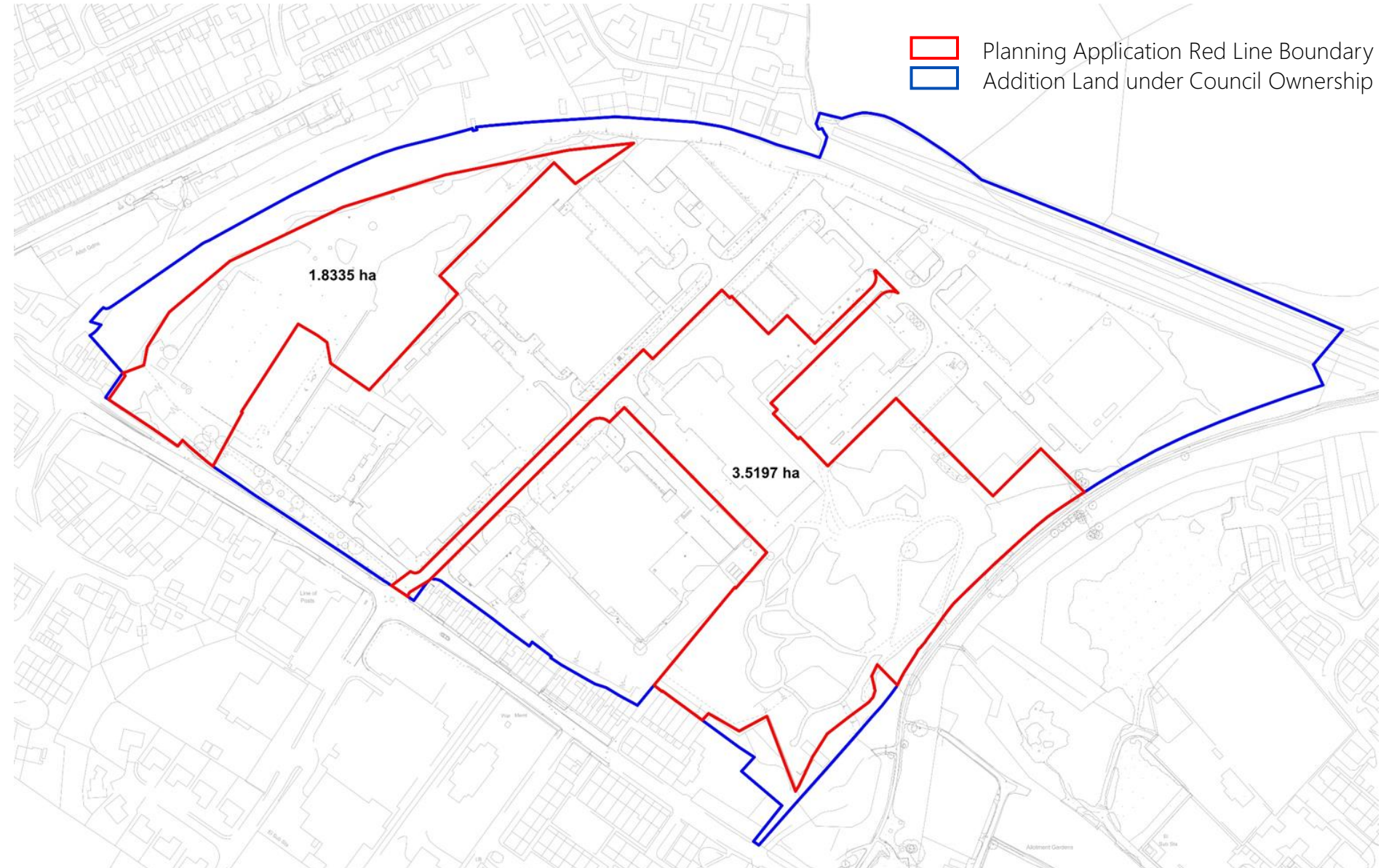
Introduction

This is the design and access statement for the full planning application for the proposed development at Plots 9 & 12 at Leconfield Industrial Estate.

A full design and construction team has been involved in formulating these proposals and the whole team can be seen on page 2. Morgan Sindall are responsible for the design and build of the business units in collaboration with Cumberland Council.

This document should be read in conjunction with all of the planning application documents which are submitted with this application.

The Design and Access Statement presents proposals by Cumberland Council for two new blocks of business accommodation, including the background to the development scheme, design aspirations and key features of the development.



Introduction

Cleator Moor has seen growth and decline of major industrial industries throughout its time – which has firstly shaped but later left long-term scars on the town.

Cleator Moor town developed rapidly in the 19th Century, as the Industrial Revolution demanded more and more coal, limestone and high-grade iron ore. Early in the 20th Century supplies began to decline. With the deterioration of traditional industries and the resulting high rate of unemployment, the town's economy is now dependent on the nearby Sellafield Complex, which provides jobs to around half the town's people. Sellafield is now moving into a process of decommissioning with a move towards cleaning up the site which will lead to a slow but inevitable reduction in its economic activity.

The northwestern residential area of Cleator Moor is disconnected from the town centre by Leconfield Industrial Estate and the neighbouring swathe of woodland. The site therefore occupies a prime central location within the town, between the two main residential areas of the settlement.

This proposal is part of the wider regeneration of Leconfield Industrial Estate. In 2019, Copeland Borough Council (CBC), now Cumberland Council, successfully secured £7.7m for the first phase of the Leconfield redevelopment through the government's Town Deal Initiative. A further £10.3m was secured from the NDA/Sellafield in addition to £2.4m spent acquiring the site using funding from the Cumbria LEP, and CBC, totalling £21m.

In 2022, CBC submitted a Levelling Up Fund "LuF" Round 2 (LuF2) bid for a further £20m to support the redevelopment of the remaining land within the Leconfield site boundary. It was announced on 19th January 2023 that this funding bid was successful, securing a further £20m funding for the project with a current spend deadline of 31 March 2025.

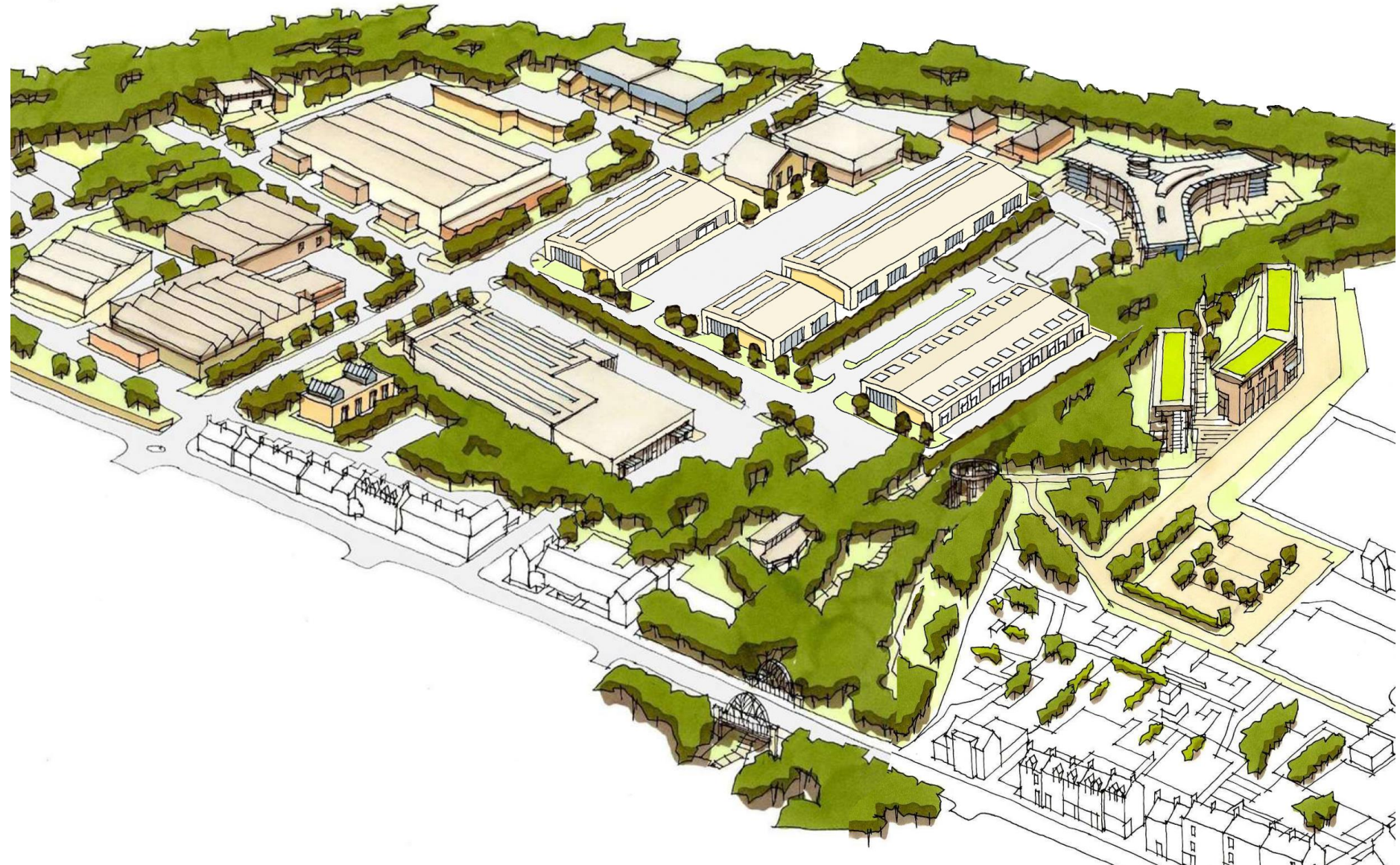


Vision

The Cleator Moor Innovation Quarter (CMIQ) is an area of Cleator Moor that includes the Leconfield Industrial Estate, a 17.6ha area of land strategically located between the Town Centre and the north-western area of Cleator Moor.

It will be home to a 'business cluster' that will diversify the West Cumbrian economy away from the dependency on Sellafield by building upon existing supply chain, knowledge and engineering capabilities in the new nuclear and clean energy sectors with a focus on collaboration, innovation and diversification. By concentrating on a core of solutions driven engineering, Cleator Moor can play a major part in the UK's drive to continue to be an engineering and creative world leader, which will benefit the town and wider region long term. The proposed development is a once in a lifetime improvement that will have a sustainable benefit and a far-reaching impact for many generations to come, bringing in new prosperity to the town.

The LuF2 project will play a key part of realising the ultimate vision for the CMIQ proposals, providing modern, flexible space for new and emerging businesses, whilst improving the quality of the local built environment and public spaces to change perception of the Estate and the wider town.



1

CONTEXT AND IDENTITY

NO DP

Context

Site Location, Local and Wider Context



This Design and Access Statement has been prepared in support of a full planning permission for the development of Leconfield Industrial Estate, West Cumbria.



