

NORR

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Inspired Design.



iSH Hub Design & Access Statement

Table of Contents

01	Introduction
02	Context & Identity
03	Built Form
04	Movement
05	Nature & Public Spaces
06	Use
07	Building
08	Resources
09	Lifespan
10	Summary

**This document format is based on the National Design Guide standards*

01

Introduction

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Introduction

This is the design and access statement for the full planning application of the proposed development for the iSH Hub Building at Leconfield Industrial Estate.

A full design and construction team has been involved in formulating these proposals. Morgan Sindall are responsible for the design and build of the hub in collaboration with Cumberland Council.

The Design and Access Statement presents proposals by Cumberland Council for a central Hub building to house rental start-up units, including the background to the development scheme, design aspirations and key features of the development.

Images within this document are meant to show design intent and remain indicative only. This document should be read in conjunction with all the planning application documents which are submitted with this application.

Client Team

- *Client* - Cumberland County Council
- *Client Agent* - Avison Young

Design Team

- *Contractor* - Morgan Sindall Construction
- *Architecture* - NORR Consultants
- *Structure and Civils* – BGP Consulting
- *Building Services* – JH Partners
- *Landscape Design* - One Environments
- *Fire Engineering* – OFR Consultants
- *Transport & Ecology* – Tetra Tech
- *Planning Consultant* – Avison Young
- *Acoustic Engineering* – Miller Goodall
- *Principal Designer* – KOK Surveyors



Cleator Moor

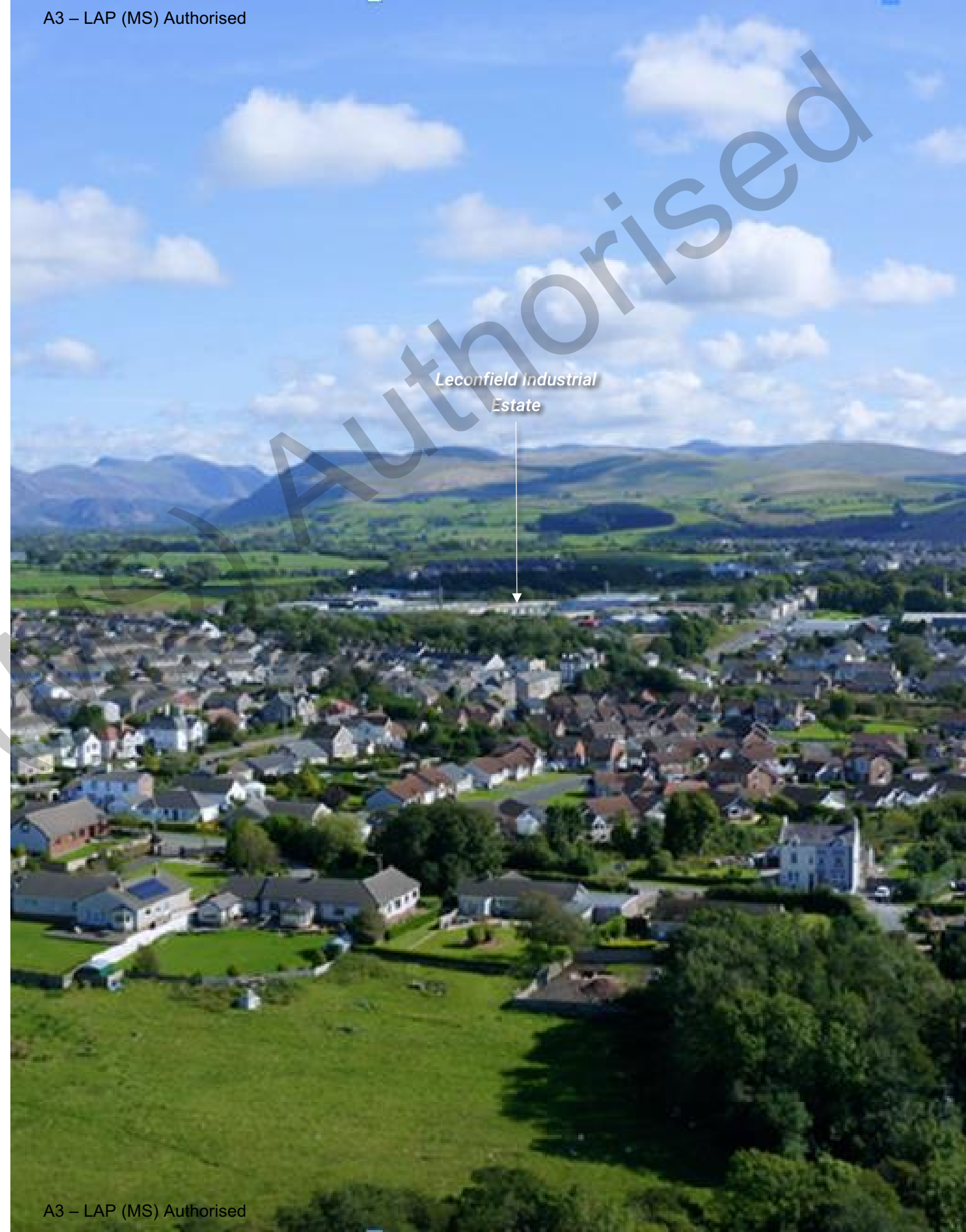
Cleator Moor has seen growth and decline of major industrial industries throughout its time – which firstly helped shape the town, but later left long-term scars.

Cleator Moor town developed rapidly in the 19th Century, as the Industrial Revolution demanded 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.

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.



Previous Design

The iSH Hub Building previously received planning approval on a different site within Leconfield Industrial Estate; located within the northeast corner of the estate, an area currently occupied by an established tenant, BOC. This site is no longer available, and the hub is subsequently being relocated to a more central position. While the decision to relocate the project has been brought about through site availability, it offers some opportunities to address strategic and operational considerations.

The principles established with the previous design are fed into the new Hub as the project develops for relocating to a new site. The new design aims to respond to changes in client feedback and developing a new concept that responds to the relocation of the project from its original site to the new setting.



02

Context & Identity

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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.

Site Context

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.

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



Site Context

Site Location; Local and Wider Context

The following maps illustrate the relationship of the site to nearby conservation areas, Tree Preservation Orders (TPOs), and flood risk zones:



Conservation Area (shown in blue)



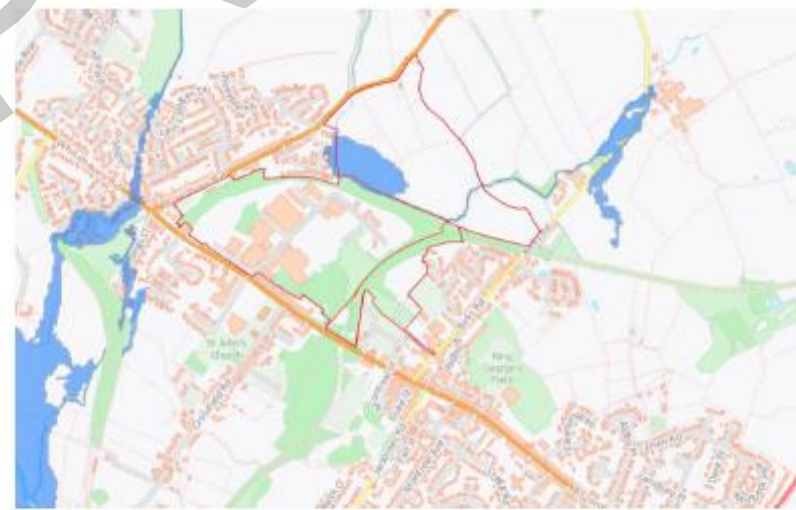
Listed Buildings (shown in red)



Tree Preservation Orders (shown in green)



Flood Zone 2 (shown in light blue)

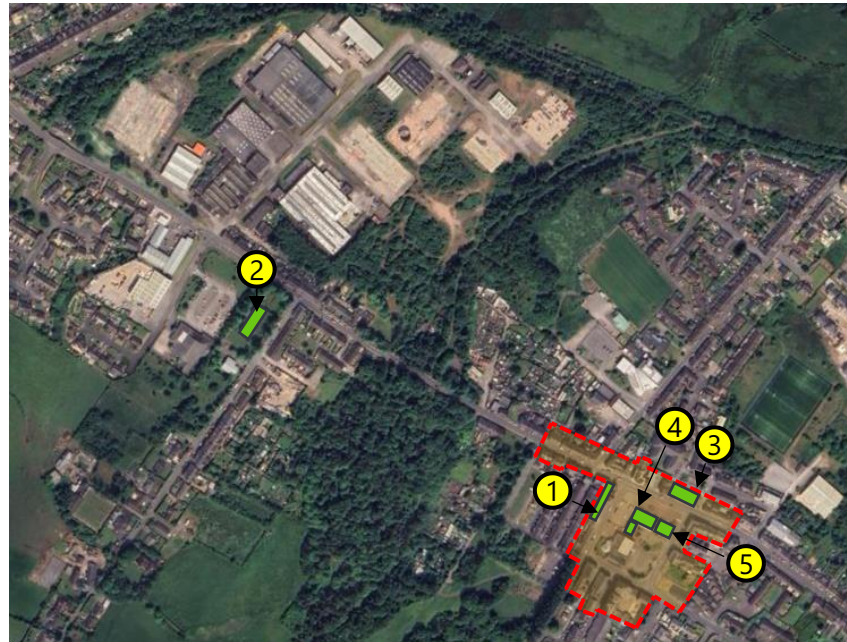


Flood Zone B (shown in dark blue)

Site Context

Value Heritage, Local History, and Culture

The images below highlight nearby listed buildings that contribute to the historic character and heritage value of Cleator Moor.



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



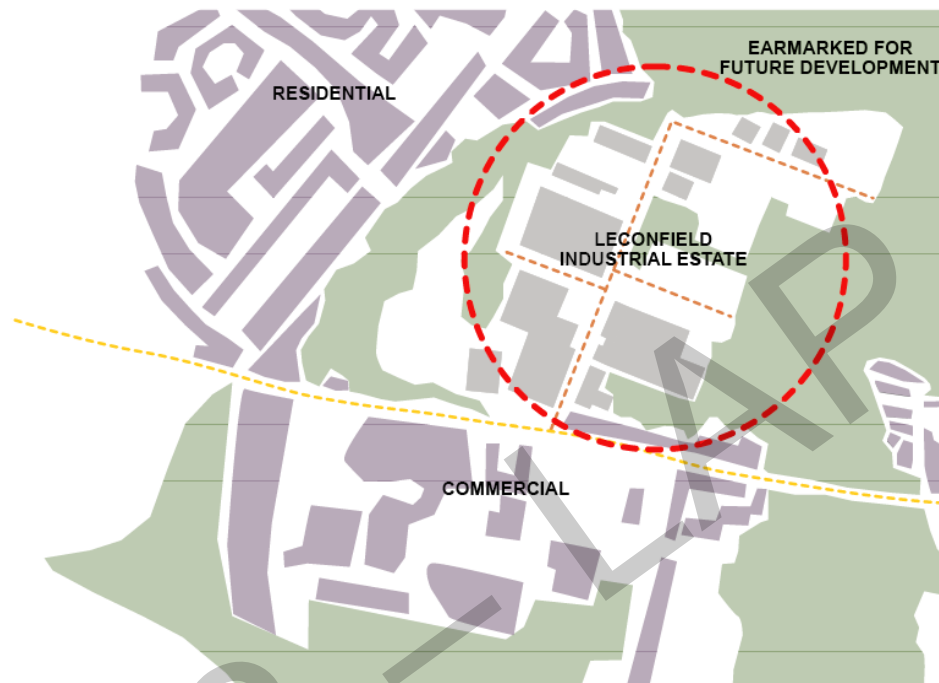
5. Library 1906, Grade II listed

Site Context

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

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 2003-2025. (Images from Google Earth)

There is an ambition to regenerate this regionally important site and 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 and assure they remain in the area.

Current proposals include the following:

- 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

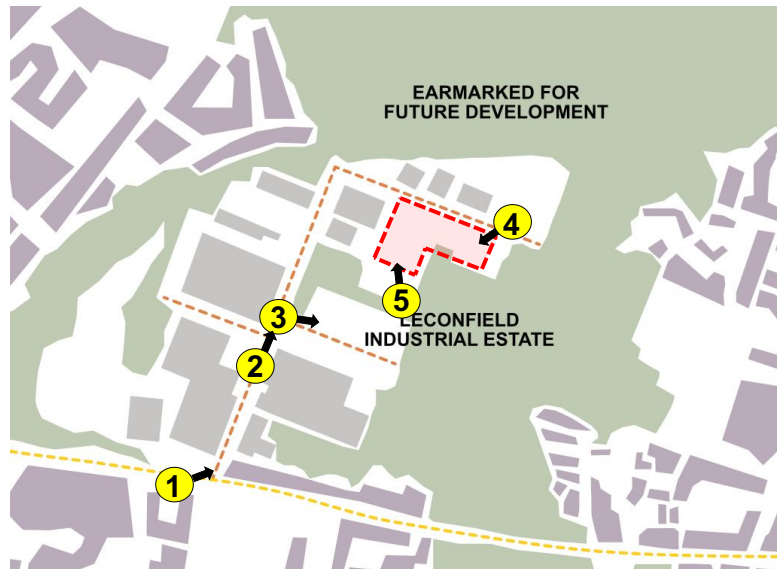


Aerial Photograph, 2025

Leconfield Industrial Estate

The following site images illustrate the current condition of the application site and its immediate surroundings. They provide an overview of the existing industrial context, access routes, neighbouring plots, and key views into and out of the site, helping to inform the design response and demonstrate the site's relationship with the wider Leconfield Industrial Estate.

