



CMIQ Hub Building

DESIGN AND ACCESS STATEMENT

March 2022

NORR

Integrated Thinking. Inspired Design.

Copeland
borough council



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Introduction and Site Information

Introduction

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This Design and Access Statement has been prepared to accompany an outline planning application for the development of a new Hub building for Leconfield Industrial Estate.

The proposals seek to deliver the Hub building to provide a central focus for the industrial estate and create stronger links to the wider community of Cleator Moor.

This Design and Access Statement presents design proposals by Copeland Borough Council for the Hub building, including the background to the development scheme, design aspirations and key features of the development.



Introduction

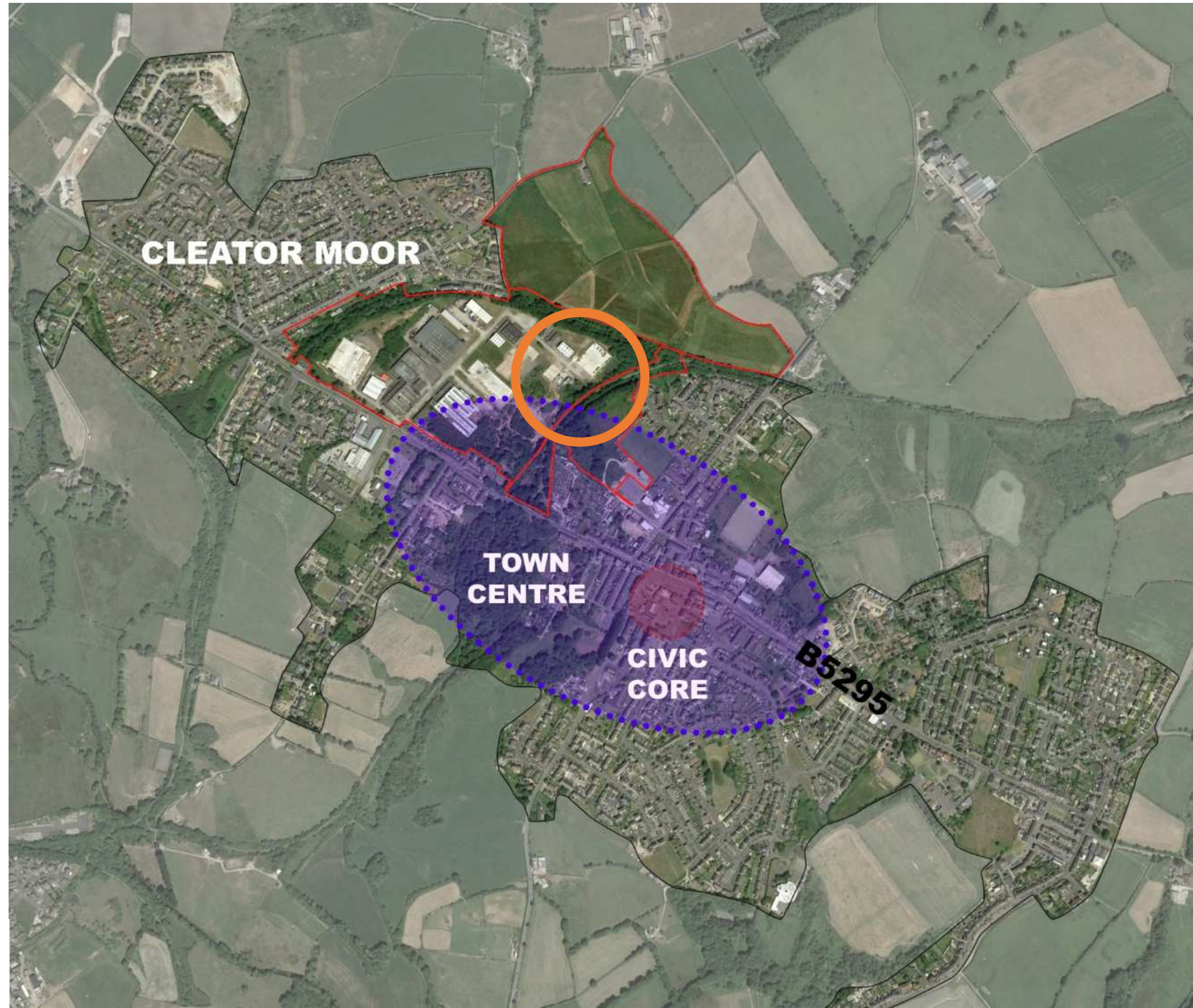
Cleator Moor town developed rapidly in the 19th Century, as the industrial revolution demanded more and more coal, limestone and high-grade iron ore. Early in the 20th Century supplies began to decline. With the decline of traditional industries and the resulting high rate of unemployment, the town's 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 north western 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.

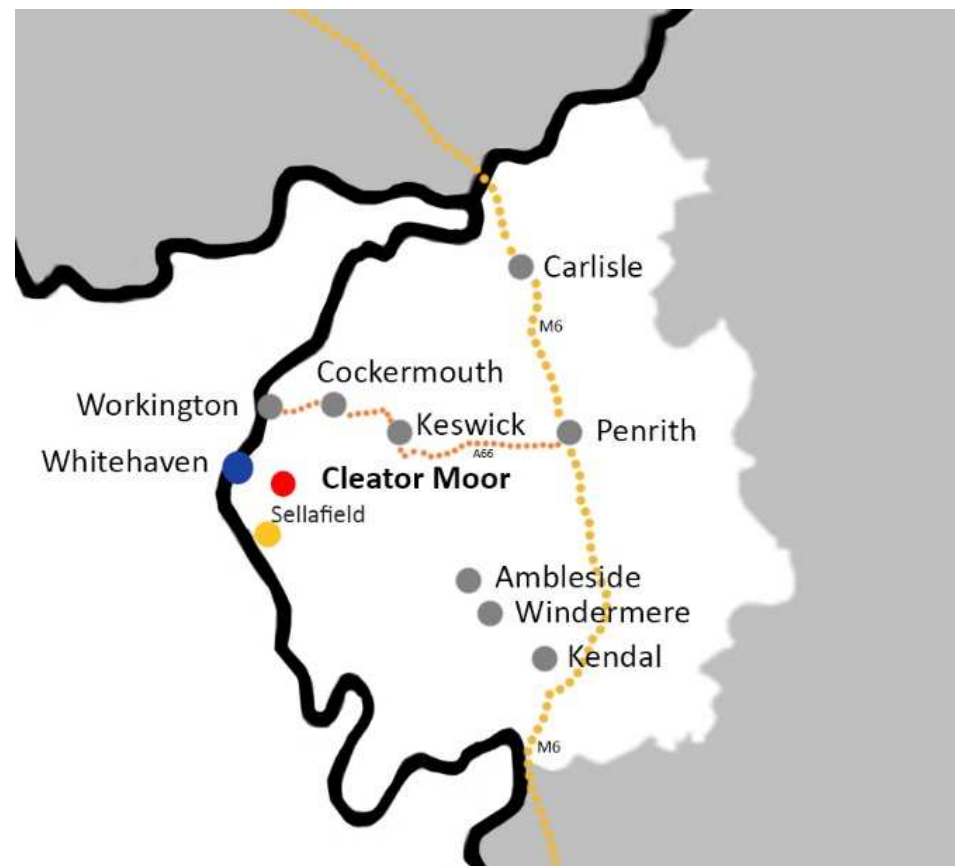
The proposed Hub building will play a key role in helping to knit the Leconfield site and the rest of Cleator Moor together; building on the focus to create a community.