The site for this development is the Leconfield Industrial Estate within the town of Cleator Moor, West Cumbria, UK. Cleator Moor is located approximately 4 miles east of Whitehaven which has national rail connections and a good A road network, including the following:

- A595 link to Whitehaven (4 miles)
- A595 link to Sellafield (8 miles)
- Link to West Lakes Science and Technology Park (3 miles)
- A595 and A5086 linking to the surrounding area and beyond (M6)

The Leconfield Industrial Estate is highlighted in red and is situated approximately 750metres west of the Cleator Moor Civic Core on the B5295, Leconfield Street.



The site is currently home to manufacturing, repair and education facilities, however, has been in substantial decline over recent years.

Context

Site Location, Local and Wider Context



Identity

Site Location, Local and Wider Context



Conservation Area (shown in blue)



Listed Buildings (shown in red)



Tree Preservation Orders (shown in green)



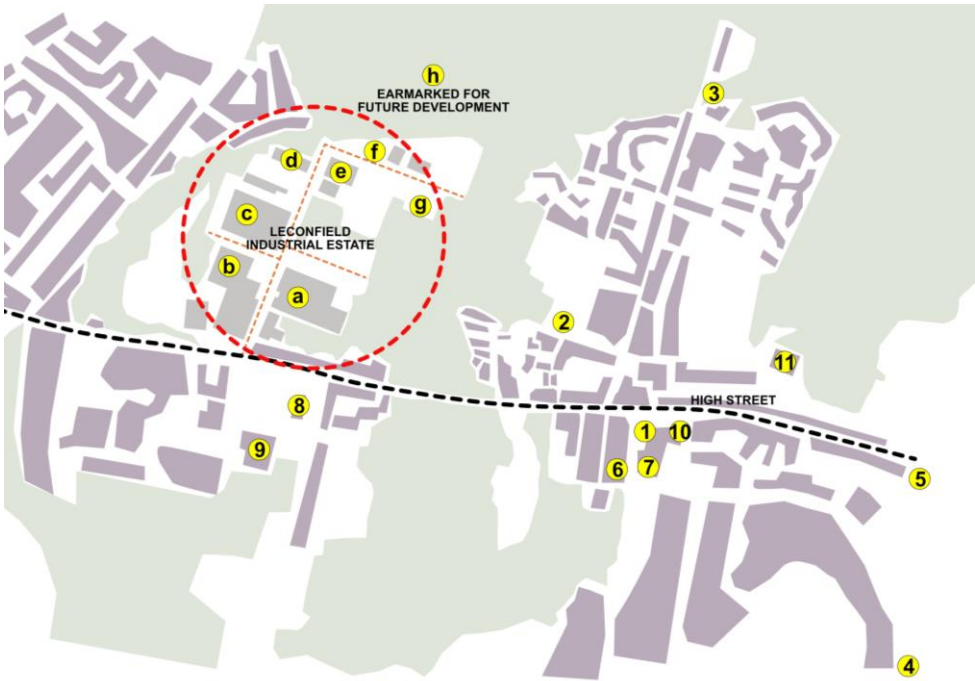
Flood Zone 2 (shown in light blue)



Flood Zone B (shown in dark blue)

Context

Site Location, Local and Wider Context

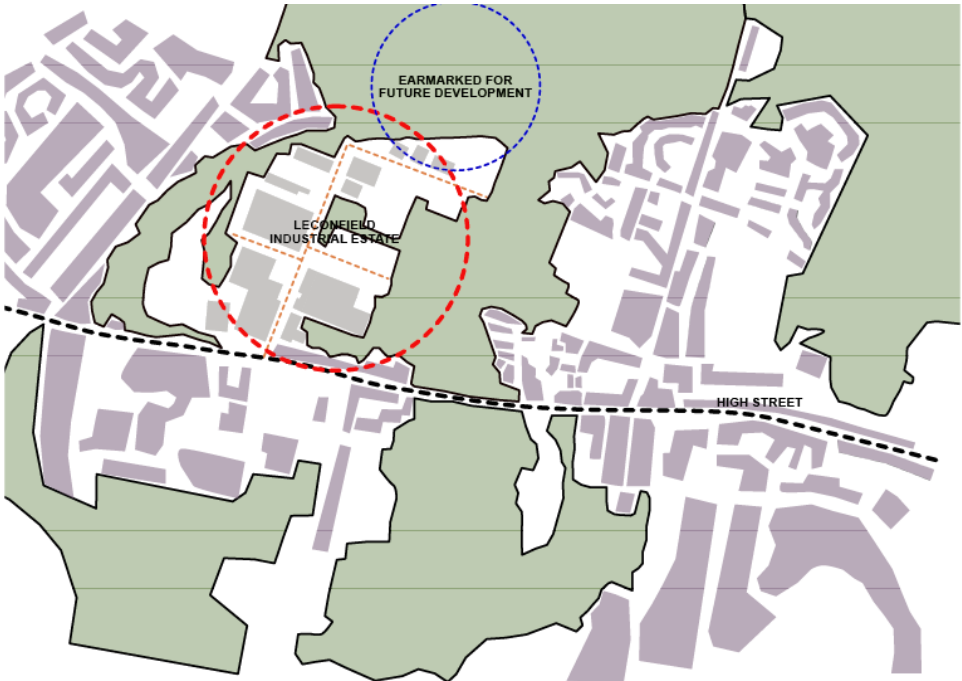


Existing Community Facilities

- 1 - Cleator Moor Town Council
- 2 - Cleator Moor Celtic Football Club
- 3 - Ennersdale Scout Centre
- 4 - St. Patrick's Catholic Primary School
- 5 - Montreal C of E Primary School
- 6 - Citizens Advice Bureau
- 7 - Cleator Moor Civic Hall
- 8 - St. John the Evangelist Church
- 9 - Retail
- 10 - Cleator Moor Library
- 11 - Bowling Green

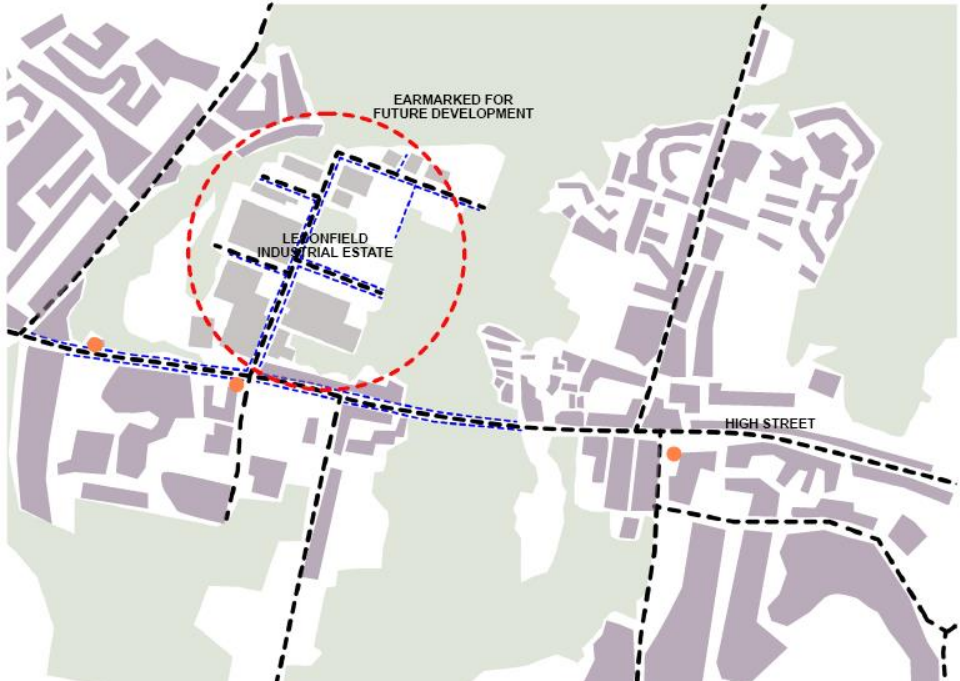
Occupiers of Leconfield

- a - Capital Aluminium
- b - Brannan's
- c - Centre of Excellence
- d - JD Autos
- e - Forth
- f - Little Explorer's Nursery
- g - BOC
- h - Area of Future Development



Surrounding Landscape

The existing site currently is surrounded by a large area of green space, some of which will be developed as part of future development highlighted in the masterplan.

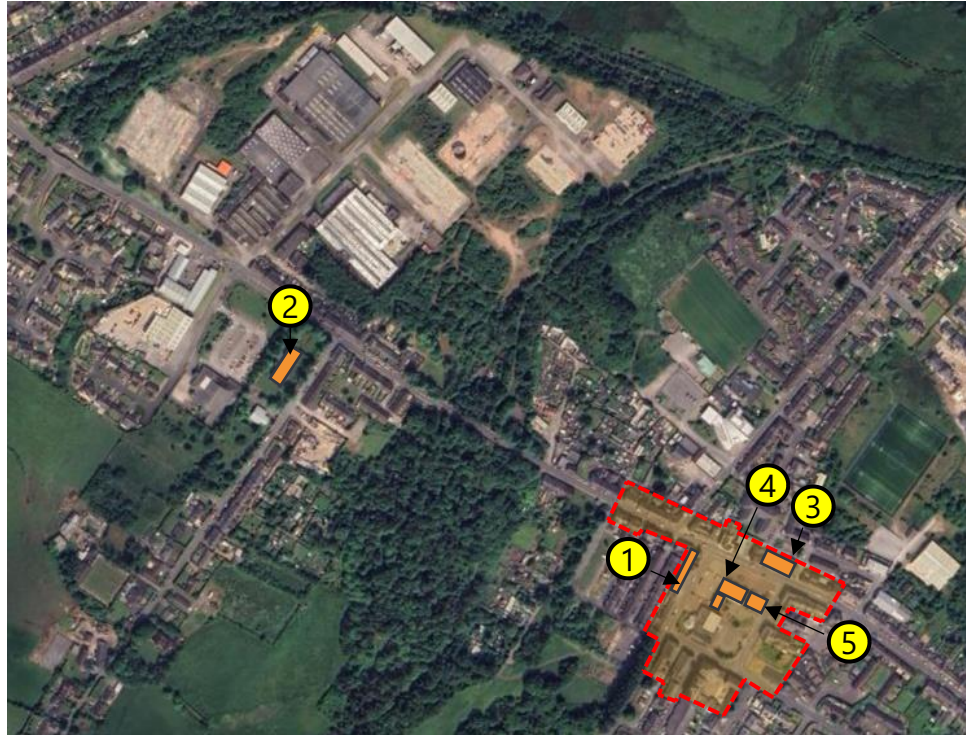


Active Movement

- Bus Stops
- Pedestrian Routes
- Vehicular Zones

Context

Value Heritage, Local History and Culture



Local Listed Buildings & Cleator Moor Conservation Area



1. Jacktrees Road Veranda 1856, Grade II listed



2. St John the Evangelist Church 1872, Grade II listed



3. 13-20 High Street late 19th Century, Grade II listed



4. Local Government Offices 1879, Grade II listed



5. Library 1906, Grade II listed

Context

Value Heritage, Local History and Culture

Cleator Moor boasts a prosperous history dating back to the Industrial Revolution where it was transformed from a quiet village to a thriving town, prospering from the rich Iron Ore underground. This pride is still evident today as the town embark on its latest regeneration.