The site is currently housing the Forth Engineering SPIDA Project, a facility to test an innovative robotic demolition of a mock chimney, under a temporary planning permission. This is to assist the ongoing decommissioning works at the nearby Sellafield plant. This is currently in the process of being decommissioned and will be cleared prior to the start of construction. It is not expected to provide any considerable constraints to the scheme.



1. Existing junction to be retained



2. Existing road and services distribution to be retained



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



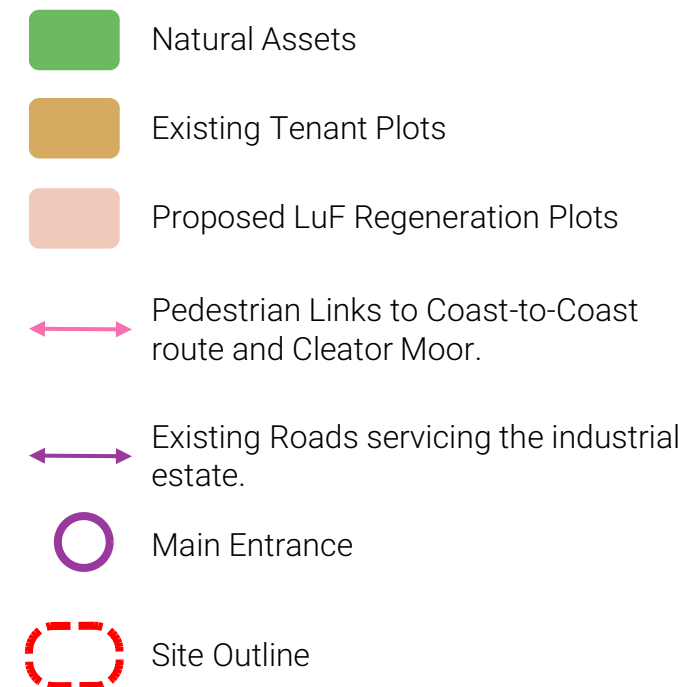
5. SPIDA site in the process of being demolished.

Leconfield Industrial Estate

The site context provides various opportunities for the Hub relocation. The following aspects from the wider estate can be carried into the concept design:

- Natural assets on site with high ecological value.
- Existing roads and key service distribution routes.
- Centrally located in Cleator Moor.

In addition, the relocation provides opportunity to respond to regeneration of Plots 9 and 12.



Leconfield Industrial Estate

The current estate needs 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 most 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 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 some way to make the site an attractive proposition for investment and regeneration.

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
E17(A-B)	B8 / E(g)(i)	Brockbank, Curwen, Caine & Hall
E18	N/A	Vacant
E20(A-B)	Various	Various
BOC	B8	BOC

LuF Plots 9 & 12

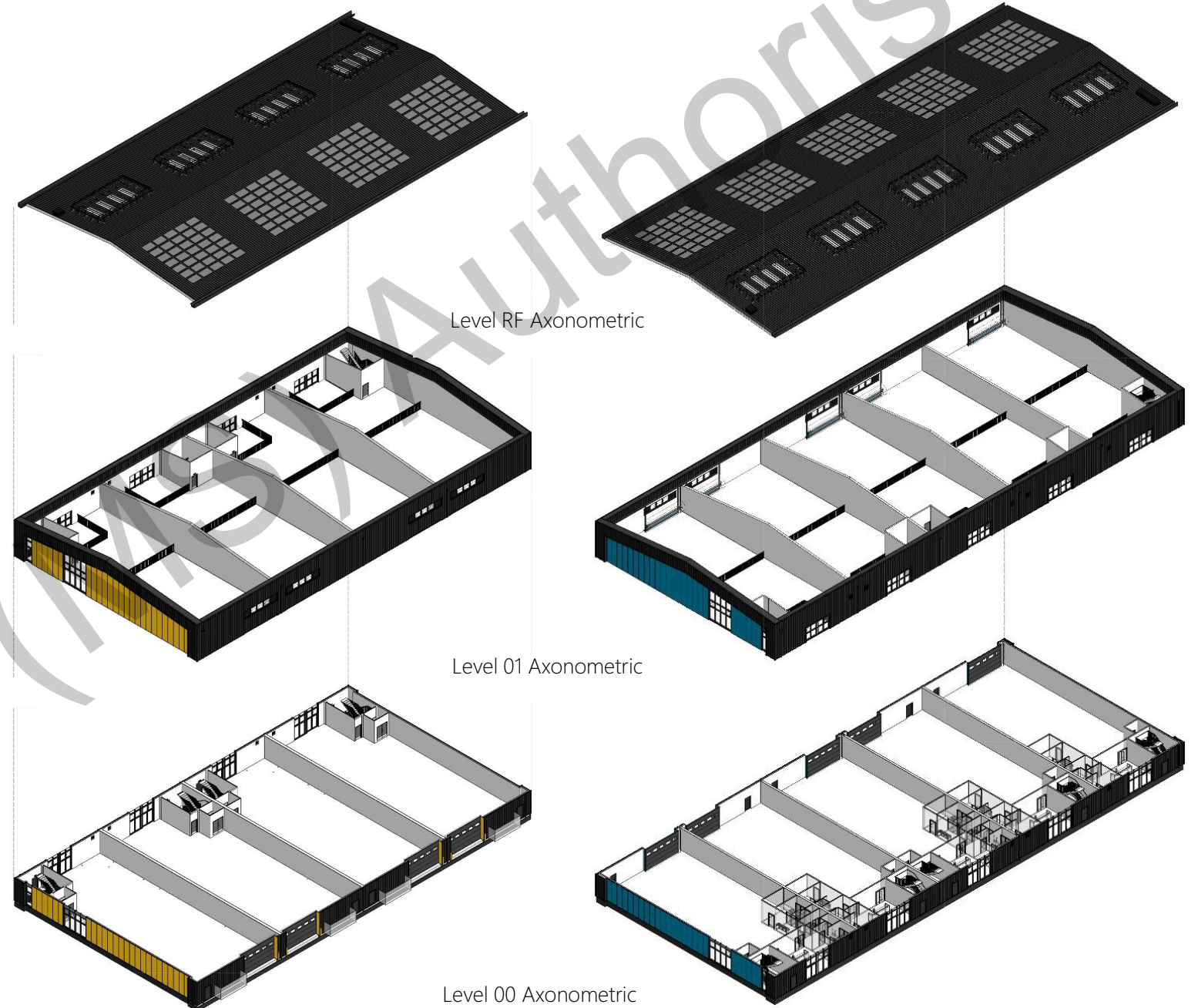
The LuF project will play a key part of realising the ultimate vision for the CMIQ proposals, providing modern, flexible space for new and emerging businesses, whilst improving the quality of the local built environment and public spaces to change perception of the Estate and the wider town.

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 will be flexible part double height / part single storey light industrial spaces.

The building forms 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 proposal is aligned with Plots 9 & 12, so while this is a separate application several of the drawings show the proposals from this adjacent site.



03

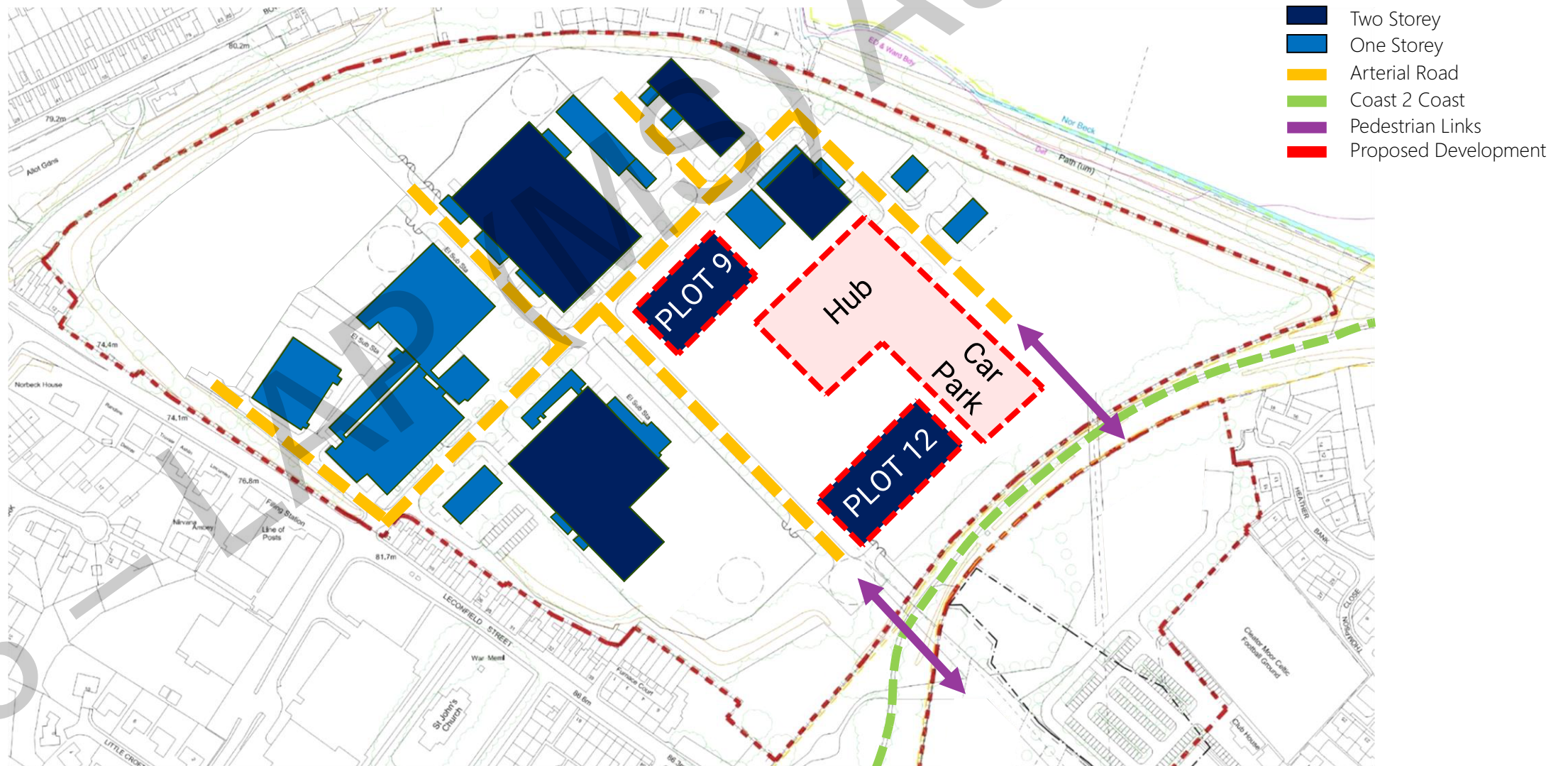
Built Form

Site Analysis

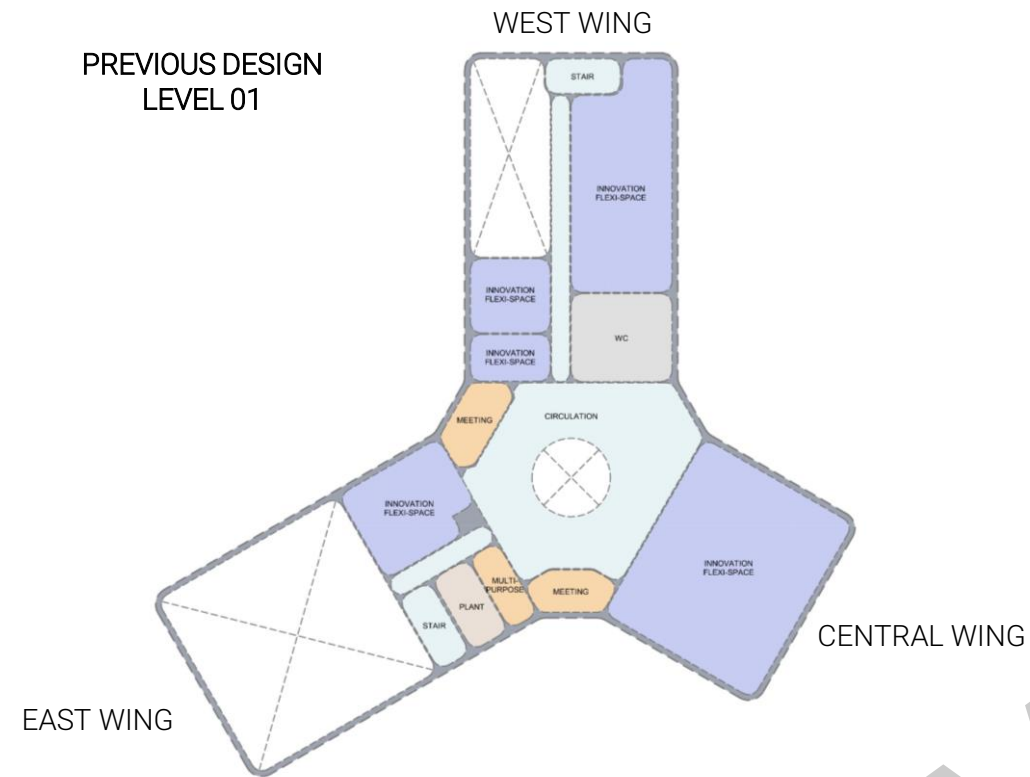
Buildings on site are arranged around the simple orthogonal arterial road system that includes key service distribution. Built form typically comprises a mix of one and two-storey industrial volumes with varied pitched roof profiles. The presence of established, complementary businesses provides a strong operational foundation that the proposed development can build upon.