It will act as an integrated community building and the centre of the proposed business cluster by providing:

- spaces for innovation and incubation,
- workshop areas,
- skills and employment development,
- conference / lecture theatre facilities,
- shared reception,
- café.



Site Location: Wider Context



The site for this development is the existing 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 linking to Whitehaven (4 Miles)
- A595 linking to Sellafield (8 Miles)
- Link to West Lakes Science and Technology Park (3miles)
- A595 and A5086 linking to the surrounding area and beyond to the M6 motorway.

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.

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, and passes just to the east of the Leconfield Industrial Estate (i.e. between sites A and C).

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 south east 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 Leconfield Industrial Estate provides important employment activity within the town, however some of the site has fallen into disuse.



Cleator moor Civic Hub



C2C Phoenix Bridge



Ennerdale (from Ennerdale Bridge end of valley)



Health Centre



Leconfield Industrial Estate –Existing Employment Occupier facing on to Leconfield street

Existing Leconfield Industrial Estate



Aerial Photograph, 2003



Aerial Photograph, 2008



Aerial Photograph, 2016

The Leconfield site has been used for as an Industrial estate from the 1980s. Over the last 10 years it has seen a significant decline, and has been underutilized for many years, with the demolition of circa 40-50% of the buildings progressively on the site.

This can be seen in the aerial photographs below, which are dated 2003, 2008, 2016, 2018 and 2020 (obtained from Google Earth).



Aerial Photograph, 2018



Aerial Photograph, 2020

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Site Analysis

Travel Connections

The site location is central to Cleator Moor and can be used to strengthen connections through the town.

The Hub will bring together existing and future developments in Cleator Moor as a key central space.

-  BUS STOP
-  DRIVING CONNECTIONS
-  NATIONAL RAIL STATION
-  PRIMARY ROADS
-  SECONDARY ROADS
-  WALKING DISTANCE

**WEST LAKES
SCIENCE PARK**

**THREAPTHWAITE
FARM**

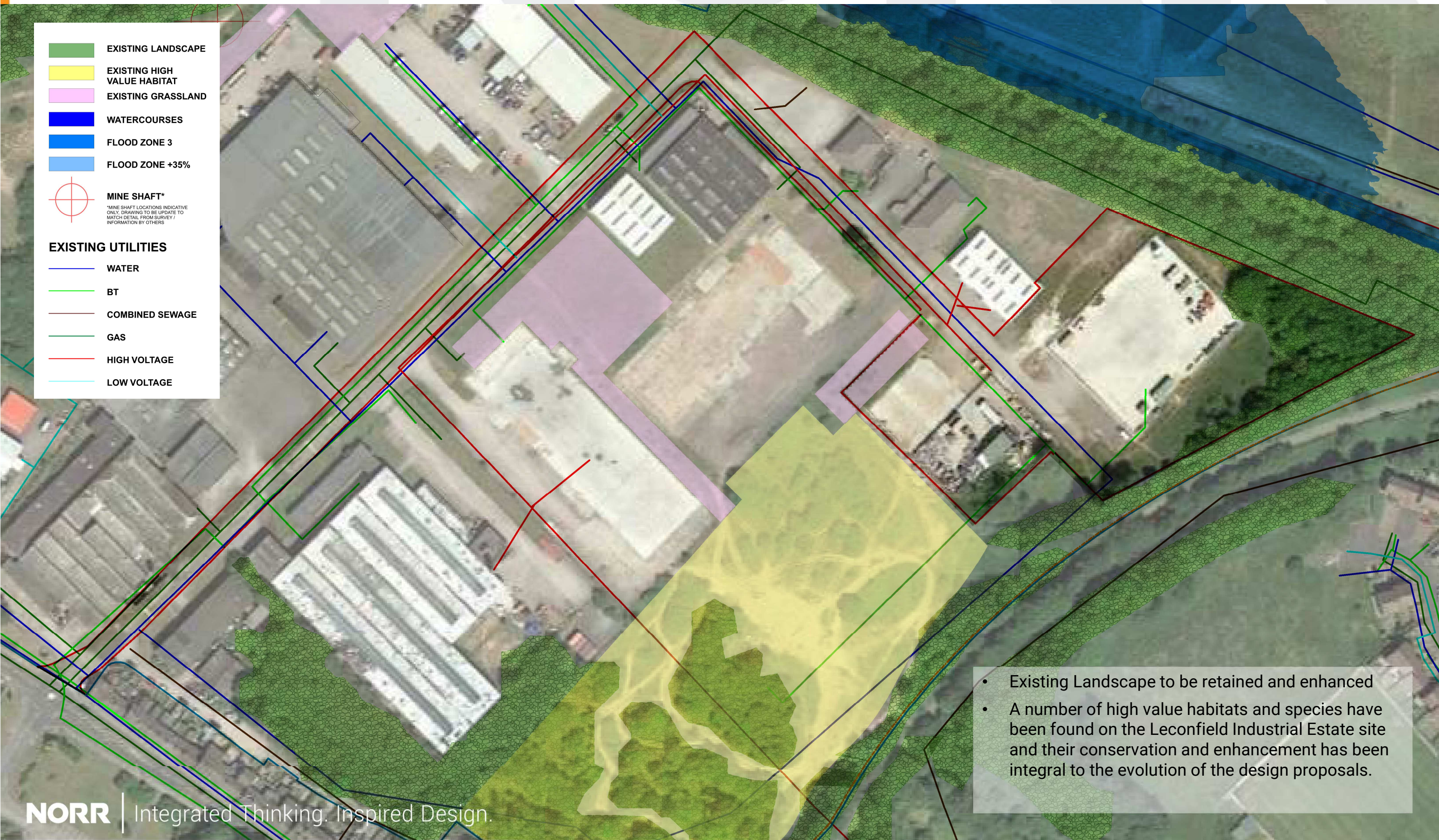
**10 mins to
WHITEHAVEN**

**15 mins to
SELLAFIELD**

TO A66/M6

HIGH STREET

Site Constraints



EXISTING LANDSCAPE

EXISTING HIGH VALUE HABITAT

EXISTING GRASSLAND

WATERCOURSES

FLOOD ZONE 3

FLOOD ZONE +35%

MINE SHAFT*

*MINE SHAFT LOCATIONS INDICATIVE ONLY. DRAWING TO BE UPDATE TO MATCH DETAIL FROM SURVEY / INFORMATION BY OTHERS

EXISTING UTILITIES

WATER

BT

COMBINED SEWAGE

GAS

HIGH VOLTAGE

LOW VOLTAGE

- Existing Landscape to be retained and enhanced
- A number of high value habitats and species have been found on the Leconfield Industrial Estate site and their conservation and enhancement has been integral to the evolution of the design proposals.