It's colloquially referred to as 'Little Ireland' due to the droves of Irish Immigrants who travelled to Cleator Moor during this time looking for work. However, the closure of the mine led to the decline of the town and substantial rises in unemployment. Since then, residents predominantly rely on neighbouring Sellafield and agriculture for employment. The Leconfield Industrial Estate provides important employment activity within the town, however some of the site has fallen into disuse.

Cleator Moor has an attractive civic hub, although some of the buildings are in a dilapidated state and in need of refurbishment and investment. Recent investment in the town includes the Health Centre and Howgill Family Centre on Birks Road.

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 and passes just to the east of the Leconfield Industrial Estate.

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.

The charm and character of Cleator Moor lies in its links with art and nature. The Dent Fell forms the backdrop for the industrial town and can be seen directly from Leconfield Industrial Estate.

Many artists have frequented Cleator Moor over the years, most notably Lowry who painted Cowles Fish Shop during one of his many visits to West Cumbria. This and the work of other artists are continued to be celebrated today thanks to people like 'Angry Dan' who has created murals around the town with illustrations and poetry, depicting the significance of Cleator Moor as a location for artistic inspiration.



C2C Phoenix Bridge



Angry Dan



Ennerdale



Cleator Moor Iron Works c.1880 (Image from Little Ireland)



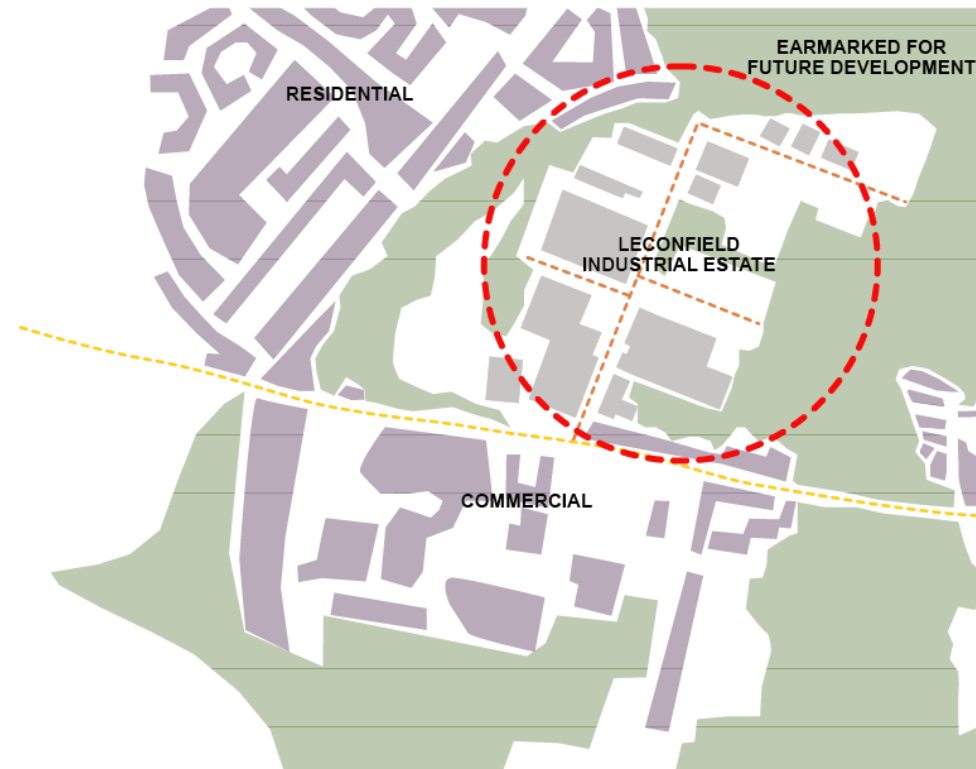
Civic Hub

Identity

Existing Local Character and Identity

The site is screened to the north, east and west by woodland (including C2C) that separates it from predominantly residential areas. Pockets of community and commercial use adjoin the southern and western boundaries including supermarket, St John the Evangelist Church, health centre and Cleator Moor Celtic Football Club. To the north-east is agricultural land. The built environment is a mixture of one and two storey and have a varied materiality of pebble dash render, brick and metal cladding.

Further away from the site is the main town centre and countryside that separates it from surrounding villages including nearby Cleator and the port town of Whitehaven.



Nearby St John the Evangelist Church



Existing view west along Leconfield Street



Existing view north of housing on Leconfield St.



Nearby housing of various styles

Identity

Leconfield Industrial Estate

The Leconfield Site has been used for an Industrial Estate from the 1980s and provides important employment activity within the town however over the last 10 years it has seen a significant decline, and has been underutilised for many years, with the demolition of c. 40-50% of the buildings progressively on the site. This can be seen in the aerial photographs opposite, which are dated 2003, 2008, 2018 and 2020. (Images from Google Earth)

There is an ambition to regenerate this regionally important site and also help create sustainable long-term employment by creating a new centre for engineering excellence.

The proposal would tie into existing strengths in local industry and help to create a world leading centre for innovation and development.

It is the intension that the development on the site should become a community for engineering research and development while at the same time link with other initiatives – such as the BEC led Buzz Station and Watershed in Whitehaven.

All of this will help local start-up businesses to grow and at the same time assure they remain in the area.

Current proposals include the following:

- Create an Engineering Community Hub – currently RIBA Stage 4
- Regeneration of Leconfield Industrial Estate maintaining and expanding employment use
- Buildings of appropriate size and flexibility to meet emerging demand
- Creating an attractive environment where people want to be
- Building and landscape design which promotes inclusivity, accessibility and permeability.



Aerial Photograph, 2003



Aerial Photograph, 2008



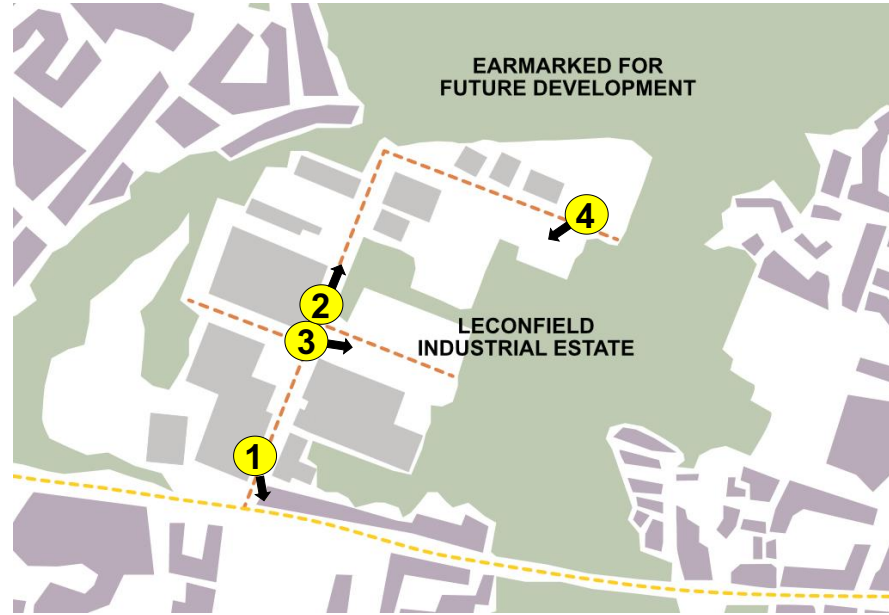
Aerial Photograph, 2018



Aerial Photograph, 2020

Identity

Leconfield Industrial Estate



1. Existing junction to be retained and improved following Highway Engineering Study



2. Existing road and services distribution to be retained and improved



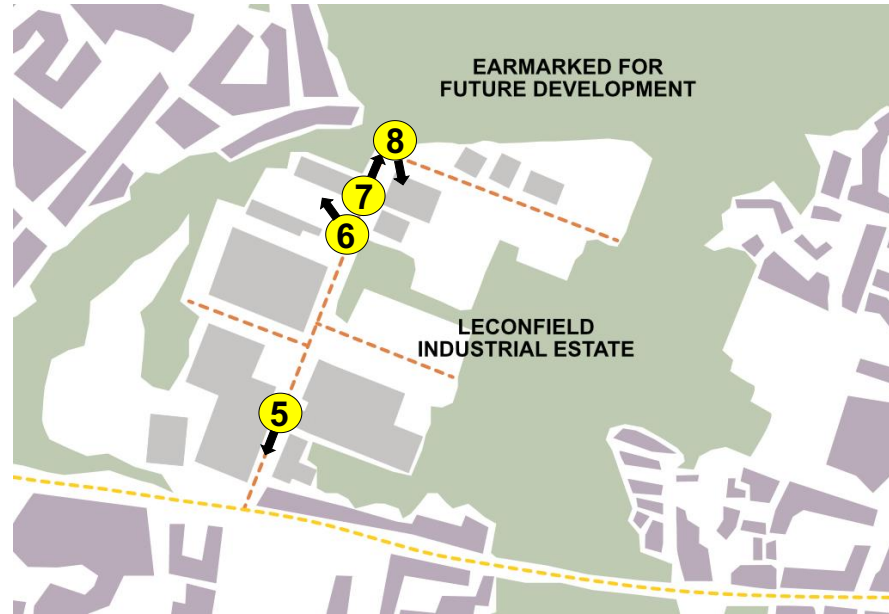
3. Views towards National Park: Dent Fell (right) and distant views to the Fells beyond Ennerdale Bridge (left)



4. Vacant sites allow for redevelopment without major disruption to existing employment uses

Identity

Leconfield Industrial Estate



5. Existing main access road to be retained and improved.



6. Existing employment to be maintained with minimal disruption.



7. Opportunity for link to wider community



8. Existing employment occupiers to be maintained

Identity

Leconfield Industrial Estate

A key element of the new vision for Leconfield Industrial Estate are the proposed works to Plots 9 & 12. The current estate is in need of major development to attract new businesses to the town. Existing tenancy agreements are a limiting factor to a full clean slate for the estate, and it has been decided that the majority of existing tenants will be retained with no changes to their plots or current use. Many of these are running businesses directly related to the solutions driven engineering and manufacture of components. The table below shows all of the existing and retained tenants as well as current uses for each plot. The considerable size vacant central plots of 9 & 12, in conjunction with the Hub, represent an initial opportunity to create a new identity for the estate and influence its future. These developments will go someway to make the site an attractive proposition for investment and regeneration.

Plots 9 & 12 were decided to provide accommodation for new and emerging businesses to compliment and support the wider Cleator Moor Innovation Quarter as a thriving new business cluster. The units would be flexible part double height / part single storey light industrial spaces.