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.

Plots 9 and 12, together with the proposed Hub building, form a focal opportunity to re-imagine the estate. Their redevelopment has the potential to establish a new identity, improve legibility and movement, and act as a catalyst for the long-term regeneration of the industrial estate.

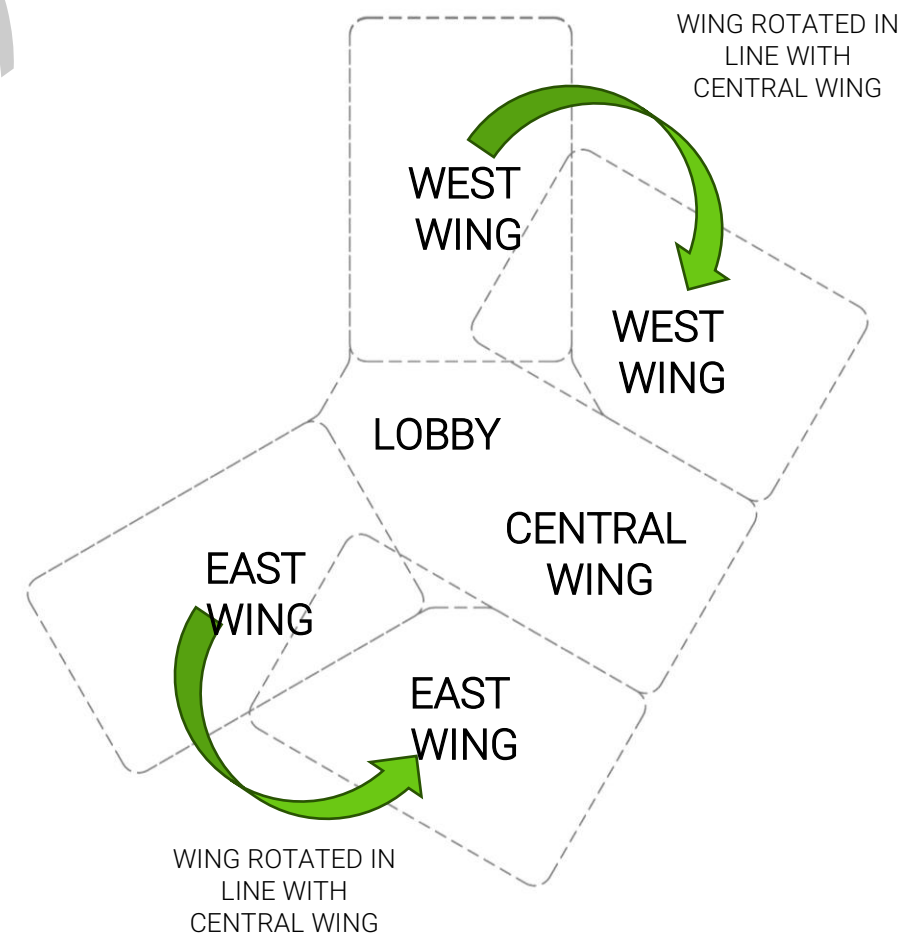
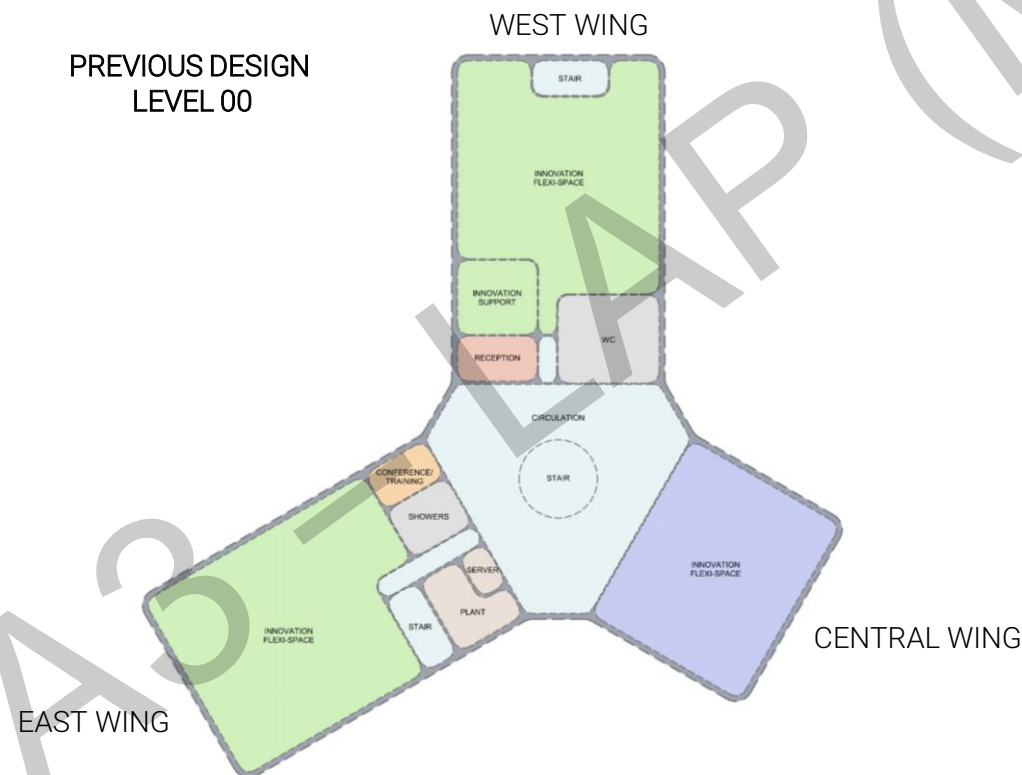


Rationalised Footprint



Relocating the project required reconfiguring spatial arrangements to suit the new site's footprint and orientation. The previous hub design was organized around three distinct wings radiating from a central feature space, creating a dynamic but fragmented footprint. This arrangement allowed for functional separation between different tenant zones while encouraging collaboration through shared central facilities.

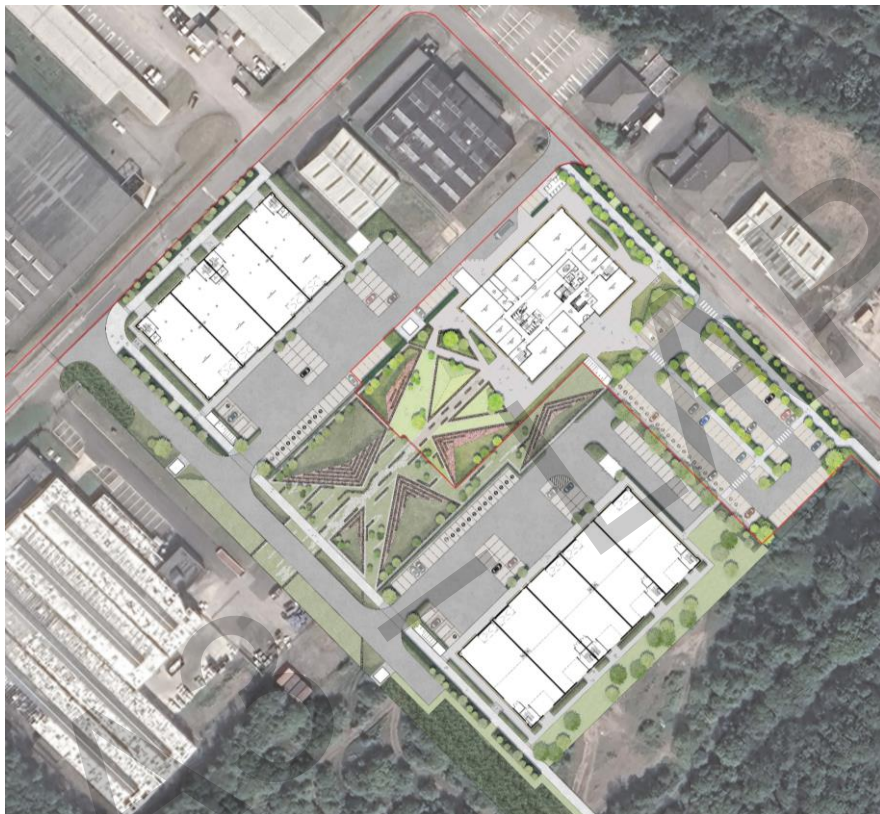
In the revised concept, the wings have been brought into alignment to form a more consolidated rectangular configuration. This change optimizes the building's footprint, simplifies circulation, and enhances structural efficiency by reducing irregular geometries. The rectangular form also improves spatial flexibility, allowing for clearer zoning of innovation spaces and workshops while maintaining visual connectivity through a central atrium. Key design principles such as active frontages, central reception areas, and flexible internal arrangements, are retained or adapted to align with the new location.



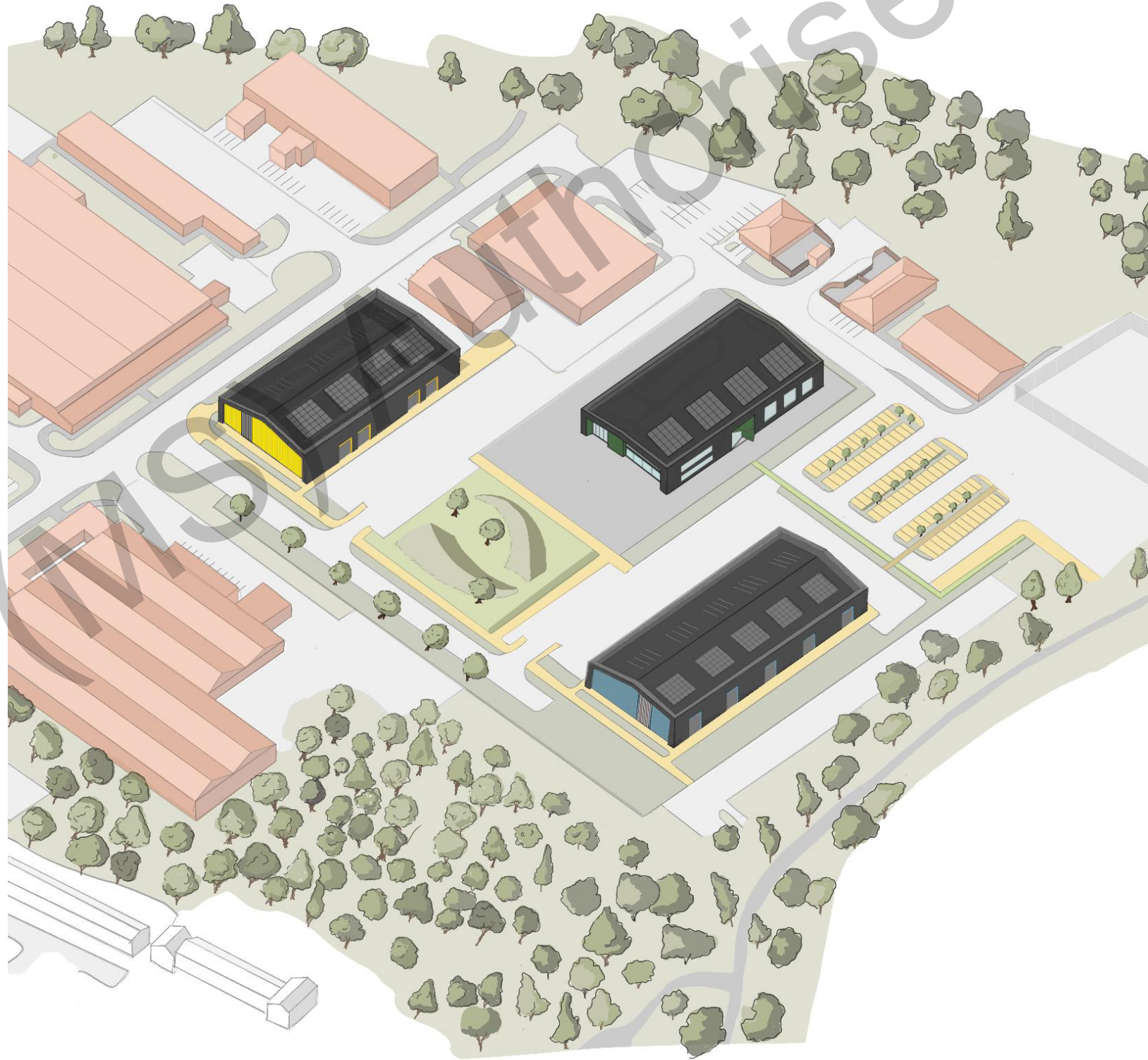
Scale & Massing

The new hub will connect into the regeneration of the wider LuF development, creating a cohesive design approach across the site. The hub's footprint and orientation align with the established LuF site, allowing it to connect seamlessly with surrounding buildings, landscape strategies, and circulation networks, while creating a legible and accessible environment that supports both day-to-day operation and long-term estate regeneration.