Site Opportunities

SITE OPPORTUNITIES

 PEDESTRIAN LINKS

 VEHICLE LINKS

 EXISTING LANDSCAPE

 EXISTING TENANTS

Area 3

Area 2

- Capitalise on natural assets of site with high ecological value
- Incorporate existing roads (likely to also be key service distribution routes).
- Relevant existing businesses already operating from the site, the overall development can therefore build on these strong foundations.
- Strengthen connections with future expansion as a key central space.
- Proximity to Coast-to-Coast route can help community connection and access.

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Design Development

Design Approach

The Hub will be a community space that brings together different uses to create natural meeting opportunities for people across the site.

The Hub is envisaged to be the focal point of the Leconsfield Industrial Estate and so will help to form links between the tenants, outside users, education/skills, Cleator Moor community and the wider public.

The strategy was to position it as the principal building acting as a link, open to both site users and wider public.

This will therefore be a single building which serves a variety of needs. This could potentially include:

- Integrated community building providing skills development, training as well as innovation and incubation workshops
- Lecture theatre/conference use
- Café-bar

This combination of uses will ensure that the footfall for community use is high and will avoid the community and campus becoming separate realms.



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Current Proposals

Proposed Layout

The site layout is split between the car park situated at the end of the existing road to the west of the site and the main building to the east of the site.

The position of the building will be placed such that existing habitats are not adversely affected.

The main building may be orientated around pedestrian access from the existing public paths with connections through to the Coast-to-Coast route and Cleator Moor.



PROPOSED PLAN

- BUILDING LOCATION - NOT TO EXCEED 4000SQM
- PROPOSED CAR PARKING
- PROPOSED ROADS AND VEHICULAR CIRCULATION

Proposed Amount/Use

The Hub will be a mixed use centralised building to form a focus for the Leconsfield Industrial Estate.

It will act as an integrated community building. Some example uses might be:

- Work spaces for innovation and incubation,
- Workshop areas,
- Skills and employment development,
- Conference / Lecture theatre facilities,
- Classrooms and prototype suites
- Café and communal spaces

The footprint will not exceed 4000SQM, allowing for teaching, community, and development spaces within.

The site will use landscaping to create pedestrian routes through existing habitats, allowing for a significant proportion of the site to remain as existing landscape or soft landscaping.



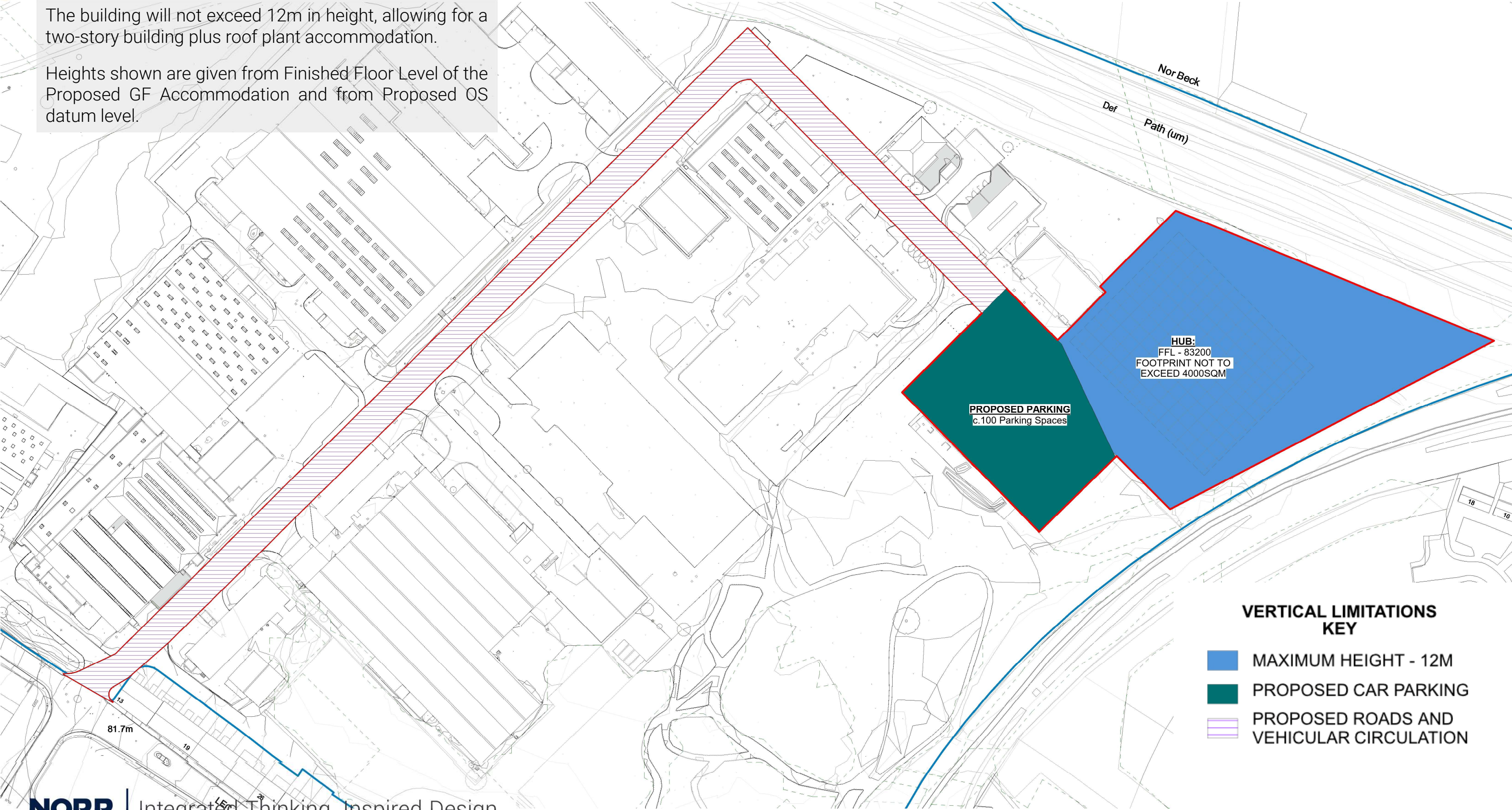
PROPOSED USE KEY

- USE CLASS E(b)/E(g(ii&iii))/F.1(a, e)
- PROPOSED CAR PARKING
- PROPOSED ROADS AND VEHICULAR CIRCULATION

Proposed Scale

The building will not exceed 12m in height, allowing for a two-story building plus roof plant accommodation.