PLOT	USE CLASS	OCCUPIER
E1	B2	Brannan
E2	B2	Rowlands Industries
E3	B2	Capalex
E6	B2	Forth Eng / SL
E8	B2	Forth Engineering
E10(A-D)	B2	Various
E15(A-H)	Various	Various
E16	E(f)	Little Explorers PreSchool Ltd
E17(A-B)	B8 / E(g)(i)	Brockbank, Curwen, Caine & Hall
E18	N/A	Vacant
E20(A-B)	Various	Various

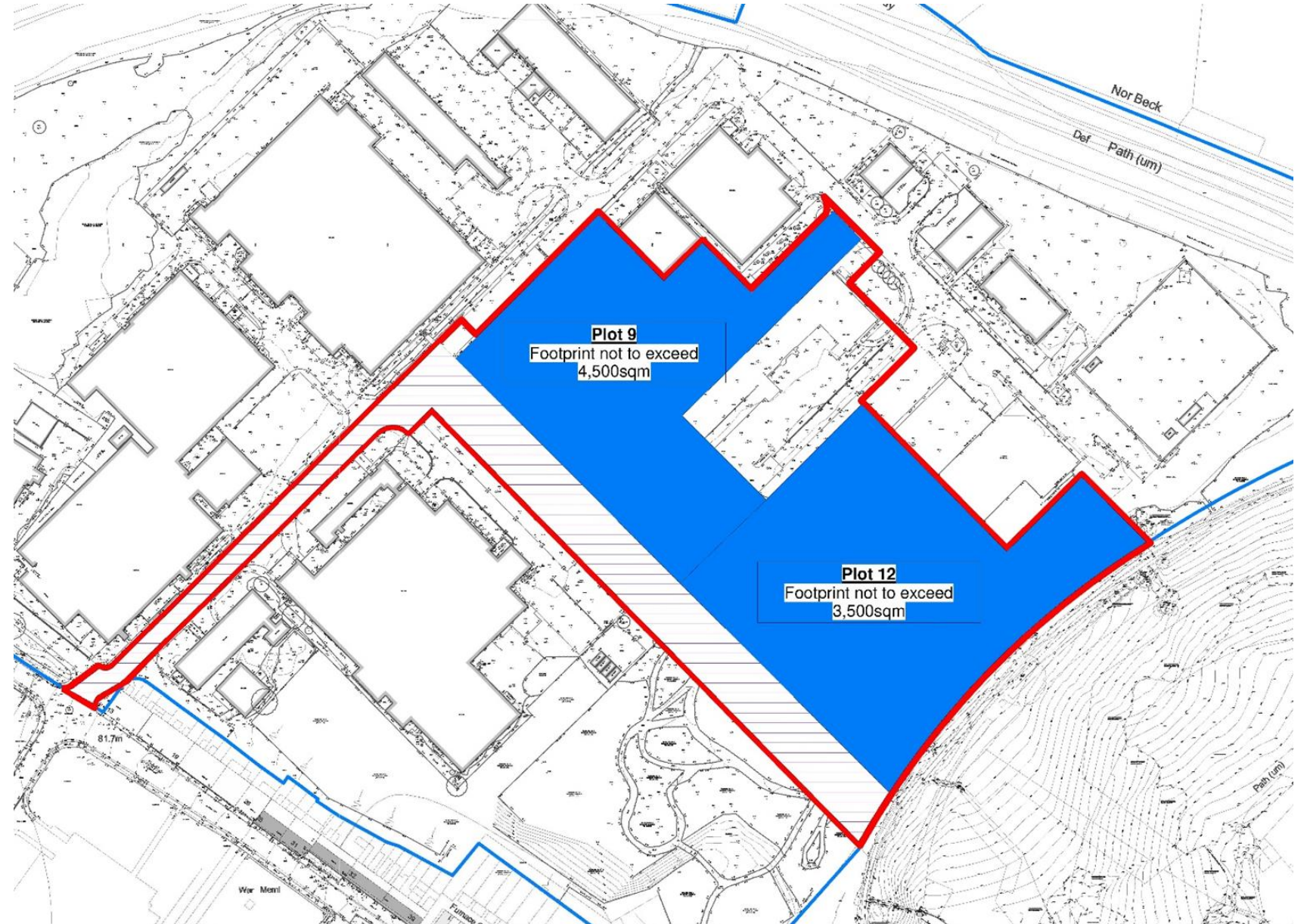


Identity

Leconfield Industrial Estate

Plots 9 & 12 were new plots formed from the vacant central zone at the heart of the estate. An existing plot entrance, off the north/ south main arterial road, will be extended to form a new access road for use by both plots. Works will involve an element of land clearance to the east.

Initial density was determined that the combined plots building footprints would not exceed 8000sqm. Height would be restricted to 15m (Plot 9) and 18m (Plot 12) which would allow for double height workshop space and mezzanine floors within each business unit.

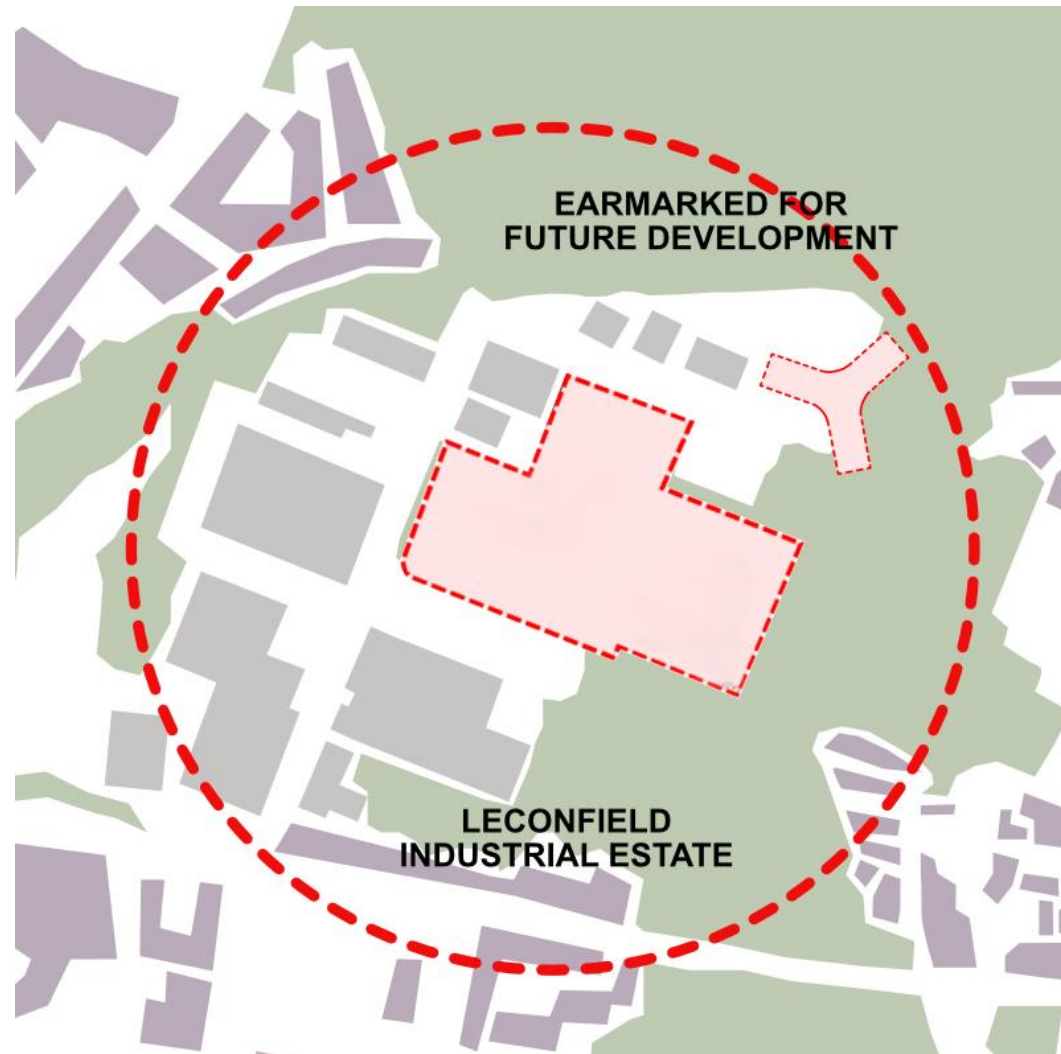


**Note – Not current red line boundary*

Identity

Leconfield Industrial Estate

Existing site conditions on Plots 9 & 12 are the remnants of previous buildings floor slabs, hard standing and scrub land. Further detail is contained within the ecology section.



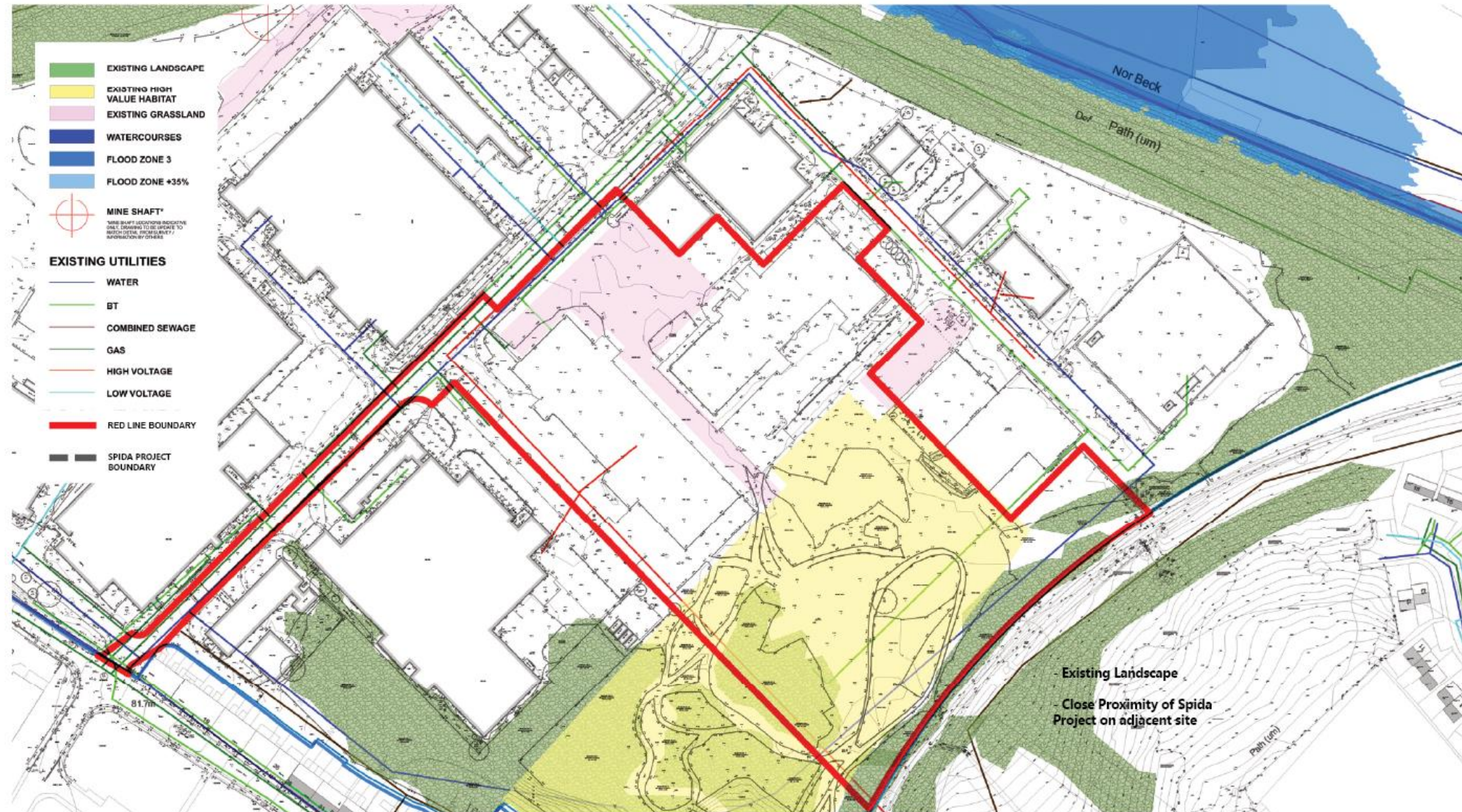
Plots 9 & 12 – South-West corner looking North-East