Ground Floor to First Floor & First to Eaves heights are both 4m appropriate for the proposed function of the buildings and the servicing / structural requirements. The building is approx. 9.6m to the ridge. Grids are at 7.5m centres and this matches the same structural design as Plots 9 and 12 to maintain consistency across the three buildings.



NORR



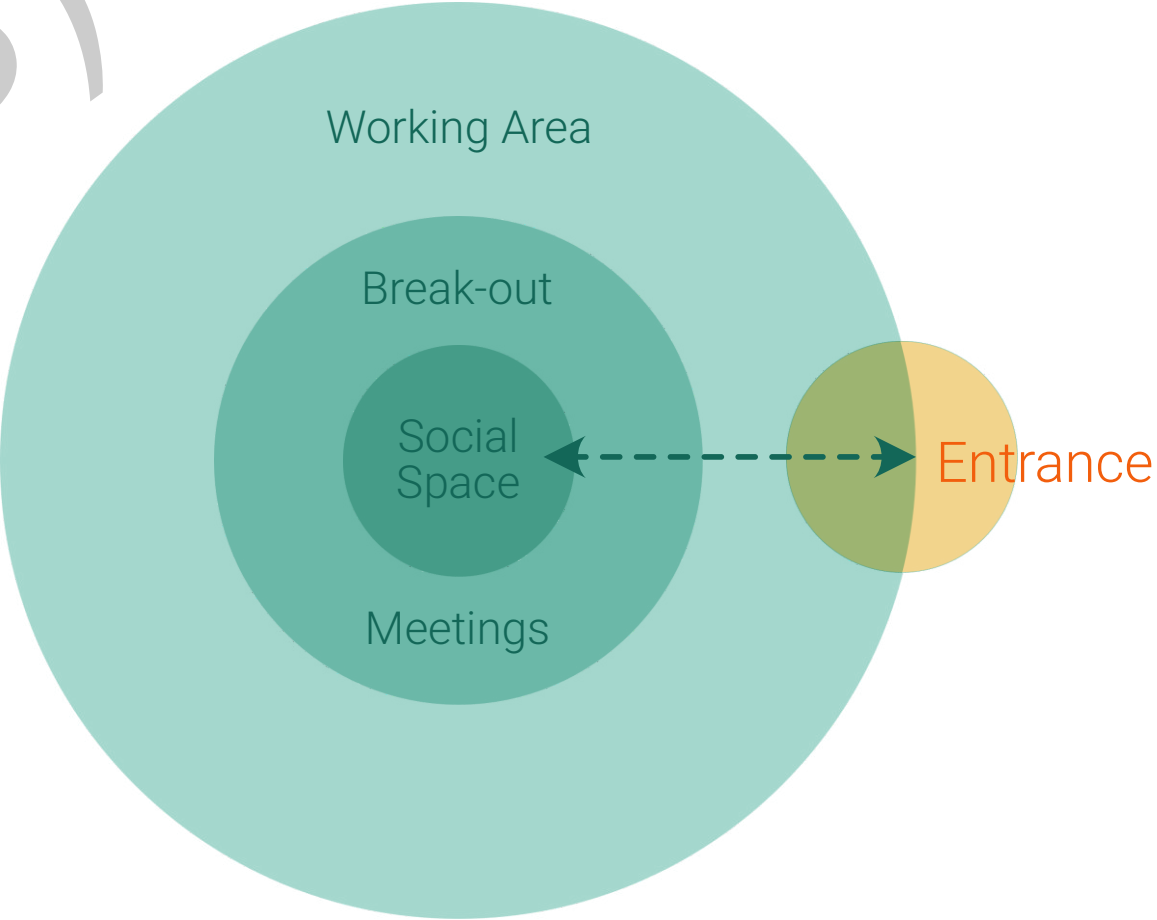
Concept Sketch showing Plots 9 & 12 and early Hub Massing.

Internal Arrangements Concept Diagram

The concept re-imagines the original hub design while emphasizing a balance between collaborative and individual workspaces.

Upon entering, visitors will transition through a welcoming social core designed for informal meetings and networking. Surrounding this central zone are breakout areas and bookable meeting rooms, offering flexibility for private or semi-open collaboration.

Beyond these, are the workshops and innovation areas for tenants, which provide focused zones with quieter environments.



Shared Space

On arrival, you pass through the entrance which feeds directly into the social space. This acts as a welcoming hub and informal meeting point.

Open Social Area

Encouraging interaction and informal gatherings with visual connections across levels as a communal area.

Collaborative Space

Break-out and meeting areas provide a range of private and semi-open settings for collaboration and discussion. These are bookable but also open to use to aid in building connections.

Services

A service zone runs alongside circulation between social and individual working areas.

Individual Space

Wider working areas surround the social core, where concentration and day-to-day tasks are prioritised.

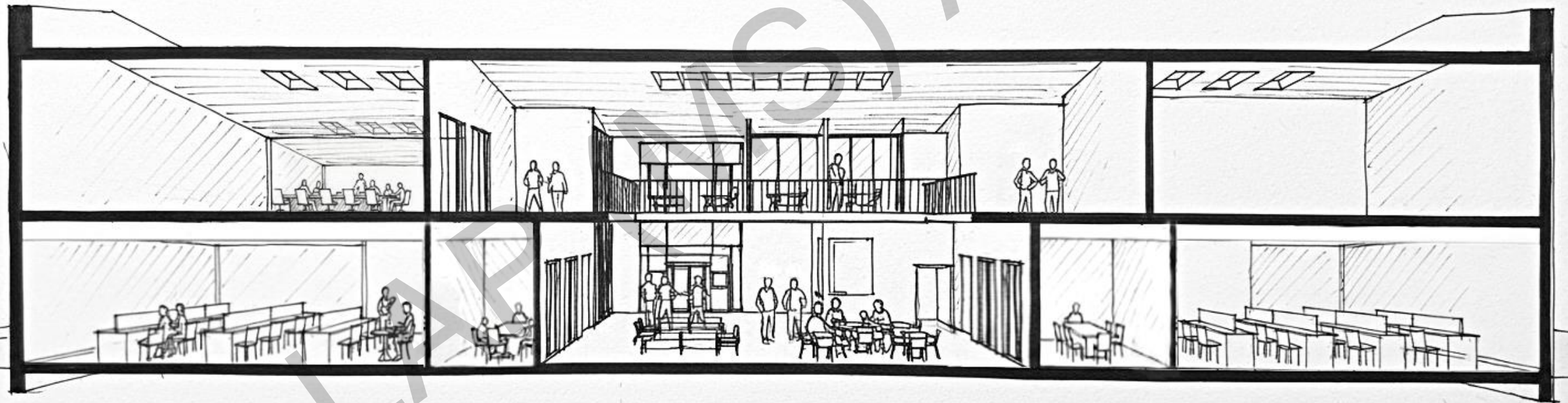
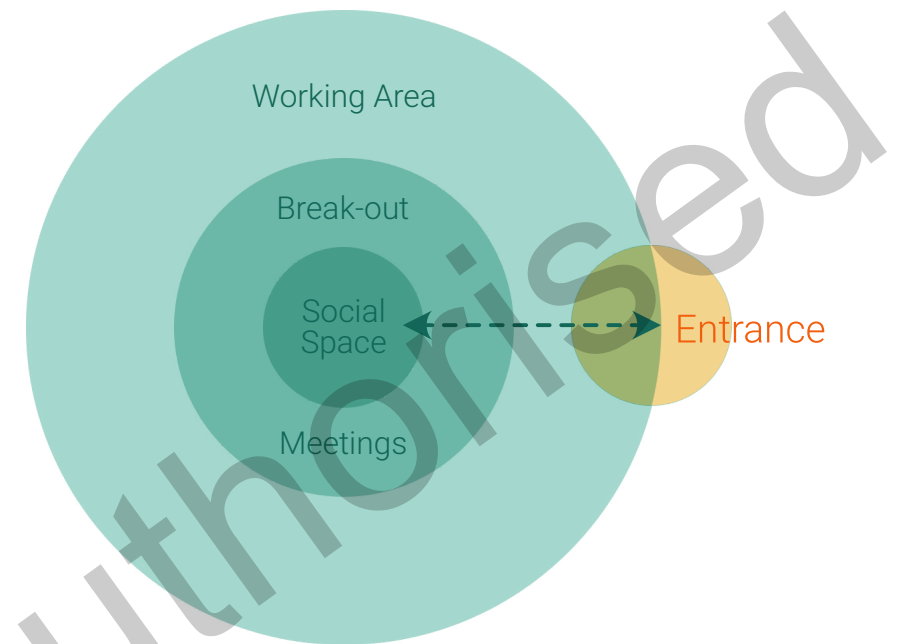
Enclosed Areas

More privacy, supporting individual units, with focused workstations and offering a range of working spaces.

Concept Sketch - Section

The sectional concept illustrates the layered sequence of spaces that balance collaboration and focused work.

A shared social core sits centrally, providing visual openness and informal gathering opportunities while bringing in natural light into the centre of the building. Flanking this core are meeting zones for semi-private collaboration, and beyond them, individual work areas that offer controlled environments for tenants. This arrangement promotes natural movement while maintaining sightlines and a communal atmosphere across levels.



Concept Layout

Early layouts tested building organisation, circulation, and service distribution to maximise flexibility and daylight. Centralised services allow all tenant units to benefit from external walls and future adaptability.

Key Elements:

➤ Services located centrally

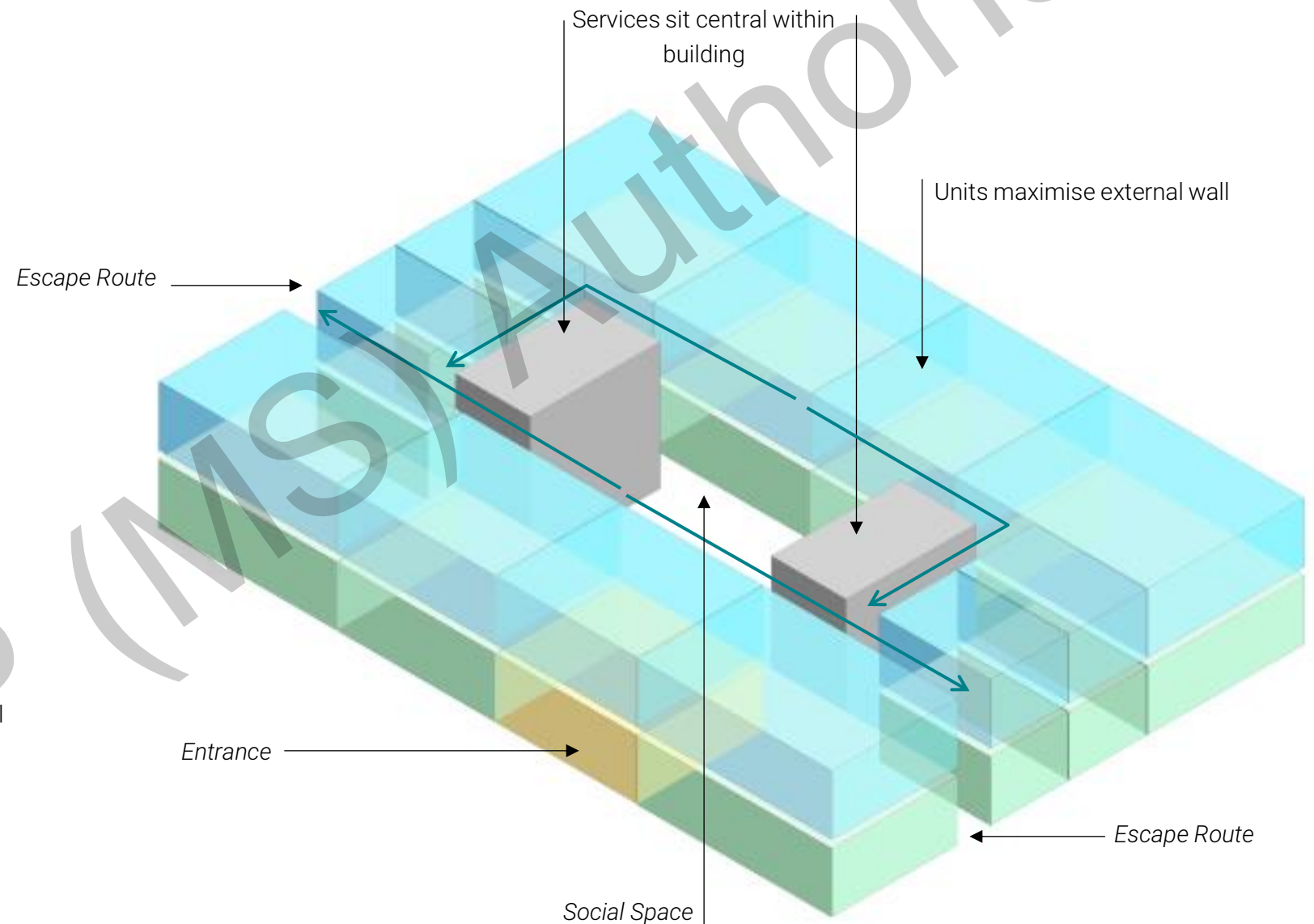
- The building services (such as risers, WC blocks, showers) are grouped in the central zone of the building, rather than positioned along external walls.

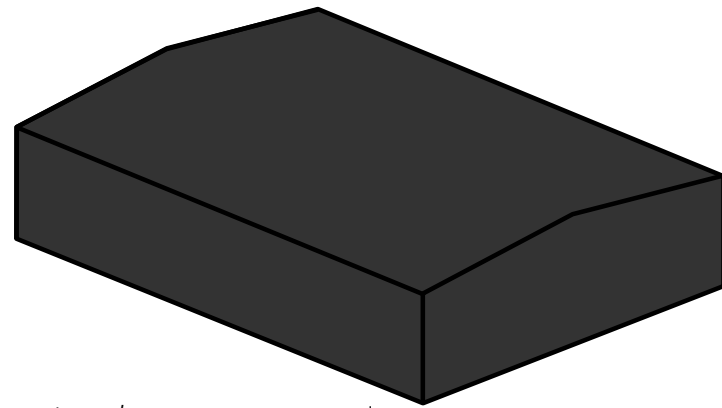
➤ Units maximise external wall

- The layouts are arranged so that individual units benefit from maximum access to external walls, which improves daylight, ventilation, and flexibility.

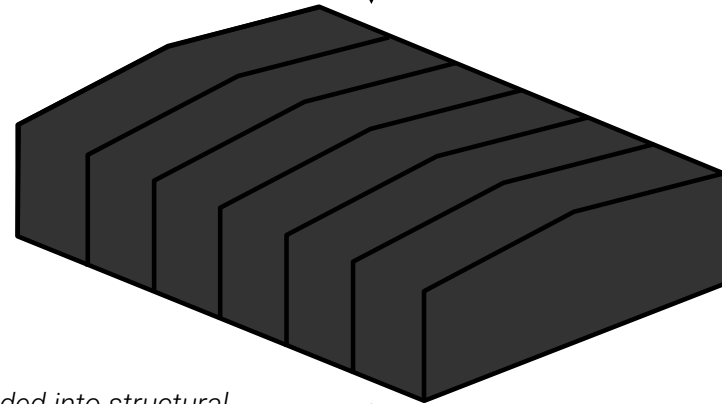
➤ Shared Social Area

- A centrally located shared social area provides a flexible focal point for informal meetings, collaboration, and interaction between users.
- This space also incorporates a communal tea prep and eating area with informal seating.

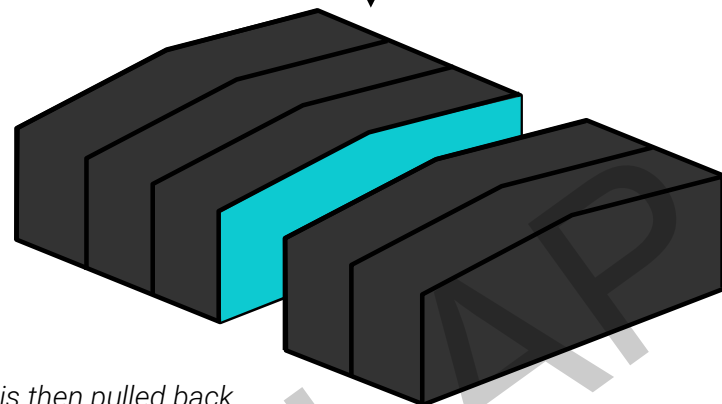




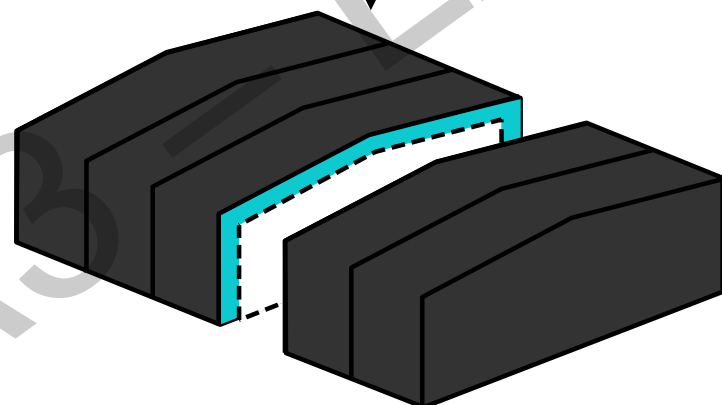
Outer layer as an external wrap.



This is then divided into structural bays and individual units.



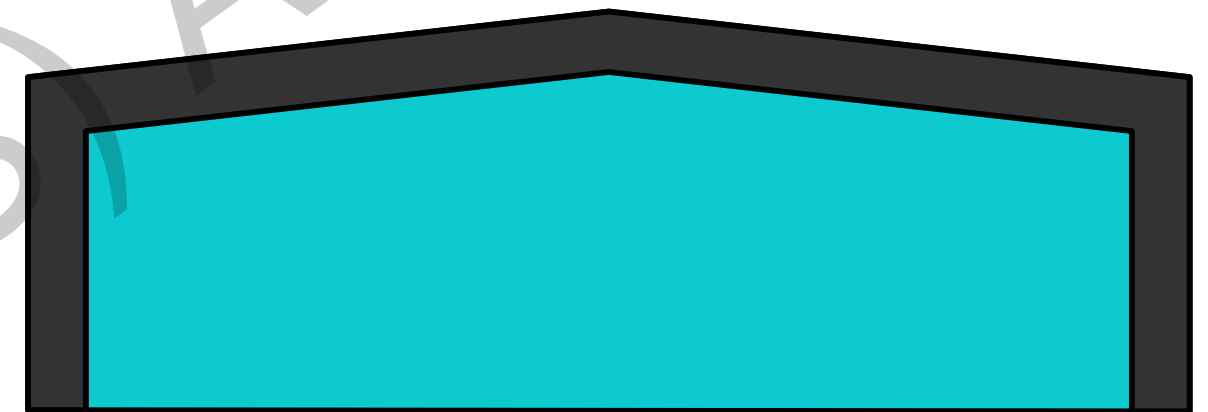
The outer layer is then pulled back to reveal the colour within.



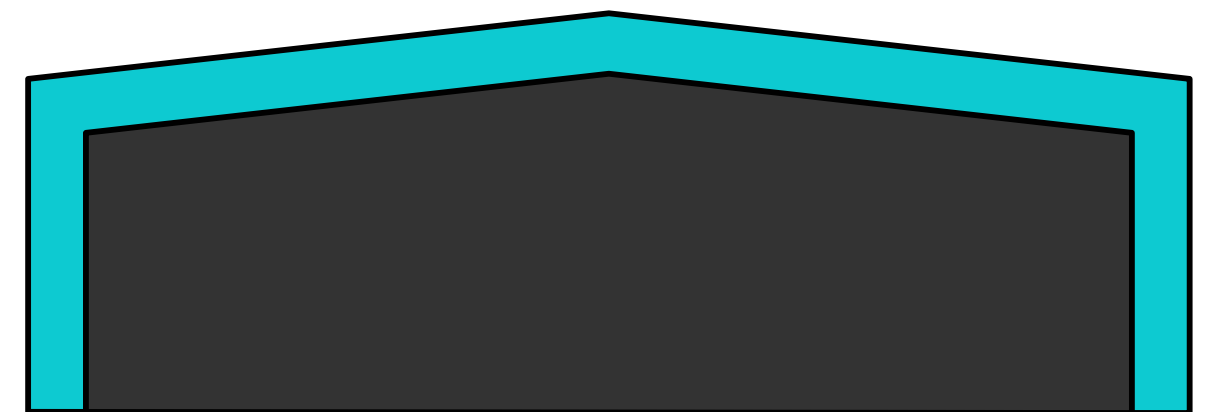
Concept Design

In seeking to strengthen the relationship with LuF plots the design focus moved towards establishing character through colour and texture. This approach allows the building to remain recognisably the hub, while also tying it more closely to the regeneration of the estate.

The idea follows that the outer skin is wrapping around the building and then cuts into this outer layer reveal the colour inside. This results in an inversion of the established LuF approach.



LuF plots gable end treatment has a bold statement colour sitting within the darker framing element of the elevation.



Hub inverted colour approach, showing the statement colour taking on the outer element with the elevation remaining the darker base.

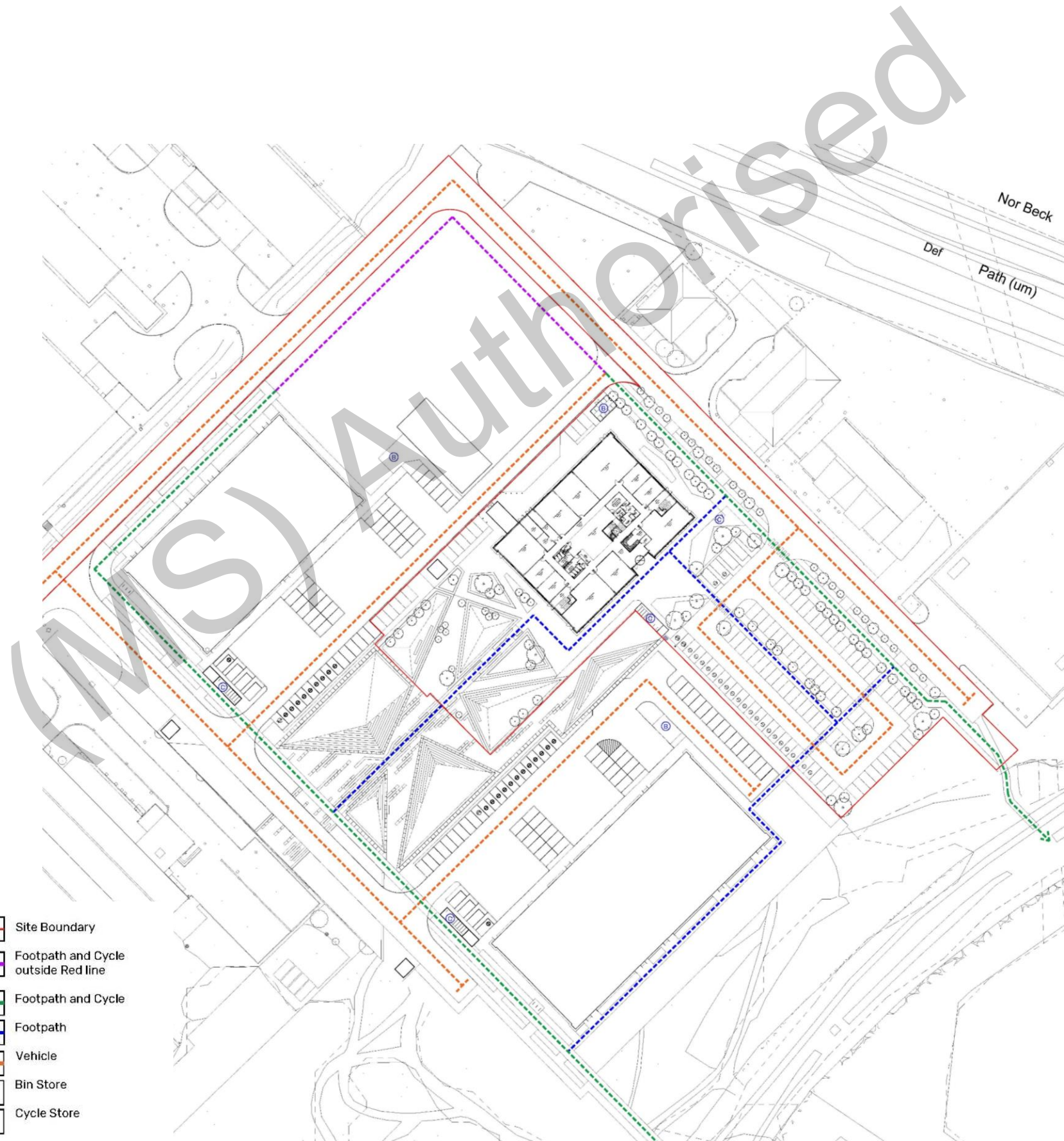
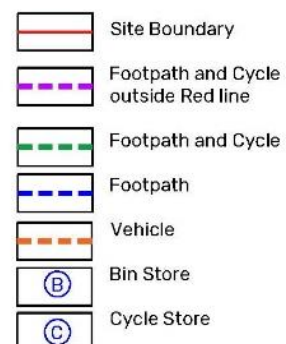
04 Movement —

Site Layout

The site access and movement strategy has been designed to prioritise safe, well-connected and legible routes for pedestrians, cyclists and vehicles. The layout supports sustainable travel choices, integrates with the surrounding movement network and provides convenient access to buildings and landscape areas.