Heights shown are given from Finished Floor Level of the Proposed GF Accommodation and from Proposed OS datum level.

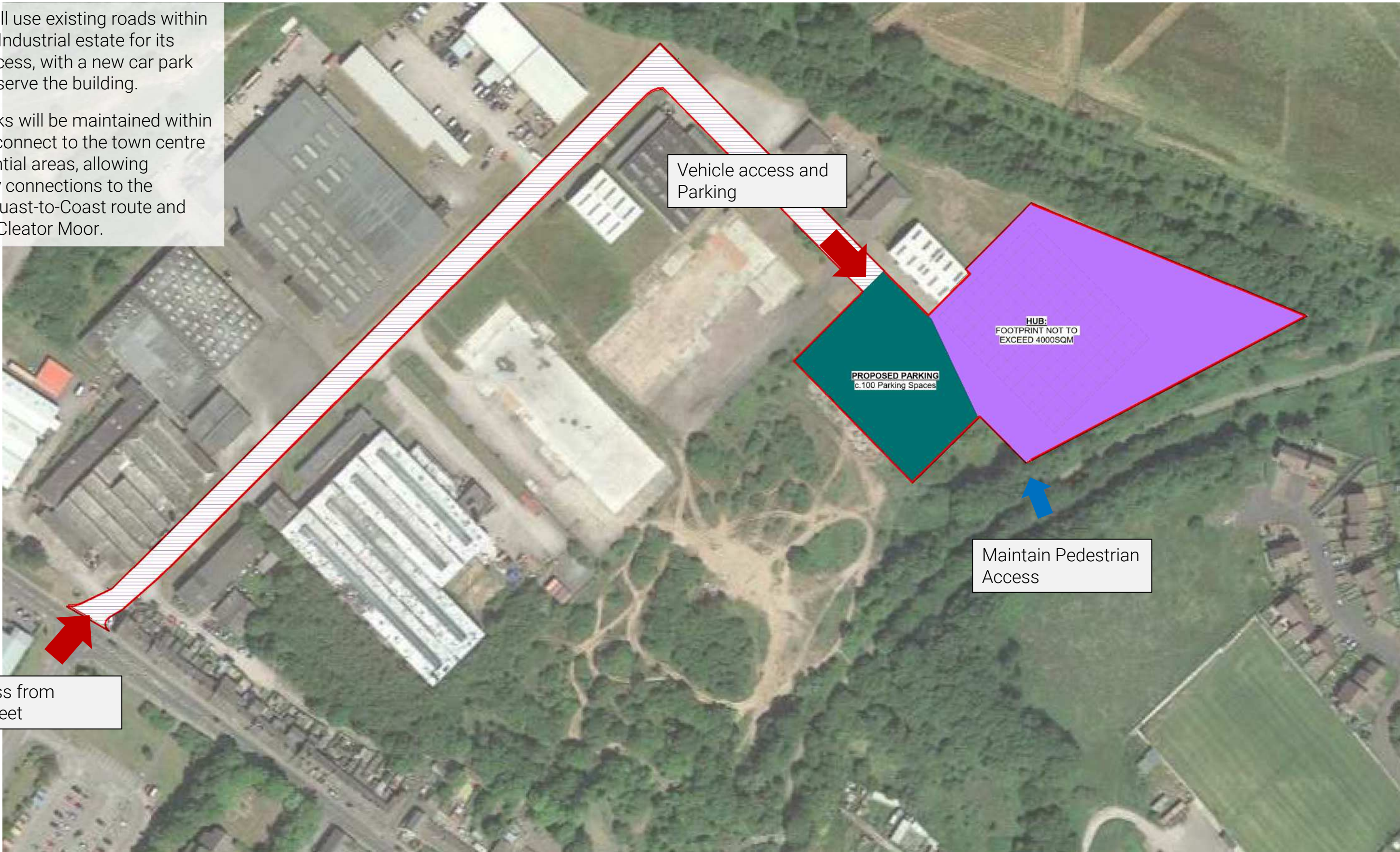


- VERTICAL LIMITATIONS KEY**
- MAXIMUM HEIGHT - 12M
 - PROPOSED CAR PARKING
 - PROPOSED ROADS AND VEHICULAR CIRCULATION

Access

The Hub will use existing roads within Leconfield Industrial estate for its primary access, with a new car park created to serve the building.

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.



Existing access from
Leconfield Street

Vehicle access and
Parking

PROPOSED PARKING
c.100 Parking Spaces

HUB:
FOOTPRINT NOT TO
EXCEED 4000SQM

Maintain Pedestrian
Access

Appearance – Precedent Images

We are proposing a shared but simple palette of high quality industrial type materials with a strong but simple aesthetics, for example metal gladding, polycarbonate etc.

Glazing and translucent panels should be provided where possible to allow for increased visual connectivity and allow the processes inside to be showcased.

Some precedent examples are shown below as examples of options for the Hub appearance.



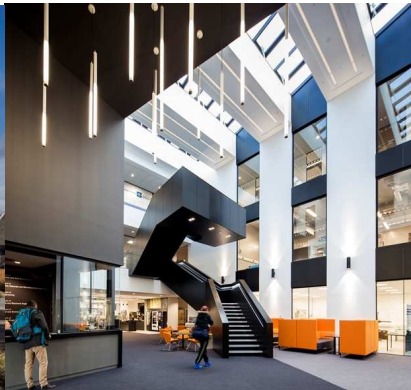
CABI HEDQUARTERS, OXFORD



GARAGE MUSEUM OF CONTEMPORARY ART, MOSCOW (OMA)