Plots 9 & 12 – Central North looking South-West

Identity

Leconfield Industrial Estate



*Note – Not current red line boundary

2

BUILT FORM

NO DP

Built Form

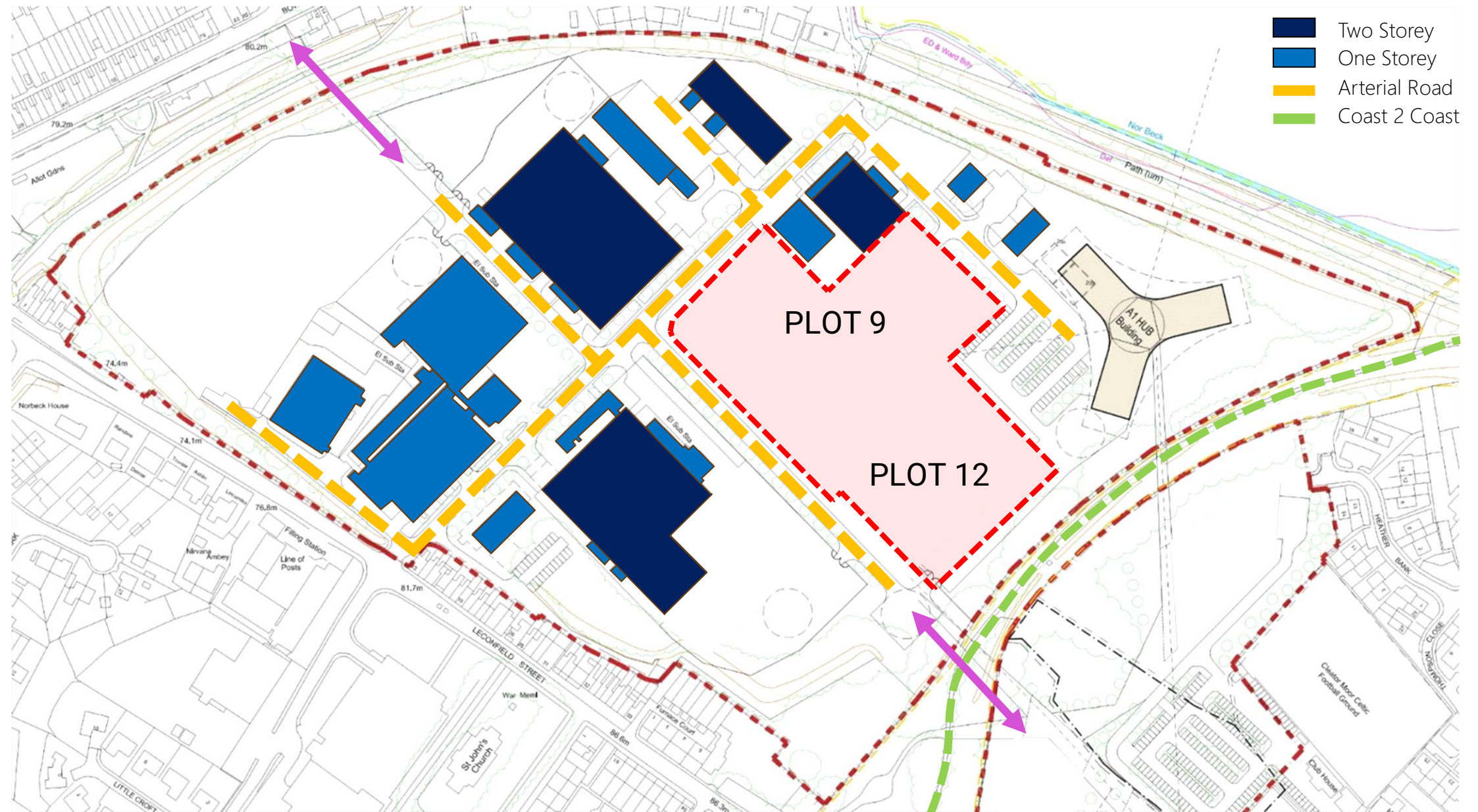
Site Opportunities

Buildings on site are arranged around the simple orthogonal arterial road system that includes key service distribution. They are a mix of one and two storey volumes, with a number an amalgam with vaulted pitched roofs. The architecture is dated and utilitarian and unfortunately neglected in areas. It is felt that investment and a rebrand would make it a more attractive proposition for commercial opportunity and regeneration in the town.

Functions of existing operating businesses are complimentary and enable the development to build on strong foundations. The approved Hub scheme to the north-east of the site will help galvanise collaboration.

Community connections for the site and its general permeability is a shortcoming. The adjacent Coast to Coast route, residential estates and community buildings represent opportunities for integration and a stronger bond.

Plot 9 & 12, in conjunction with the Hub, represent an opportunity to reimagine the industrial estate for the future.

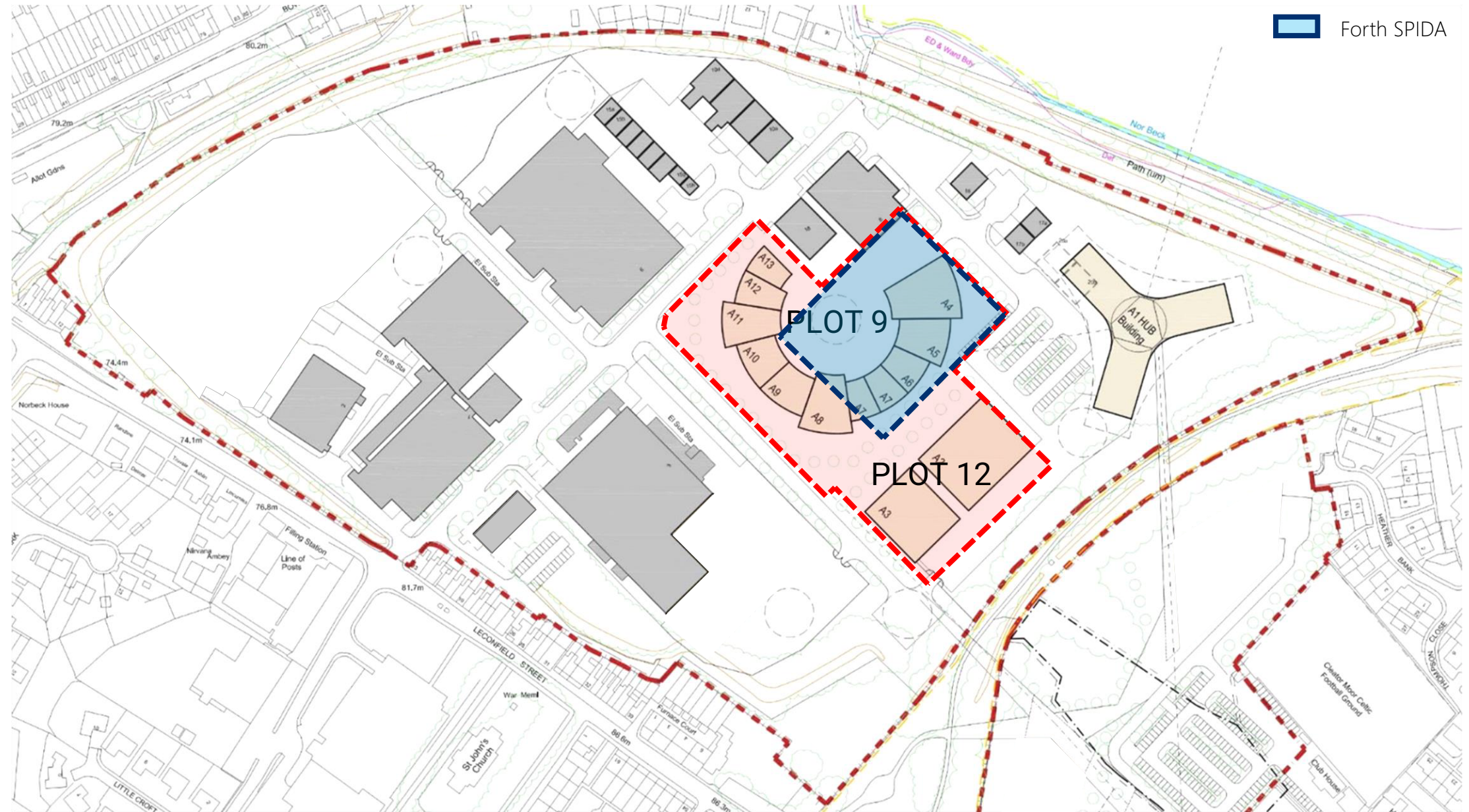


Built Form

Site Arrangement

The original masterplan identified the vacant Plots of 9 & 12 as offering potential for new build industrial; units suitable for start-up businesses and grow-on units. The original intent was for Plot 12 to provide simple double height spaces which could be reconfigured in a variety of ways, with strong connection with the new Hub building to the north-east. Plot 9 was to offer larger double fronted units arranged in a 'horseshoe' layout around a central service courtyard.

Early in the design process a temporary planning permission was granted for the Forth Engineering SPIDA Project, a facility to test an innovative robotic demolition of a mock chimney. The trial is to assist the ongoing decommissioning works at the nearby Sellafield plant. The extent of this facility compromises the available land, indicated in blue adjacent, on Plot 9 and therefore the project needed further development to coordinate with this constraint.



Built Form

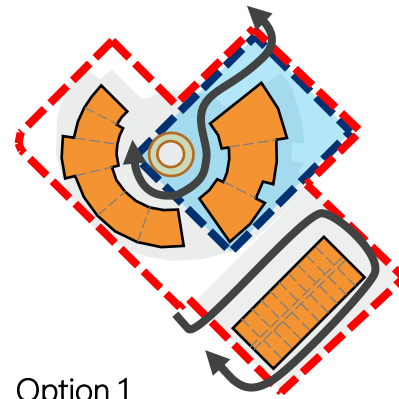
Site Arrangement

An option appraisal considering phasing, arrangement, provision and form was carried out to assess the impact of the SPIDA Project. Each of the three options shown demonstrated a possible solution to the imposed constraint. Option 1 sought to retain the original design intent of the 'horseshoe' whilst options 2 & 3 introduced a more orthogonal efficient arrangement of linear blocks that reinforce the north-south urban grain.