The below principles were taken across both Plots 9 and 12, and the Hub, to create a cohesive design for the regeneration of the industrial estate:

- A communal ethos across the estate but with individual building identities
- A regular footprint that maximises the flexibility of space
- '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.
- Opportunities for low carbon initiatives, including good daylighting, solar shading, and accommodation of photovoltaic panels at roof level.



Circulation

Cycle / Footpath

A shared cycle and pedestrian route forms a continuous circuit around the HUB and Plots 9 and 12, connecting into the wider C2C route. Secure cycle parking for visitors and staff is located close to the buildings and accessed from the shared route.

Footpath

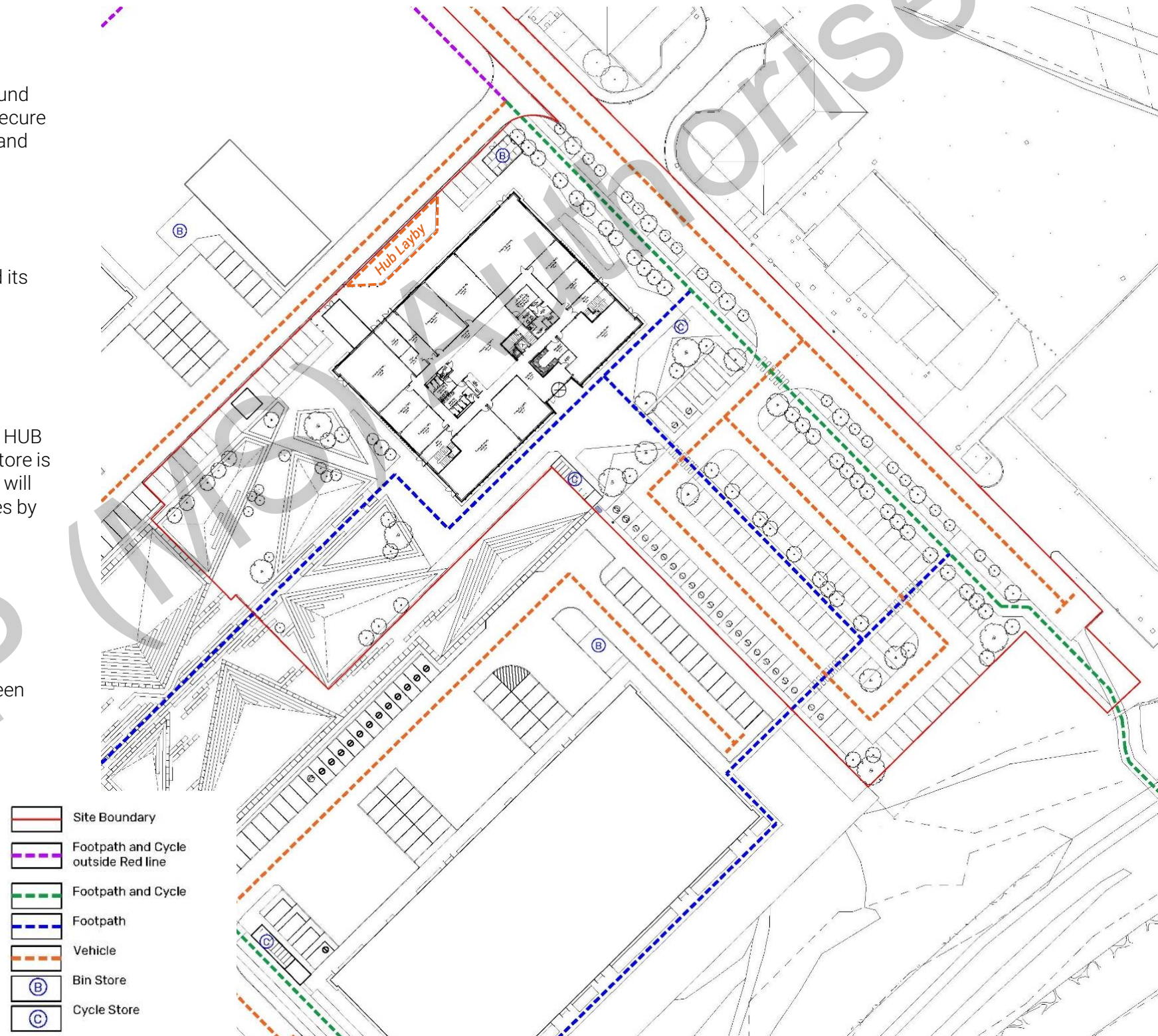
Pedestrian connections are provided between the HUB building and its dedicated car park, as well as southwards through the central landscaped zone serving the HUB and Plots 9 and 12.

Vehicle

Vehicular access is provided to separate car park areas serving the HUB and Plots 9 and 12. Access to the HUB lay-by, substation, and bin store is accommodated along the western edge of the site. The HUB lay-by will be available for use by tenants for short-stay servicing and deliveries by smaller vans.

Additional Works

A section of footpath and cycleway is located outside the red line boundaries for both the HUB and Plots 9 and 12. This link will be reviewed, with the potential to deliver a dedicated connection between the HUB and Leconfield Road as a standalone future element.



Highways

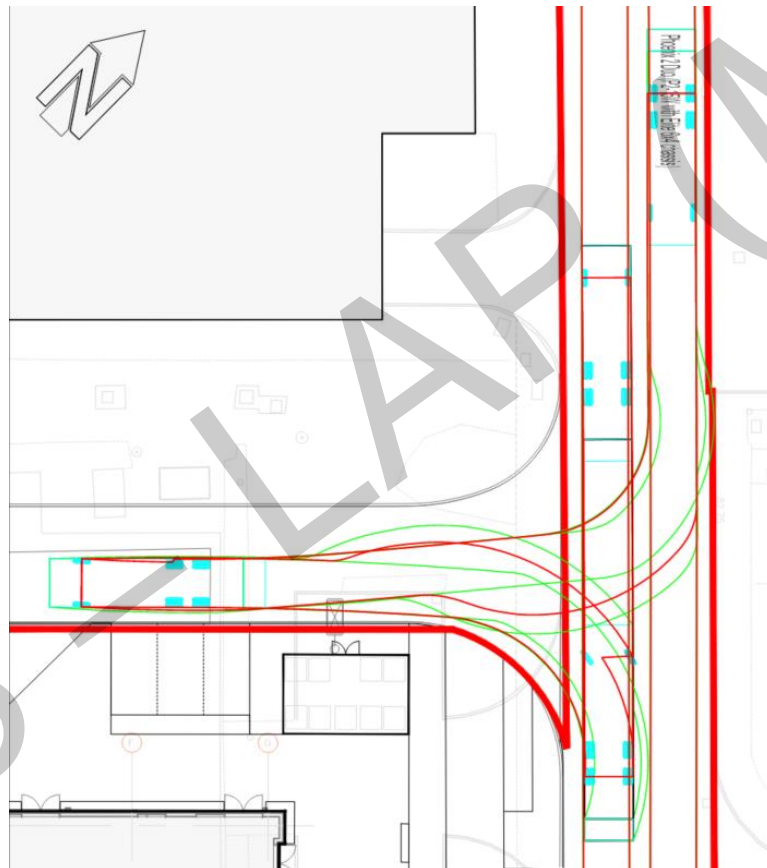
Highways

The proposed new hub building will be served predominantly by the existing site access road of minimum 7.3m width. A new simple priority junction will be provided at the connection between the new car park and existing road serving the estate. Current proposals include a shared footway/cycleway along the southern side of the existing access road (north), separated from the carriageway with a 3m wide grass verge. The junctions and car parking are designed in line with Cumberland Council adoptable standards.

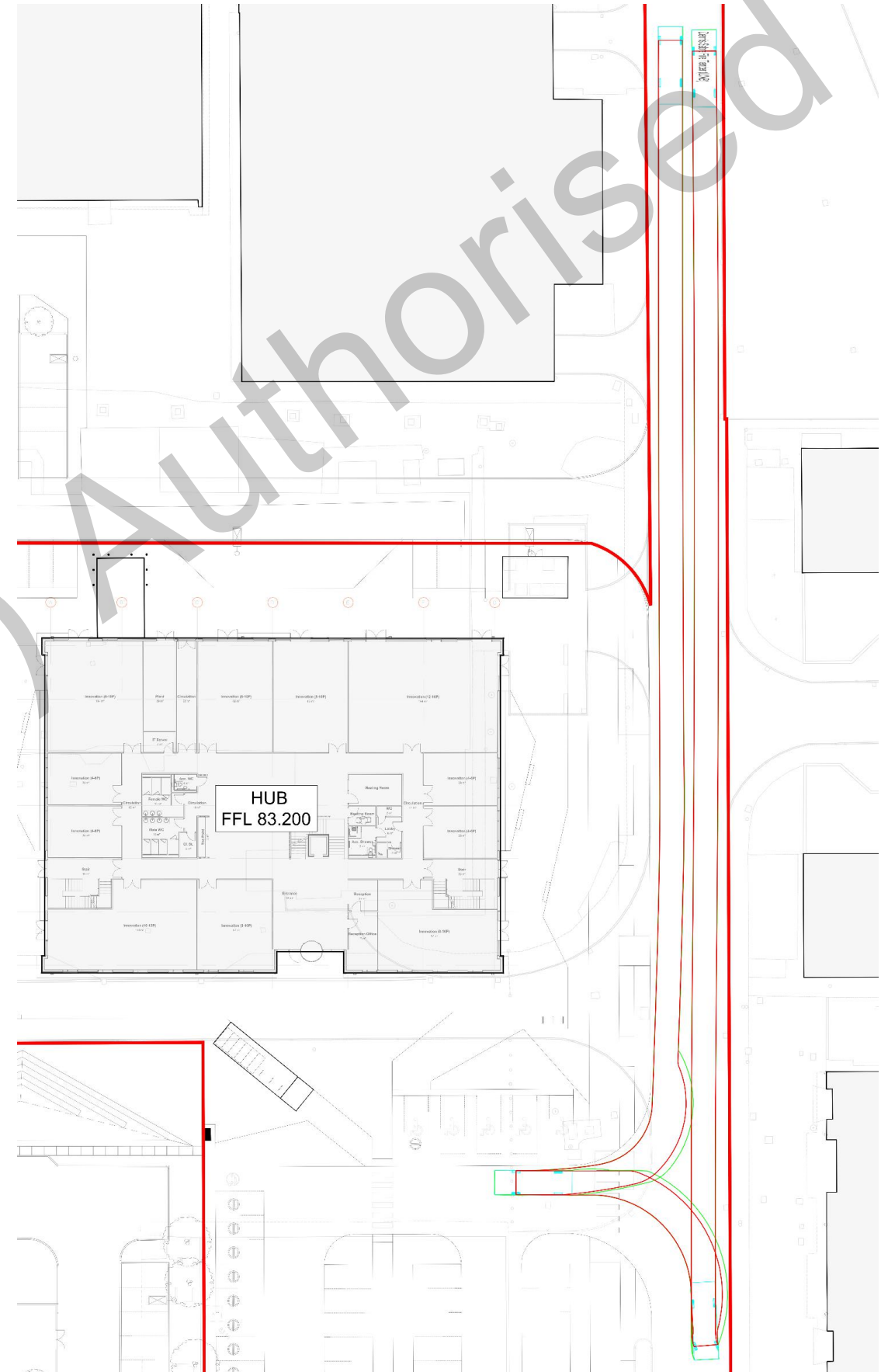
Vehicle Tracking

Vehicle tracking has been undertaken on the proposed routes and junctions to and from the new hub building using a Phoenix 2 Duo Refuse Vehicle (11.2m length). This tracking demonstrates the refuse collection area can be accessed by a refuse wagon. Vehicle tracking has also been undertaken for fire engines, MEWPs and large cars to demonstrate that they are able to access the required areas of the site.