ADVANCE MANUFACTURING BUILDING, MANCHESTER



CABI HEDQUARTERS, OXFORD



DERBY iHUB

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Design Aspirations

Design Concept

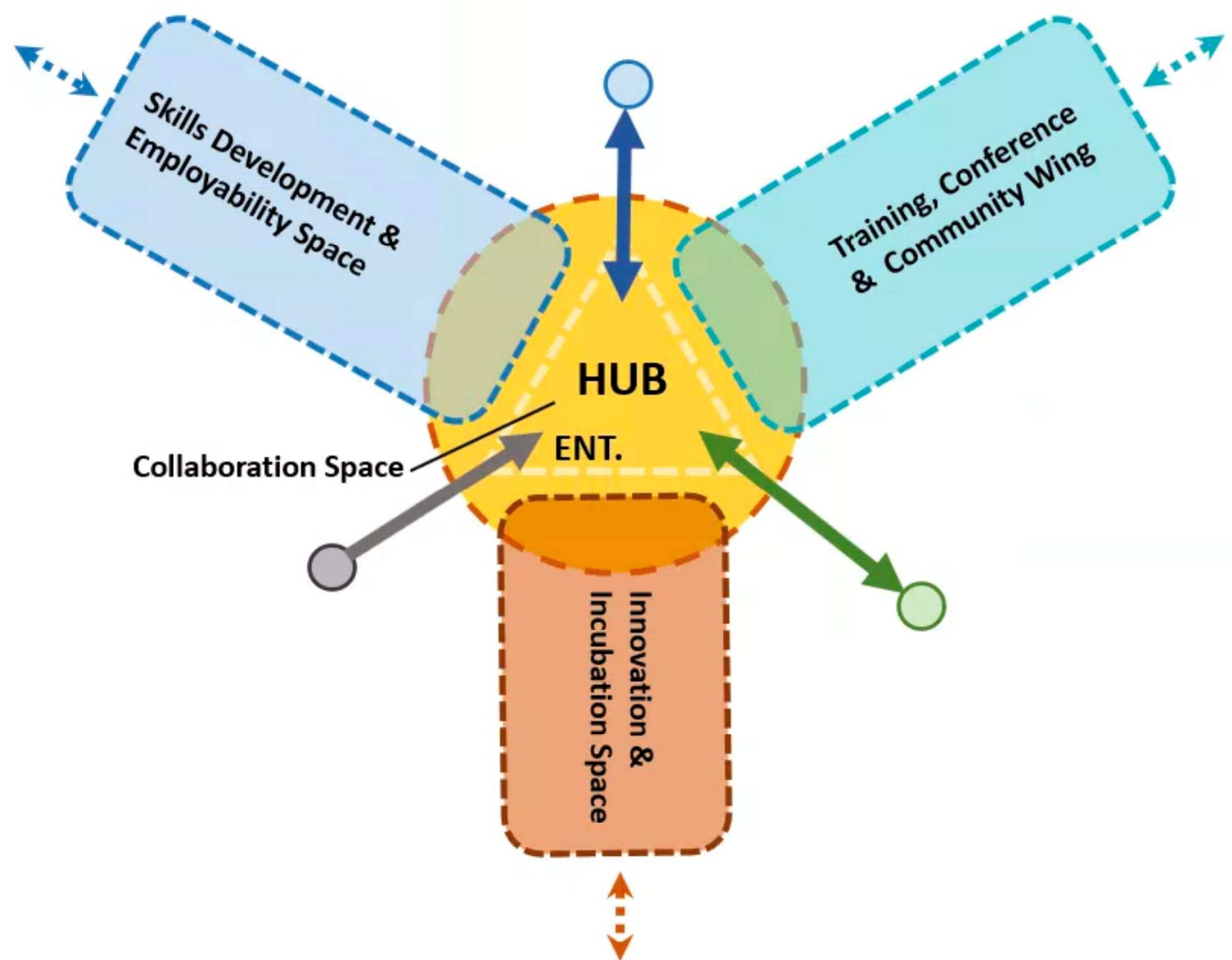
Current layout proposes a central reception area shared by all and with access to different areas of the site. This could also incorporate a café as well as an exhibition area.

The Hub then develops into three independent wings allowing different functions. This will allow different wings to be of a different size and to expand in the future as needed.

The three main areas are:

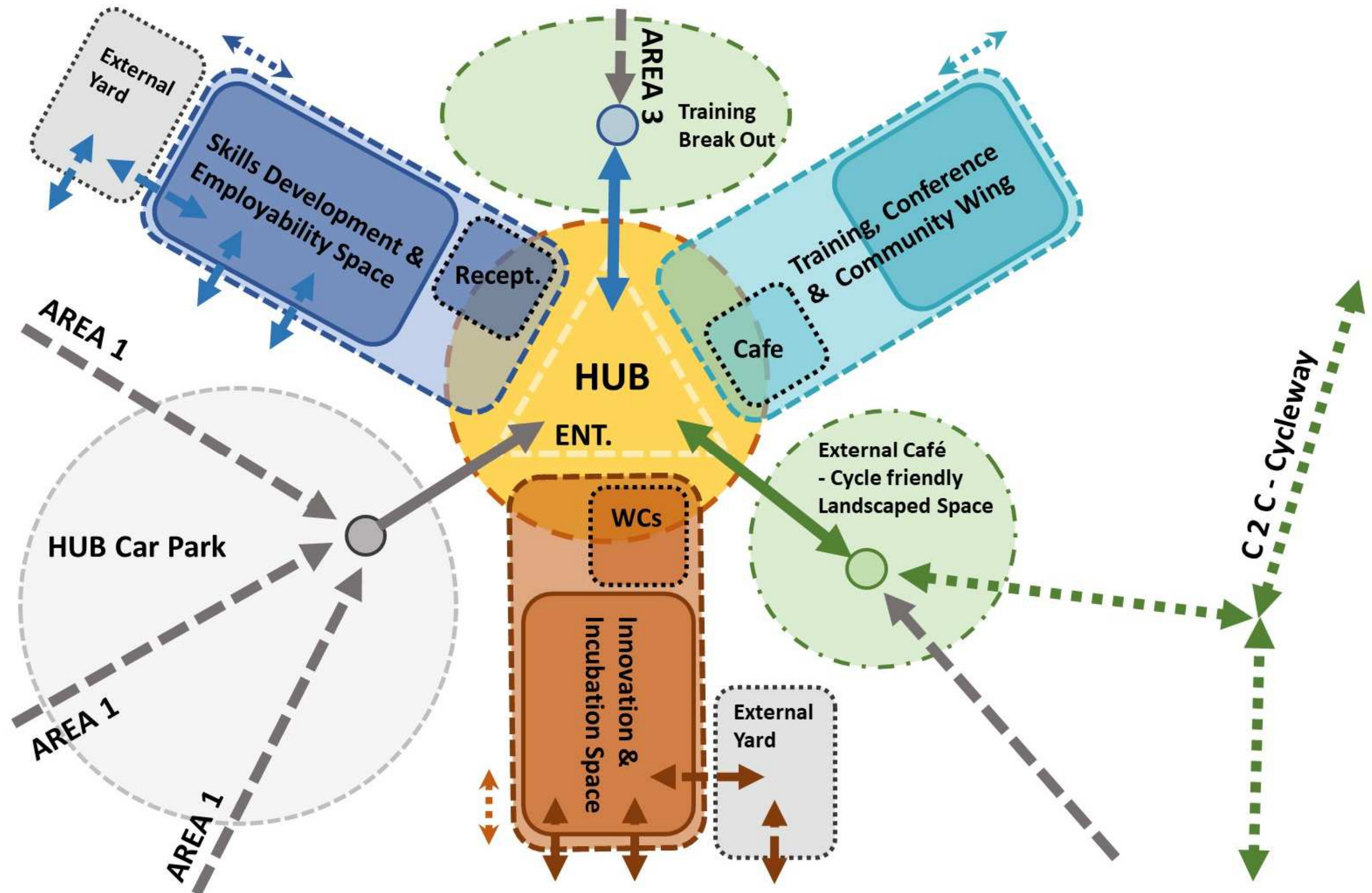
1. Skills Development & Employability space
2. Training, Conference & Community Wing
3. Innovation and Incubation Space

While these wings remain focused on respective functions, by combining them into a central building they are able to complement each other and meet in the collaboration space.