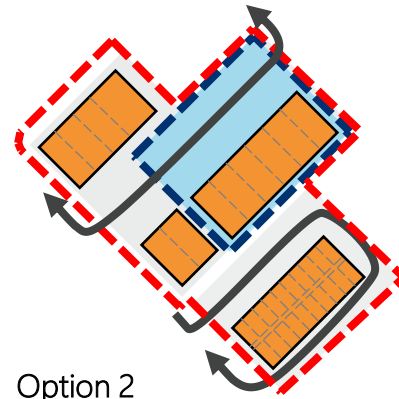
Option 2 was chosen by Cumberland Council and the key project advisors on its balance of efficiency in terms of cost / construction, ease of access/servicing and legibility in terms of block arrangement. The scheme responds pragmatically to the SPIDA site constrain whilst maximising the floor area requirements established within the LuF2 funding criteria.

A provision review followed that determined the future development portion (shown pink) would be removed from the project scope. A further EY viability review decided the smaller Plot 9 unit (shown purple) would also become a future development zone.

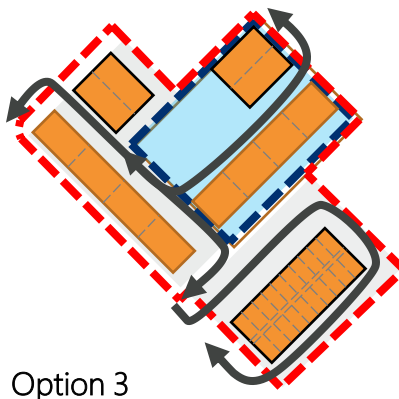
The site arrangement provided landscape areas that could be developed to create pedestrian routes to make it permeable and connect to the context, C2C and new Hub.



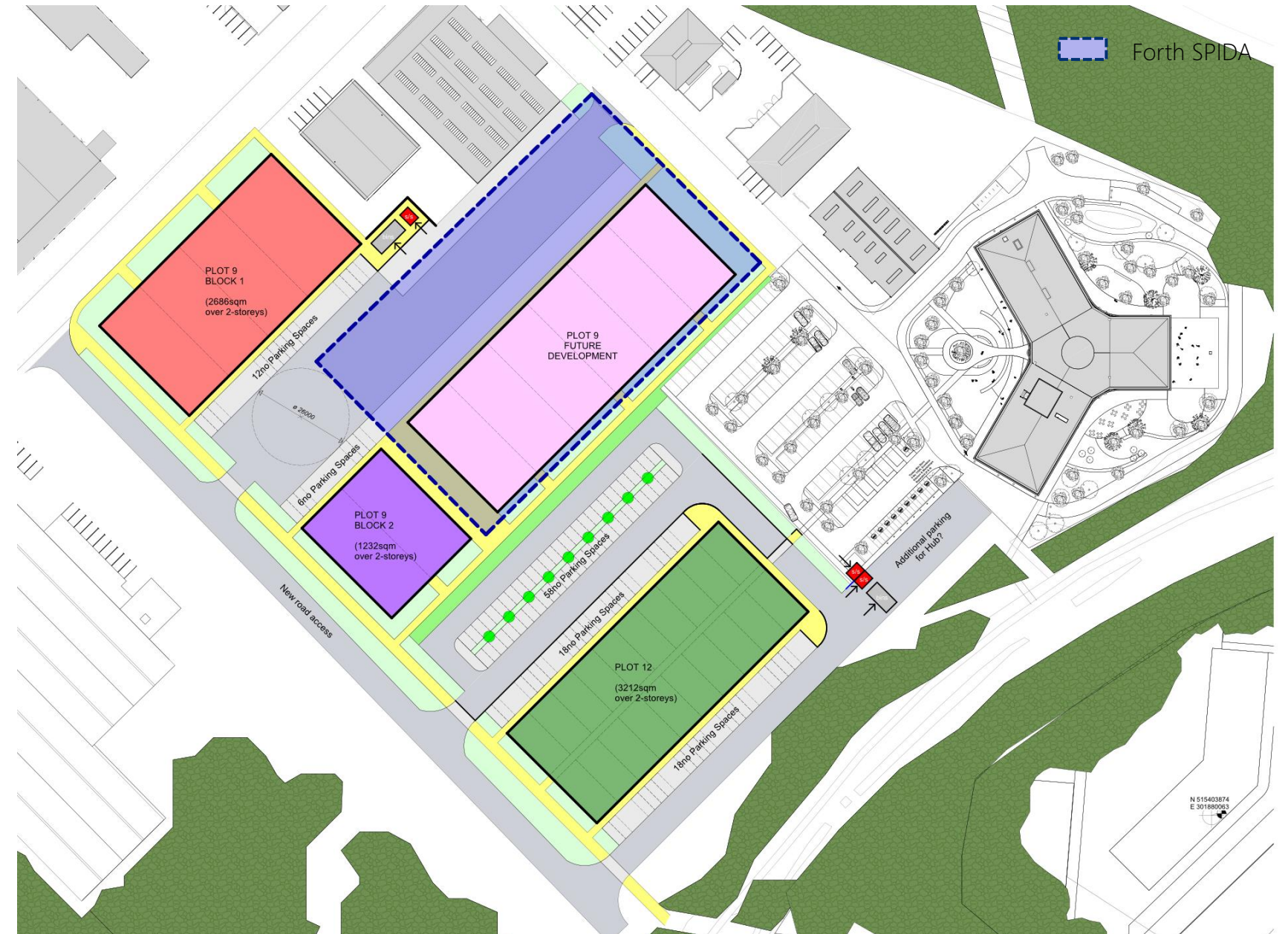
Option 1



Option 2



Option 3



Built Form

Site Arrangement

Site Wide Masterplan Proposals (Outline Application)

The landscape development for each plot should reflect the objectives of the landscape led masterplan principles to create a seamless landscape across plots and infrastructure.

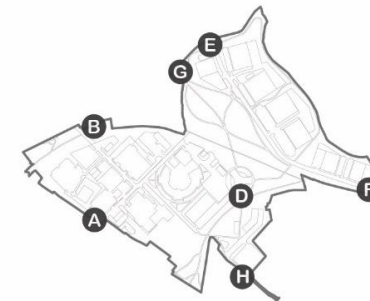
Soft Landscape

Species choice should reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats. Avoid using large areas or avenues of single species plants to create robust landscape in respect of pest and diseases. The size of plants will depend on purpose, with more mature species used to highlight entrances and routes through the plots. Specific themes and planting mixes will be developed to create identities for character areas within the plots, such as at entrances, road and footpath links, parking zones and the central hub (Plots A1-A3) but within the general aims of the masterplan.

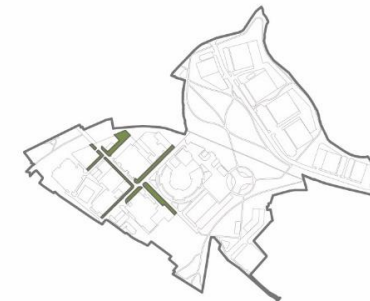
Hard Landscape

The hard landscape will be specific to the aims of the buildings, creating spaces for external use and events. Street furniture should be of a consistent type, materiality and design that helps to reinforce the character of the sites. Seating will be provided at points around the new footpaths to encourage the use of the spaces by both site users and the public and create accessible rest areas connecting the town centre with the residential areas to the west.

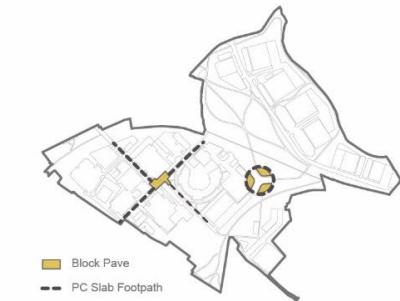
LANDSCAPE / TOWNSCAPE IMPROVEMENT



KEY ENTRANCE POINTS

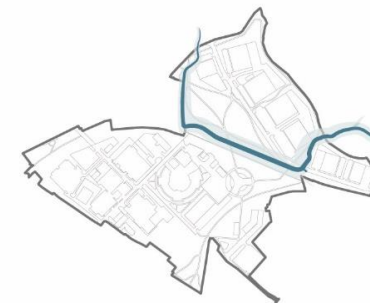


EXISTING STREETScape - SOFT LANDSCAPE

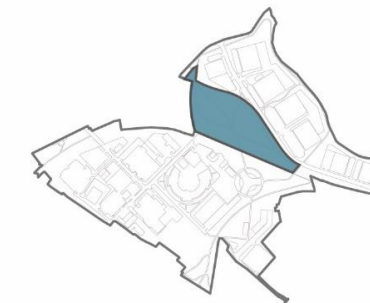


EXISTING STREETScape - HARD LANDSCAPE

VALUE RETAINMENT AND ENHANCEMENT

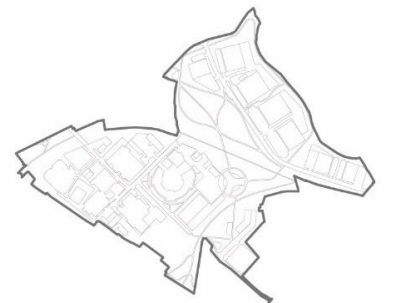


EXISTING BECKS (WATER COURSES)

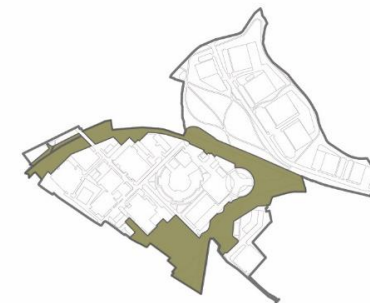


PUBLIC OPEN SPACE

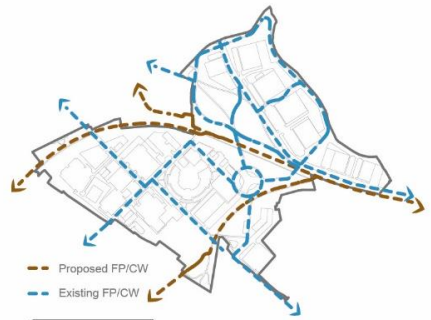
FORM



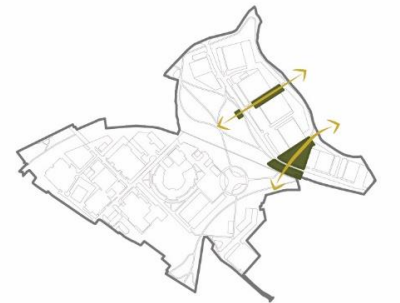
PHASE 1 - WOODLAND PLANTING



EXISTING LANDSCAPE RETAIN AND ENHANCED WOODLAND, GRASSLAND AND SCRUB



CONNECTIVITY



WOODLAND CORRIDORS

Built Form

Site Arrangement

Hard Landscape proposals

The intention is to improve the hard landscape on the primary routes, through new asphalt roads and associated concrete kerbs to create a more defined setting for the existing along the crossing routes and the areas associated with new buildings. New, accessible connecting routes including shared footpath / cycleways will be identified through alternative materials (concrete block / coloured concrete).

Soft Landscape Proposal

As part of the biodiversity strategy, the aim is to enhance the current mown grass with isolated trees, to encourage a wider variety of herbaceous and perennial species and planting informal groups of native trees and shrubs to break up the linearity of the spaces and provide visual interest throughout the year. Management will be reduced over time, allowing the plants to flourish and develop a self-sustaining mosaic / plant community.