*Swept Path Analysis –
Refuse Vehicle*



*Swept Path Analysis –
Fire Tender*



Street Furniture

New, accessible routes including footpaths and cycleways will be identified through alternative materials (concrete block / asphalt) and the new car park area will include permeable block paving as part of the drainage strategy.

Street furniture will be of a consistent type, materiality and design that helps to reinforce the character of the sites.

- Paving - Building Edge Concrete Block Paving Tobermore 'Braemar' Ground Jura Grey 300x200x80mm or similar approved
- Paving – Permeable Parking Bays. Tobermore 'Hydropave Pedesta' Bracken 200x100x80mm or similar approved
- Road Edging – To engineers' detail
- Internal footpaths Edging – PC Pin Kerb Edging
- Tactile paving – standard concrete to mark crossings
- Seating – Timber bench with backrest and arms incorporated
- Bike Shelter – Timber covered
- Bin Store – Timber covered and gated
- Bike Maintenance stand



05

Nature & Public Spaces

Masterplan Concept

Key Sitewide 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

As part of the site wide 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.

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.



Illustrative view 1



Illustrative view 2

HUB Concept

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

The proposals are aligned with those for Plots 9 & 12, so while this is a separate application several of the drawings show the proposals from that adjacent 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.

1. Develop an Open Mosaic Habitat

Introduce varied habitats to comply with the requirements of the Open Mosaic Habitat (OMH) to increase the BNG within the site

2. Maximise use of on-site infill

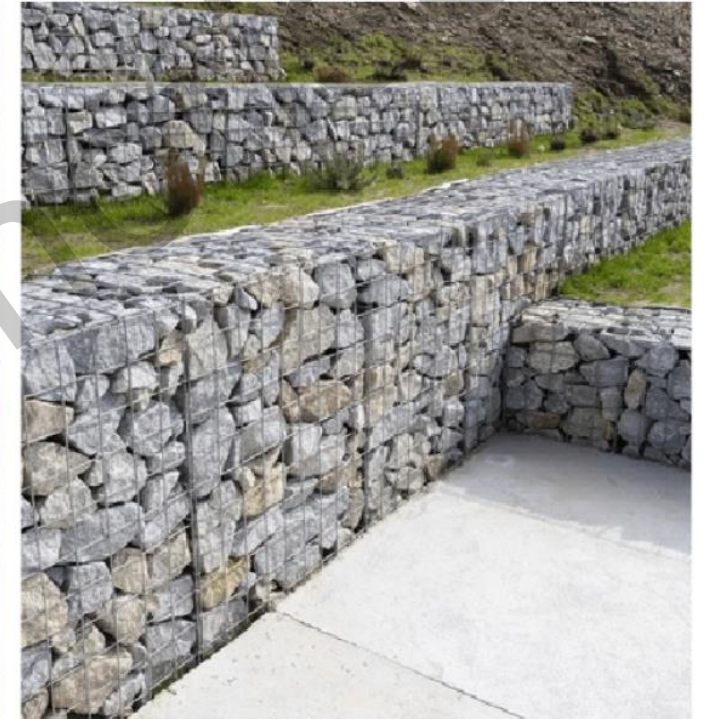
Reuse site won materials to form landforms and sustainably minimise waste including retention of the arisings from the existing concrete slab.

3. Create a contemporary landscape

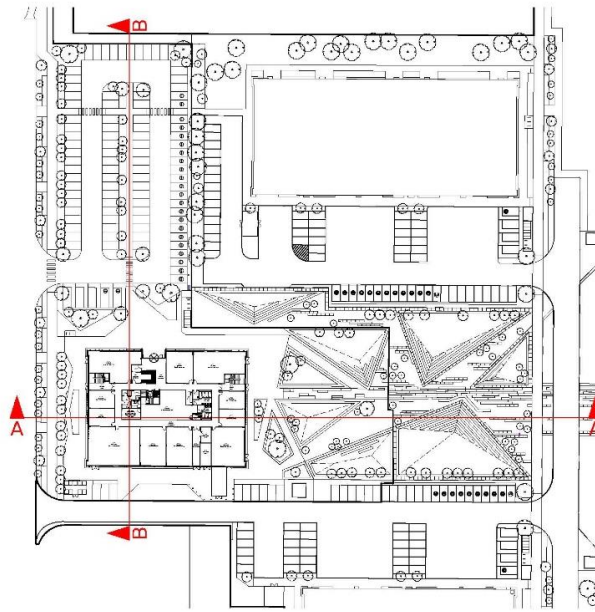
Design a visually striking landscape that works with the site's character and enhances site and visitors experience of the spaces



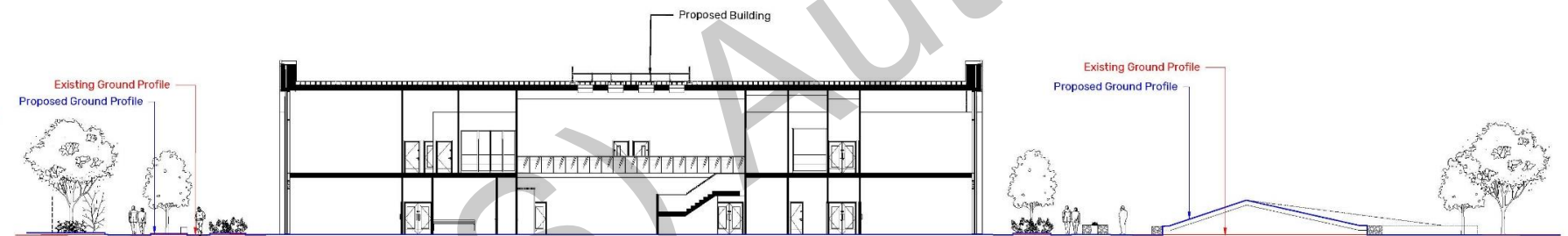
HUB Concept – Precedent Images



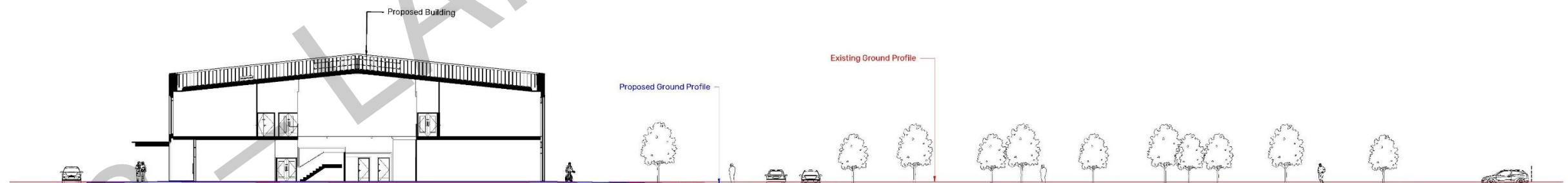
Site Wide Sections



SECTION LOCATION PLAN
Scale 1:1000

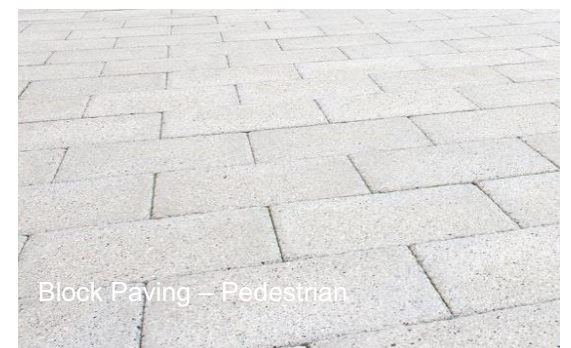
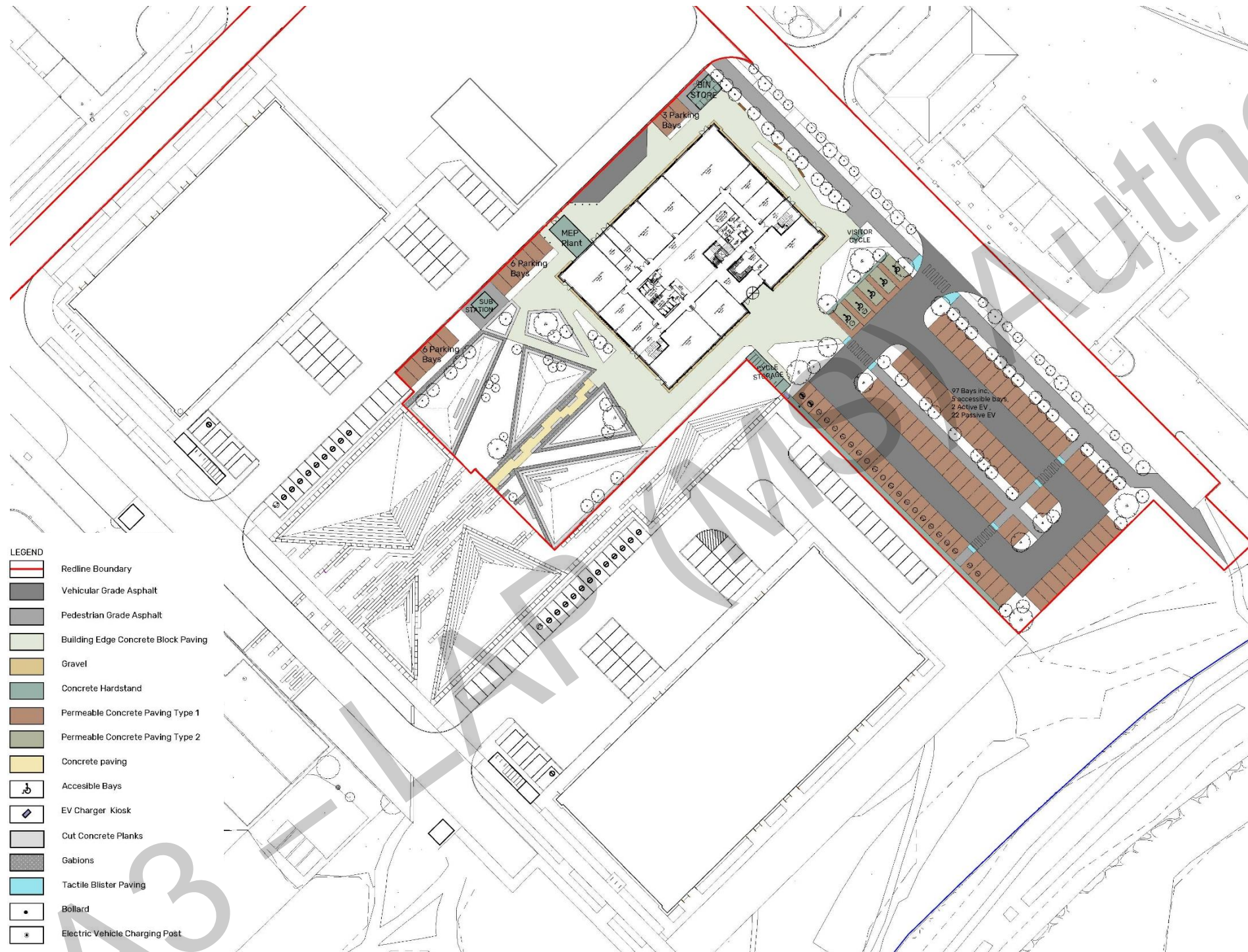


SECTION A-A
Scale 1:200



SECTION B-B
Scale 1:200

Hard Landscape



Planting Strategy

Species choice will reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats.

The planting around the building will be of a more ornamental nature (01) while the planting to the south of the building will reflect the Biodiversity Net Gain approach (02) developed in the Plots 9 & 12 site

Planting Strategy 01

The size of plants will depend on purpose, with more mature species used to highlight entrances and routes through the plots. Urban tree soil or soil crates should be used to provide sufficient root zone for trees where space is limited such as strips in car parks. 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.

The planting strategy is key to realising the vision of the iSH Hub set within extensive green infrastructure and has been designed with a high percentage of native species, and a focus on biodiversity. The design has minimised impact on existing trees and woodland, with a significant number of proposed trees to mitigate the loss of existing trees.

Trees - Native species from the following proposed list, semi-mature (30-35cm girth) specimens. Root balled or container grown subject to time of planting. Irrigation pipe and deadman anchor system for below ground staking.