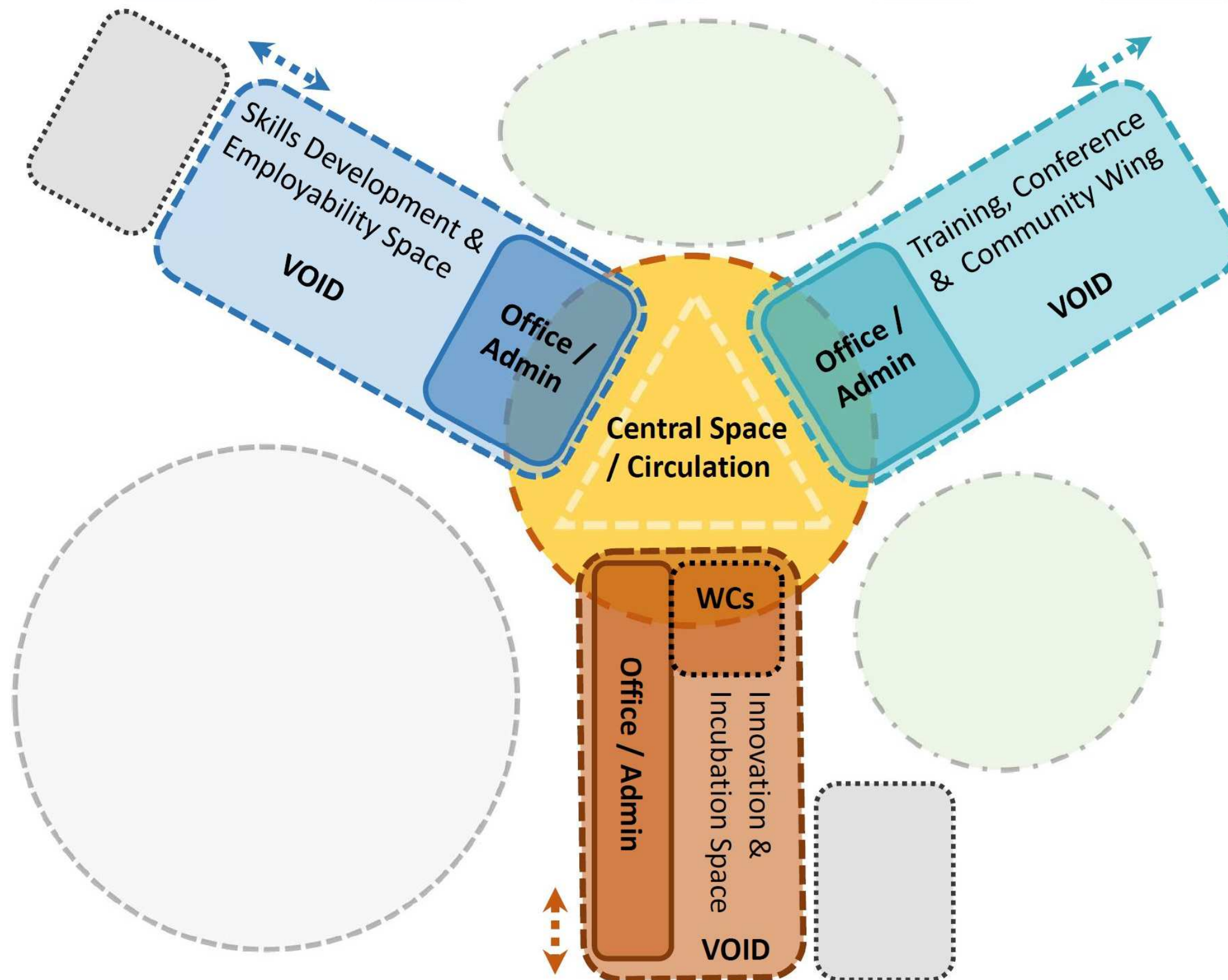
Proposed Layout and Site Connections

GROUND FLOOR



Proposed Layout and Site Connections

FIRST FLOOR

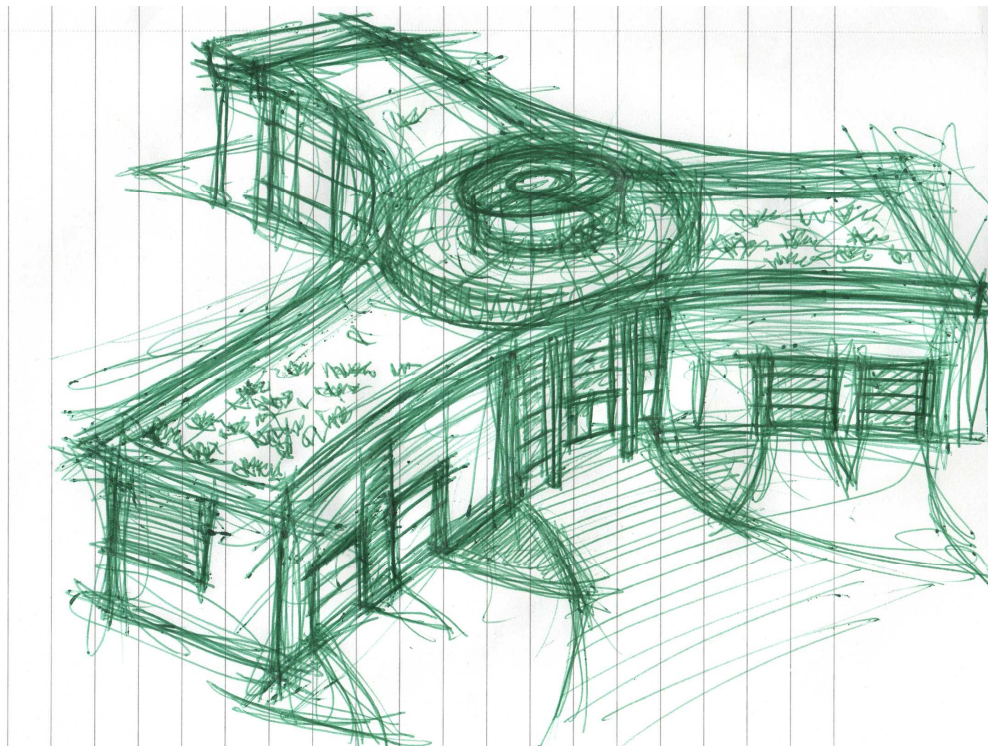
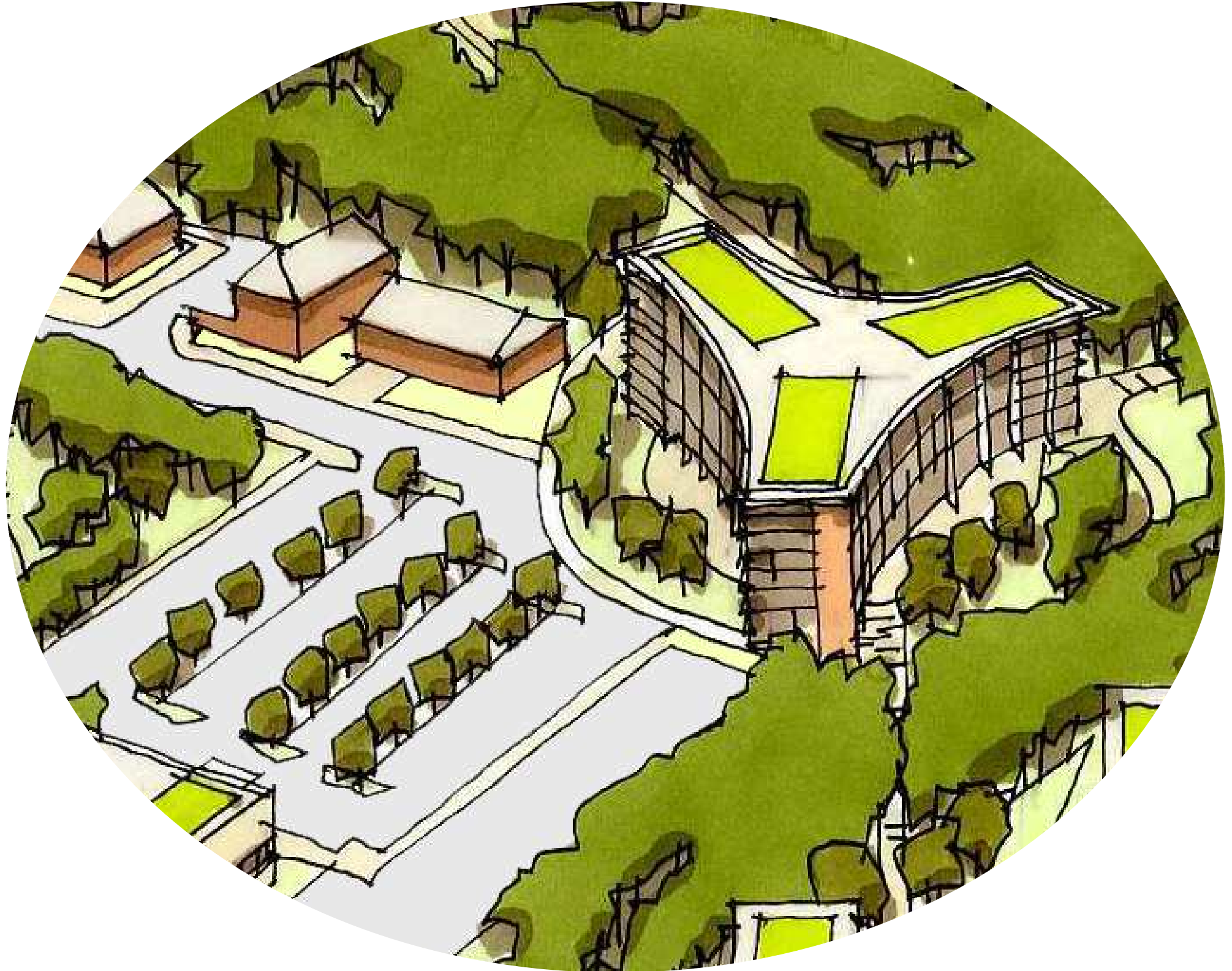


Design Development

The design is proposed to be landscape-led to ensure a pleasant, quality environment is provided for users, and is one that also benefits nature.