Visual Screening to the new built form

As part of the biodiversity strategy, the aim is to enhance the current mown grass with isolated trees, to encourage a wider variety of herbaceous and perennial species and planting informal groups of native trees and shrubs to break up the linearity of the spaces and provide visual interest throughout the year. Management will be reduced over time, allowing the plants to flourish and develop a self-sustaining mosaic / plant community.

Creating Public Open Space

As part of the site wide proposals, extended footpaths and links will be created within the site to connect the town centre to the residential areas to the west. As part of these links there will be incidental public open space on route, which could include a multi-age fitness trail, educational nature trail and an art trail that reflects the identity and history of Cleator Moor.

Key Landscape Approach Issues

- Maximise the use and variety of existing green infrastructure
- Identify opportunities for Health & Fitness and Ecology trails
- Build on the proposed connections and new green streets to provide a high-quality environment between the built form
- Create additional links between the site and town centre



Illustrative view 1



Illustrative view 2

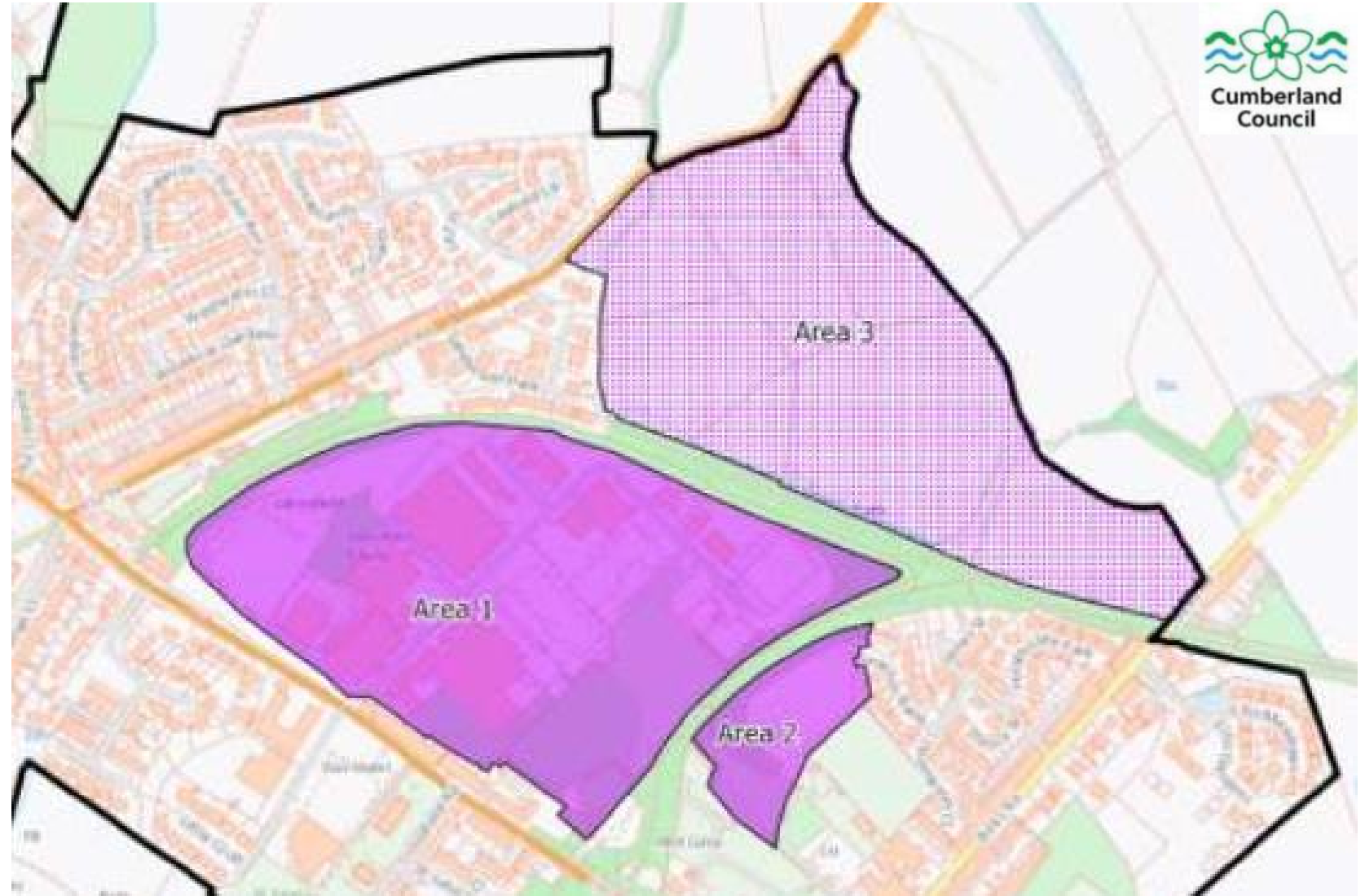
Built Form

Site Arrangement

Site Concept

The proposed development has a Landscape Led Approach, where the landscape baseline evidence gathered forms the rationale for the subsequent design response and should influence and inform a vision for the site.

The baseline gathering process has identified the key landscape and planning documents and initial ideas on overarching themes of connecting the town, connecting with the countryside, and bringing nature into the site.



Cleator Moor Innovation Quarter at Leconfield: Areas for Development – Copeland Local Plan 2021-2039

Built Form

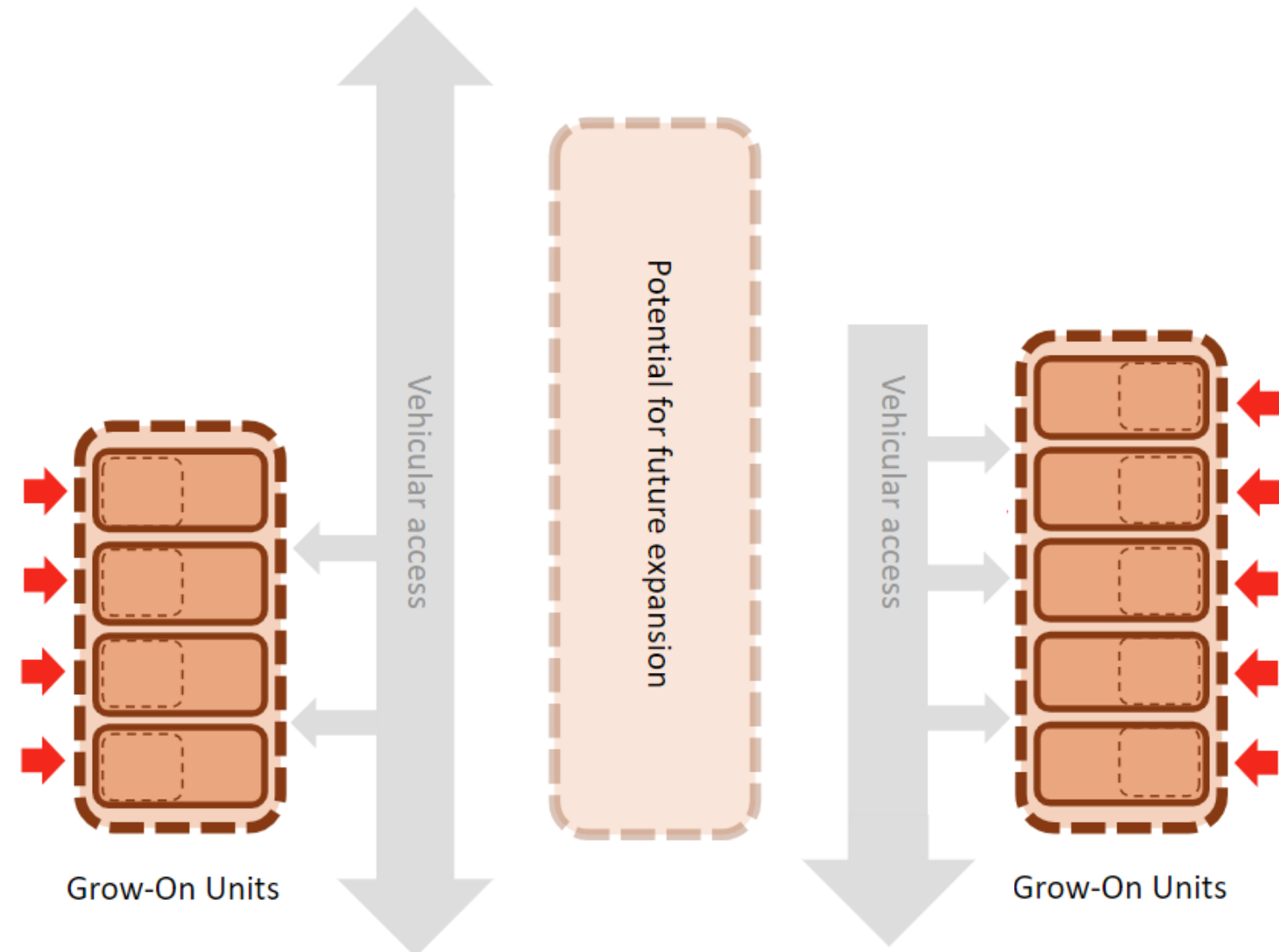
Concept Layout

The intent is for businesses to grow and move nearby within the estate into larger more self-contained accommodation. Plots 9 & 12 will be 'Grow On' units (orange). Both will cater for businesses either in their growth stages and are sized accordingly.

The 'Grow On' units are arranged in parallel and accessed off a common shared courtyard space. These units have been conceived as double fronted, with public facing elevations to the outside, and a functional elevation addressing the service yard. The intention is for each unit to have a dedicated overhead sectional door providing access to a double height workshop space. Mezzanine floors are to be provided at approximately 50% of the ground floor area to be fitted out as open plan or cellular office space as required to serve the needs of these more established businesses.

The two blocks are designed as clear span portal structures to allow for ease of extrusion for potential expansion or subdivision in a variety of configurations to suit market requirements.

Space between the two buildings will be kept clear for a potential additional grow-on unit.



Built Form

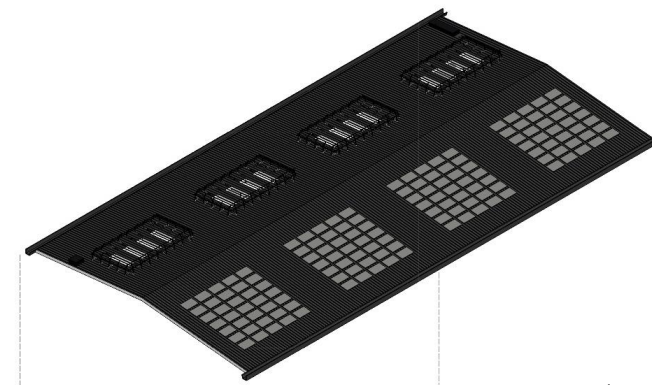
Proposed Building Forms

The building forms proposed are efficient rectangular shaped blocks with recessed gables to the north and south. In the absence of identified tenants, flexibility of space is key for marketability. Therefore, the two blocks are designed as clear span portal structures to allow for ease of extrusion for potential expansion or subdivision in a variety of configurations to suit market requirements. Dual pitch roofs have minimal 6-degree pitches.

