

## **DESIGN AND ACCESS STATEMENT**

**MCH/KT/25/DAS**

**The Energy Coast Business Park, Beckermat**

### **INTRODUCTION**

The existing building is located on land in the ownership of G & A.M Lawson Ltd, being part of The Energy Coast Business Park, Beckermat, as indicated on the OS extract and Block Plans submitted as part of this Planning Application.

The replacement building is to be located as a direct replacement of the current modular office building and to be built on the same footprint area, as that previously approved under Ref: 4/16/2234/OF1 and for which the approval terminates on the 30<sup>th</sup>, September, 2026.

The existing building has developed significant problems, with general deterioration of the building fabric, due to its age and is requiring extensive repairs, making it financially uneconomic.

The new building would provide a high standard of accommodation for the existing staff, with a warm and dry environment and being more energy efficient.

### **PROPOSED SCHEME**

The proposal is to remove the old structure from the site and erect a new single storey modular office building on the existing foundations, with a footprint area of 162 sqm and a maximum 3.5m to the eaves.

This will be subdivided internally to provide drawing office space a changing room, canteen and kitchen, together with reception and toilet facilities, with existing ramped access to the car park and service yard areas.

The building fabric is to be clad in light grey (RAL 7035) metal sheeting, with white PVCu windows and a grey steel entrance door.

The building will drain to the existing on site Sewage Treatment Plant and Surface Water will discharge to the existing soakaway system for the existing building and the existing car parking for both staff and visitors is to be retained.

We are seeking a Temporary Approval for a 5 year period to enable Mammoet to fulfill their existing contracts and enable future contracts to be furnished, whilst enabling retention of the skilled and experienced staff required to operate the business.

## DESIGN

The work to be undertaken will result in the external fabric of the structure having finishes that reflect those used on other buildings within the complex and the building to be removed, in terms of colour, height and size and will blend into the surrounding environment, with no additional visual impact on the area.

## ACCESS

The site is accessed from the nearby A595 along a private road.

The estate benefits from being located only a short walk from a main bus route, located with bus stops located close by on the A595, linking with to the towns of Whitehaven and Millom, with connections to Barrow and Carlisle, this in turn gives access to bus services throughout county and indeed nationally.

There is a railway link from the nearby station at Sellafield to Carlisle and Barrow, which in turn provides connection to the main West Coast Line and Cross Country Routes, giving rail access throughout the Country.

The building has existing car parking provision and ramped access to the principle access, which will retained as part of the replacement and accessible toilet facilities will be incorporated.

## CONCLUSION

The proposed scheme, would see the replacement of an existing single storey modular office building, providing a modern facility in terms of staff facilities and being more thermal efficiency, but will have no major visual detracting to the locality or the environment and will enable the business to continue operating, whilst retasking its current workforce and will provide for the long term sustainability and operation of the Business Park generally.

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