Around the Hub building it is intended that the design will enable a series of spill out areas for café, and community uses and will clearly identify connections to the town centre and beyond.

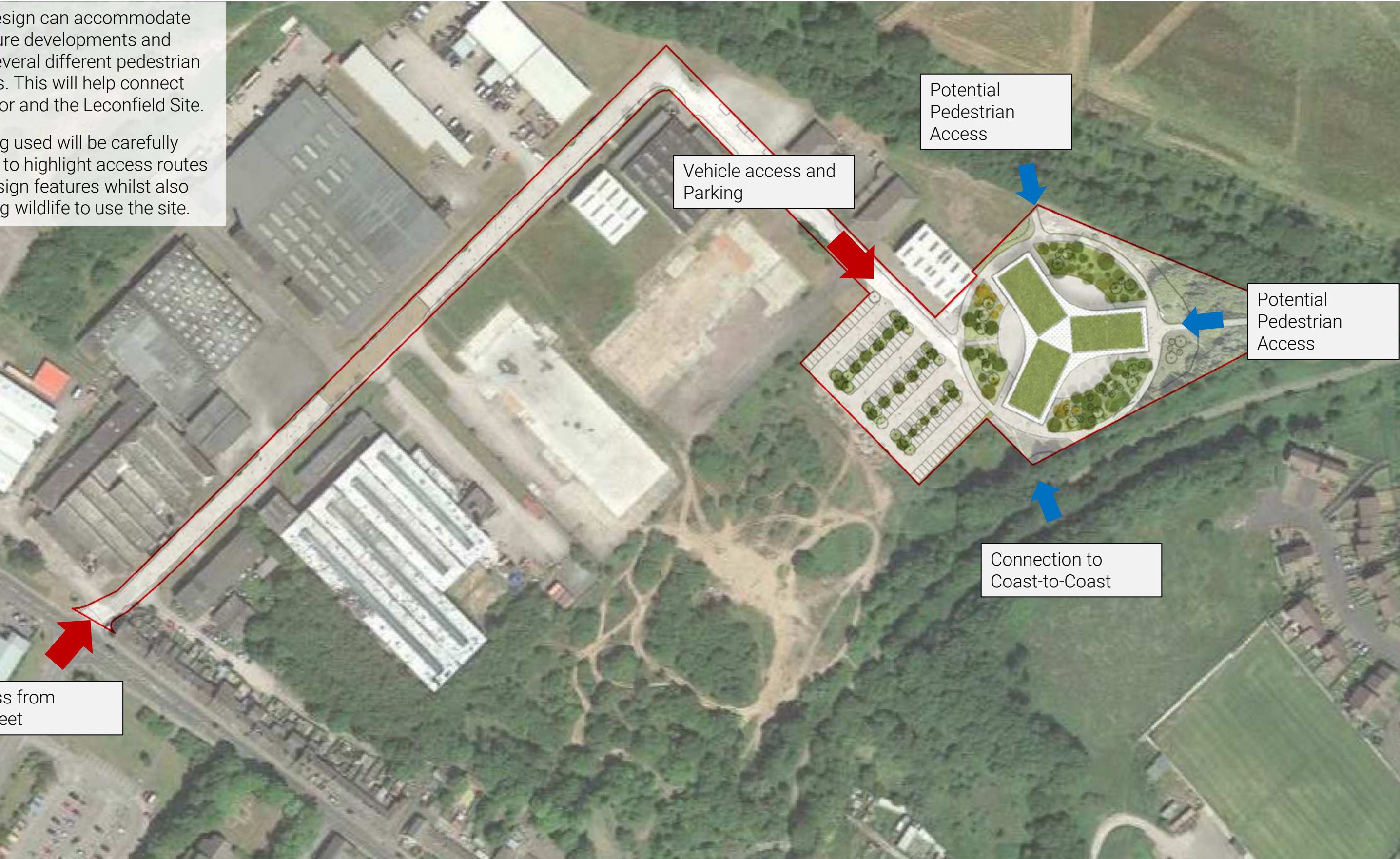
The building is to be designed as an iconic and attractive space, signalling the transformation of Leconfield Industrial Estate.