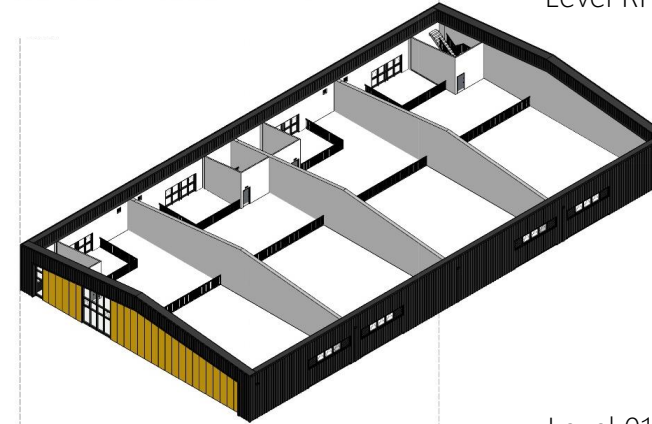
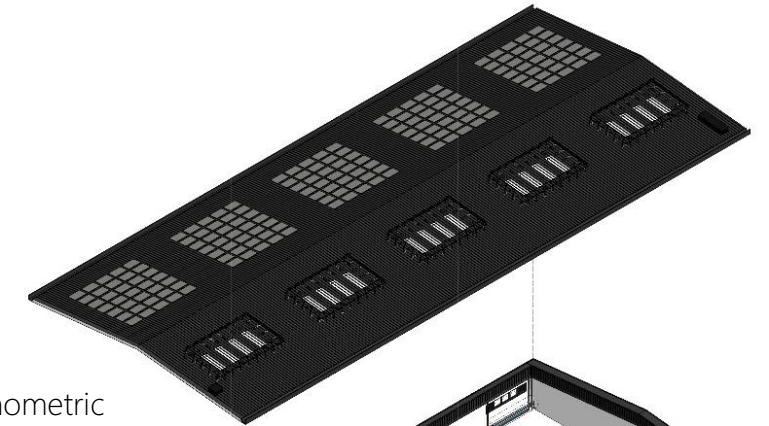
Units are double sided with both a public entrance and rear service entrance. There is a clear distinction between public / service with legible facades that provide clearly defined points of arrival for deliveries.

The two buildings utilise simple effective principles that include:

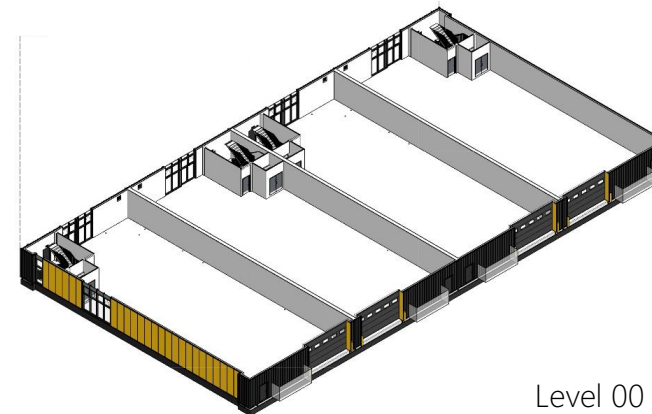
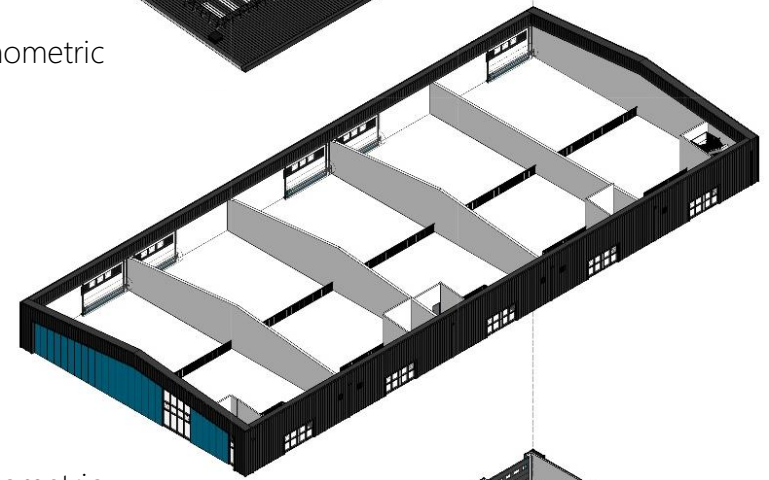
- A regular footprint that maximises the flexibility of space
- A communal ethos across the site but with individual building identities
- 'Live' frontages to the main access roads
- A clear distinction between public and private spaces but with permeable spaces between for safe congregation and use.
- Double height flexible workspace with single height support accommodation
- Cost efficiencies that offer good value
- Maximum opportunities for low carbon initiatives, including good daylighting, ventilation and accommodation of photovoltaic panels at roof level



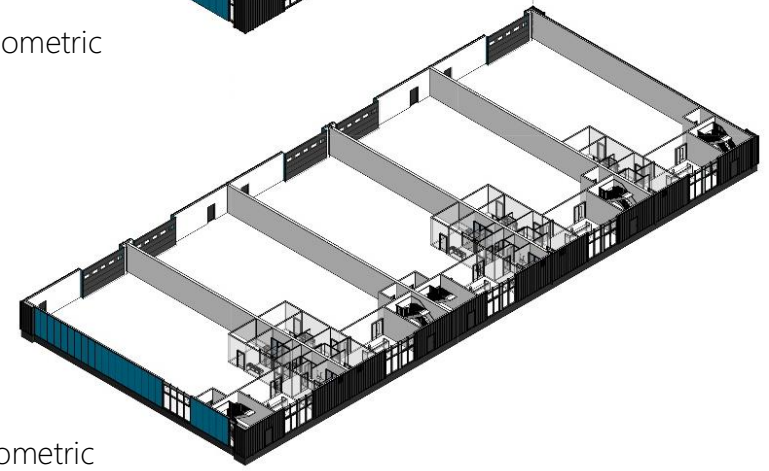
Level RF Axonometric



Level 01 Axonometric



Level 00 Axonometric



Built Form

Proposed Building Amount

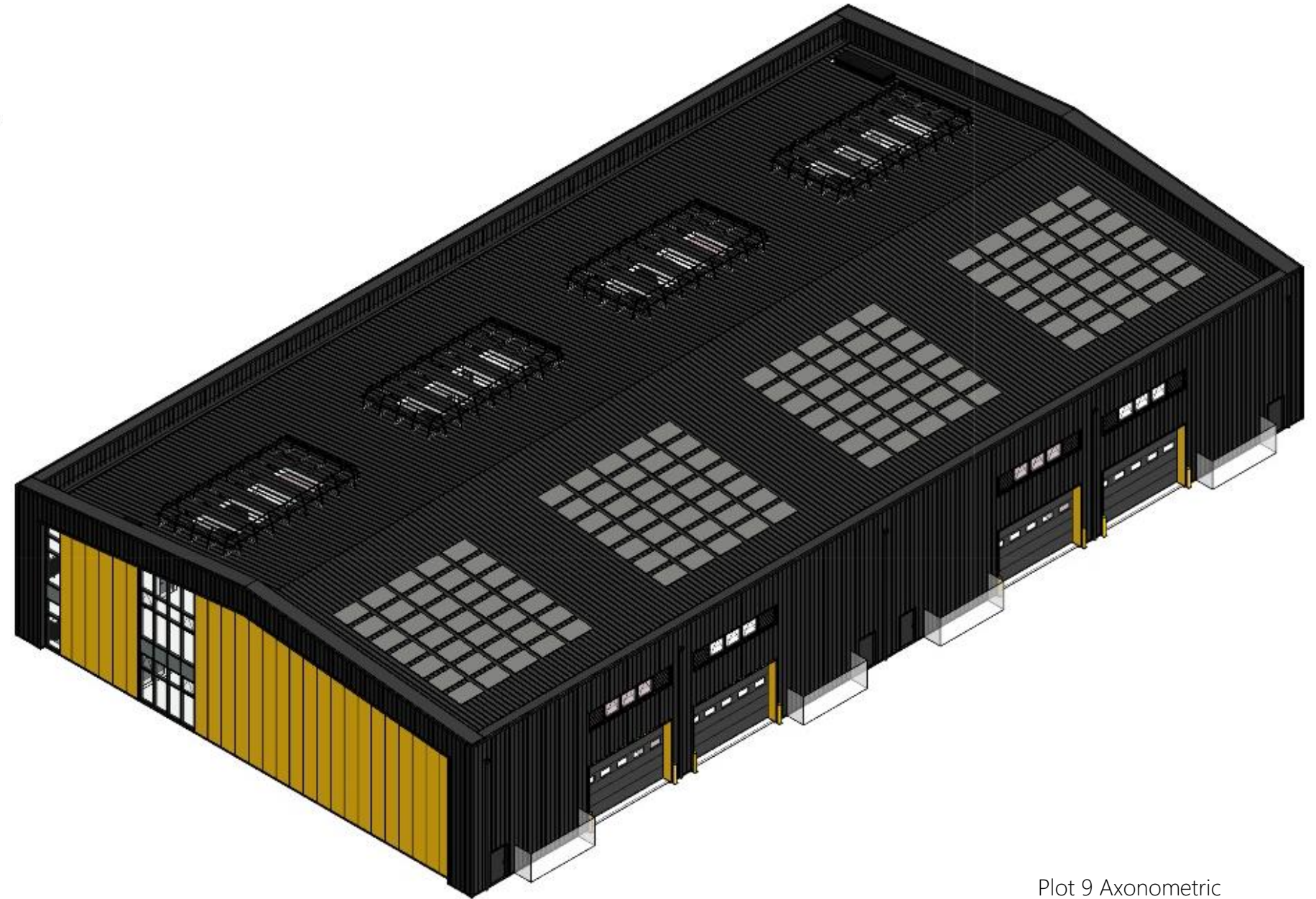
The proposed buildings have Gross Internal Floor Areas (GIFA) of the following:

- Unit 9 - 2631sqm
- Unit 12 – 3550sqm

These then break down further into the following individual unit GIFAs:

- Unit 9
 - 4no. 658sqm 'Grow On' units
- Unit 12
 - 5no. 710sqm 'Grow On' units

Building units will be a 'shell and core' delivery, the interior is planned out to indicate how the building could function to determine staffing numbers. Using Approved Doc F (that stipulates one person per 10sqm of accommodation) we can assume a worst-case capacity of 59 staff (Plot 9) and 65 (Plot 12) per unit.



Plot 9 Axonometric

Built Form

Proposed Building Massing and Height

The proposed buildings for Plots 9 & 12 are 2 storey with vaulted ceilings which is in keeping with the general massing across the Leconfield Industrial Estate. Ground Floor to Mezzanine & Mezzanine to Eaves heights are both 4m appropriate for the proposed light industrial function of the buildings and the servicing / structural requirements. The buildings are approx. 9.6m to the ridge. Grids are at 7.5m centres and this enables both buildings to adopt the same structural design. Units are double structural bays. The overall width of the building is approx. 33m. Units have an approximate 2:1 ratio proportion length/width.