Proposed Links

The Hub design can accommodate links to future developments and allow for several different pedestrian approaches. This will help connect Cleator Moor and the Leconfield Site.

The planting used will be carefully considered to highlight access routes and key design features whilst also encouraging wildlife to use the site.



Existing access from
Leconfield Street

Vehicle access and
Parking

Potential
Pedestrian
Access

Potential
Pedestrian
Access

Connection to
Coast-to-Coast

Indicative Landscaping

Soft Landscape

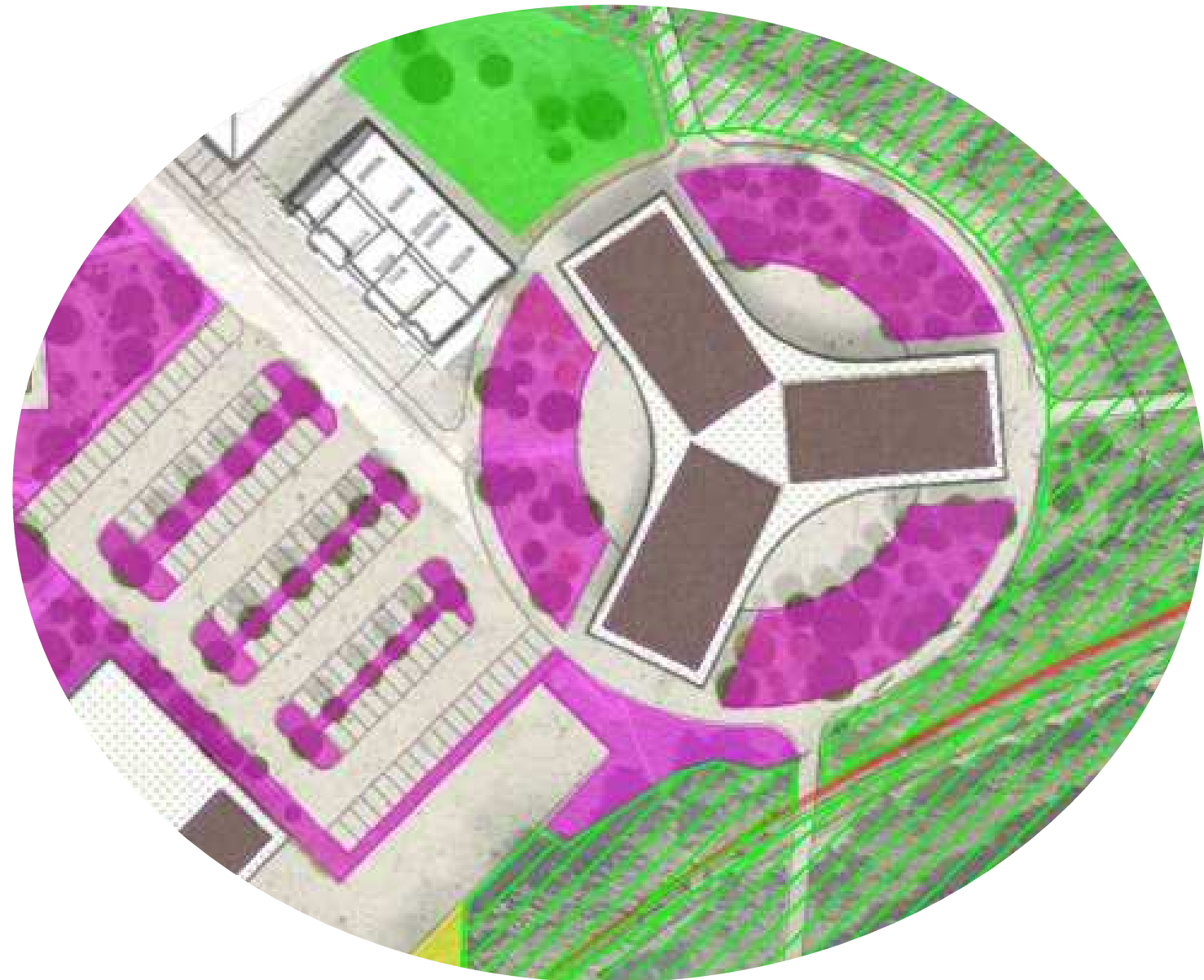
Species choice should reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats. Avoid using large areas or avenues of single species plants to create robust landscape in respect of pest and diseases. The size of plants will depend on purpose, with more mature species used to highlight entrances and routes through the plot.

Hard Landscape

The hard landscape around the central hub 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.

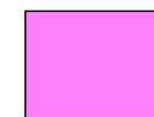
Seating will be provided at points around the new footpaths to encourage the use of the spaces by both site users and the public and create accessible rest areas connecting the town centre with the residential areas to the west.



Proposed Native Trees & Meadow Grassland
Native Tree Mix 70%
Native mix hedgerow 15%
Meadow grass mix 85%



Proposed Brown Roof
Biodiverse roof established with
British native plugs and seeds



Proposed Street Landscape
Native trees (planted in clusters) 20%
Ornamental/ semi ornamental/ perennial/ herbaceous
Species rich grassland 50%



Existing Landscape
Retain and Enhance to ecologist recommendations

Indicative Visuals

Main Car Park and Entrance



Indicative Visuals

Aerial