- Silver Birch (*Betula Pendula*) Multi-stem
- English Oak (*Quercus robur*)
- Sweet cherry (*Prunus avium*)
- Alder (*Alnus glutinosa*)
- Hornbeam (*Carpinus betulus*)

Native Hedge - Plant as double staggered row at 7/m. Rabbit guards to all plants

Grass Areas

- Flowering Lawn Mix – Emorsgate EL1



Columnar Tree



Multi-stem Tree



Specimen Tree



Flowering Lawn



Pollinator mix



Hedgerow



Wildflower



Ornamental Planting



Ornamental Planting



Planting Strategy

Extract below from the Plots 9 & 12 Biodiversity Net Gain planting strategy to demonstrate the link between the approach to soft landscape between the two sites

Planting Strategy 02

Open Mosaic Habitats on Previously Developed Land (OMoPDL) are typically found in urban and former industrial areas and are recognised for their exceptionally high biodiversity value. These habitats support rare plants, mosses, lichens, and a remarkable range of invertebrates—particularly bees, wasps, and beetles. Between 12 to 15% of all nationally rare and scarce insects are recorded from OMH sites, including around 30 UK BAP invertebrate species.

Due to this ecological importance, OMH was designated a UK Biodiversity Action Plan (BAP) Priority Habitat in 2007.

(Source: Open Mosaic Habitat Survey Manual, 2013)

The site currently supports patches of vegetation characteristic of early successional habitats, dominated by stress-tolerant and pioneer species. These communities form the ecological foundation of OMH and include:

- Annuals
- Mosses/liverworts
- Lichens
- Ruderals
- Inundation species,
- Open grassland
- Flower-rich grassland
- Heathland.

The Ecological Appraisal (25.11.24) sets out the requirement that any proposed Open Mosaic Habitat must incorporate a minimum of four early successional community types. The habitat creation strategy for Plots 9 and 12 has been guided by the following selected early successional elements:

- **Annuals**
- **Open Grassland**
- **Flower-rich Grassland**
- **Heathland**
- **Inundation Vegetation**



Stress Tolerant Annuals



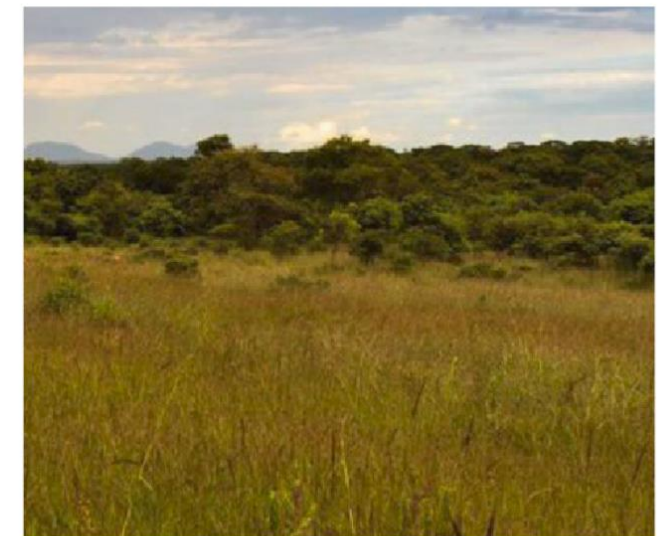
Grassland - Flower Rich



Heathland



Inundation Vegetation

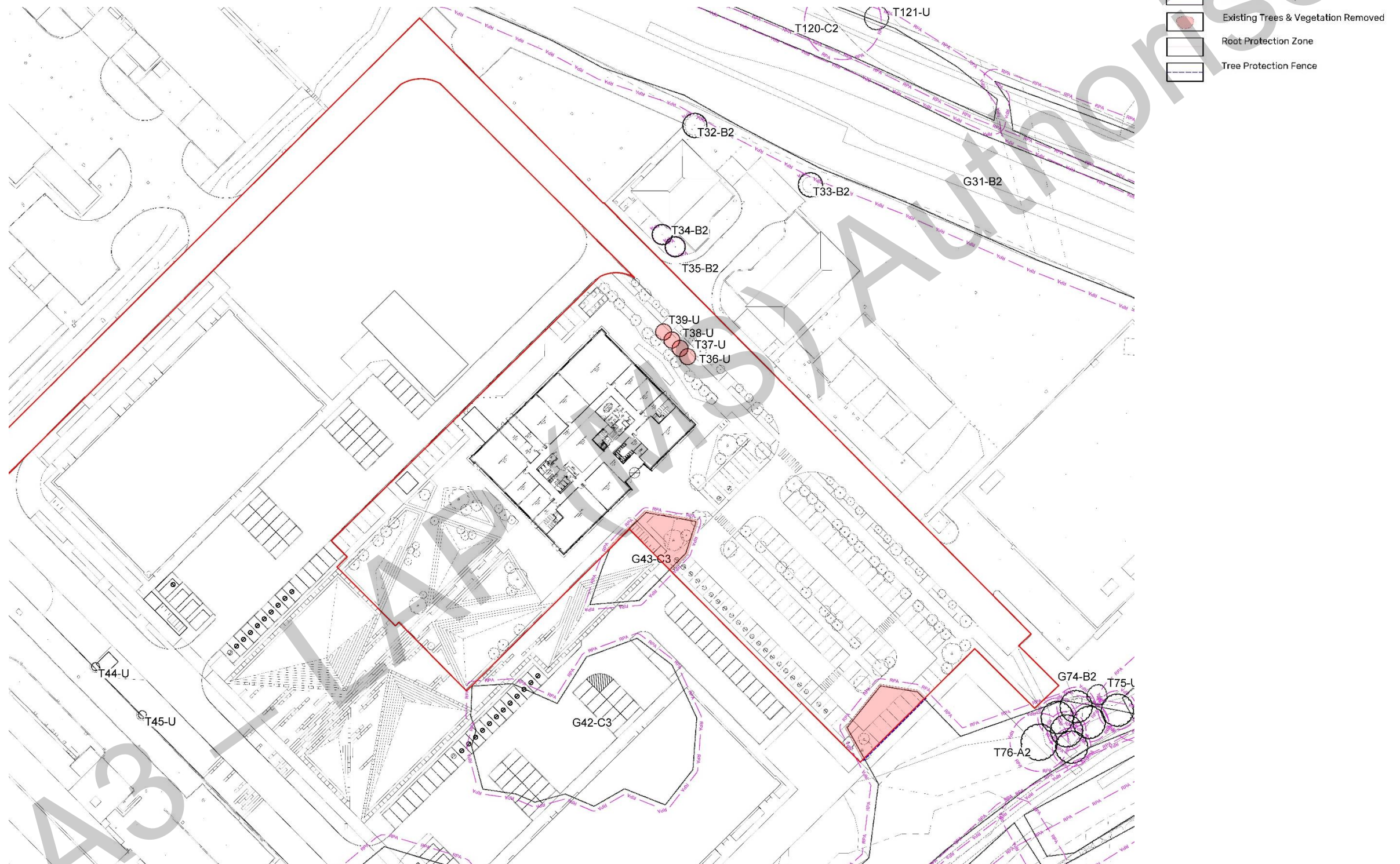


Grassland-Grass dominated vegetation

Soft Landscape



Tree Removal & Retention Strategy



Illustrative Site Plan



Ecology

A Preliminary Ecological Appraisal (PEA) survey of the iSH The Hub site was conducted on the 23rd February 2026, to identify ecological features and constraints.

The site is immediately east of the current LUF (Plot 9 and 12) site boundary. A range of habitats have been identified within the iSH site boundary, including:

- Other neutral grassland
- Modified grassland
- Introduced shrub;
- Ruderal / ephemeral;
- Open Mosaic on Previously Developed Land OMHoPDL (high ecological value); and
- Developed land; sealed surface (Hardstanding).

The OMoPDL has high ecological value. This is 0.02ha, which is smaller than the JNCC Priority habitat description threshold of 0.25 ha¹. However, this area is directly connected to the OMHoPDL within the LUF boundary and together these areas have a size of 1.22 ha.

The other neutral grassland and ruderal/ephemeral habitats are of local importance as they are likely to support invertebrates and notable invertebrate food plants. The other neutral grassland may also support small mammals and common amphibians, but both habitats are common and widespread in the wider landscape.

Limitations

No access was available to the SPIDA site.

The survey was undertaken in February, which is outside the optimal survey window, so Invasive Non-Native Species (INNS) may have been missed. However, the site is included in the INNS Assessment and Management Plan and management and control of INNS on site commenced in 2025.

Historic Surveys

Southern and eastern parts on the site, were previously included within the LUF site boundary and so were subject to species surveys in 2024 (and 2021) including Great Crested Newt (GCN) *Triturus cristatus* eDNA and Habitat Suitability Index (HIS), reptile, breeding bird and invertebrate surveys.

Designated sites

The site is within 1.3 km of River Ehen SAC and within the SSSI impact zones for the River Ehen (Ennerdale Water to Keekle Confluence) SSSI.

Protected and Notable Fauna

GCN are considered to be likely absent from the site, however the eDNA survey of the waterbodies within 50m of the site is from 2024 and is now invalid. Other amphibians such as Common Toad *Bufo bufo*, Smooth Newt *Lissotriton vulgaris*, Palmate Newt *Lissotriton helveticus* and Common Frog *Rana temporaria* were recorded on site in 2024 and 2021.

Common lizard *Zootoca vivipara* were found within the site during ECoW works in 2023. Common lizard are considered present on site. The proposed development is therefore likely to impact on reptiles.

The site is considered to be of 'low' suitability for foraging / commuting bats, due to the presence of the adjoining OMHoPDL habitat within Main Works and the woodland south of the site. Mitigation will be required to reduce indirect impacts of artificial lighting on this woodland corridor.

The site was primarily comprised of hardstanding which is unsuitable for both badger sett creation and foraging. The other neutral grassland and OMHoPDL provided suitable foraging habitat for badger but make up a small component of the habitats on site.

Examples of Habitats and Species found on the iSH site



Open Mosaic Habitats on Previously Developed Land



Other neutral grassland



Modified grassland

Ecology

Protected and Notable Fauna continued.

The site has limited suitability for nesting birds, with the introduced shrub planting offering the only suitable nesting habitat

The food plants of notable invertebrate species dingy skipper *Erynnis tages* and cinnabar moth *Tyria jacobaea* were found on site. Both species were recorded on the LUF site during the 2024 invertebrate surveys. The food plant of cinnabar is common ragwort *Jacobaea vulgaris* (within the other neutral grassland). The food plants of dingy skipper include common bird's-foot trefoil *Lotus corniculatus*, greater bird's-foot trefoil *Lotus pedunculatus*, kidney vetch *Anthyllis vulneraria*. Kidney vetch was found in the ephemeral vegetation.

No INNS were observed on site during the visit. The INNS management plan for the LUF includes the iSH boundary – hence, works to control and eradicate INNS from the site are already underway. However, as the survey was conducted out of season there is the possibility that species may have been missed.

PEA recommendations

- A Report to Inform Appropriate Assessment (RIAA) i.e. a shadow HRA assessment is conducted for the project;
- It is recommended that Natural England are consulted for all planning applications in this location.
- Achieve a minimum of 10% biodiversity net gain;
- The site will require a Habitat Management and Monitoring Plan for 30 years;
- A pre-commencement check for badger is required on and within 50m of the site 3 months prior to the works;
- Update GCN eDNA surveys undertaken of the ditches west of the site in the Spring season before works commence;
- A sensitive lighting scheme is required to mitigate for the impact on foraging and commuting bats using the woodland adjacent the eastern boundary;
- Reasonable Avoidance Measures (RAMs) for invertebrates (cinnabar moth and dingy skipper) are recommended including: a toolbox talk delivered by an Ecological Clerk of Works (ECoW) covering the identification and a site walkover to identify foodplants and caterpillars within the works area;
- Prior to site clearance works, the ECoW will collect seed from the food plants of dingy skipper (birds foot trefoil) and spread them to retained habitats in the wider site (seasonally dependant);

- The ECoW should conduct a pre-commencement check for the presence of INNS;
- Works undertaken to the introduced shrub vegetation during the nesting bird season (usually considered to be March to September inclusive) risk disturbing bird nests. If works are conducted within the nesting bird season these should be preceded by a nesting bird check;
- If nesting birds are found, active nests must remain undisturbed in situ;
- It is recommended that vegetation clearance is undertaken at a time of year when amphibians and reptiles are most likely to be active, i.e. April to October;
- Good practice measures (such as covering excavations or providing means of escape) are recommended to prevent entrapment of wildlife;
- Site staff are to be vigilant for invasive species and report any findings immediately;
- A CEMP is recommended with the aim of minimising indirect impacts such as dust, runoff, noise and lighting to ecologically important features.

Examples of Habitats and Species found on the iSH site



Common lizard



Dingy skipper



Badgers



Cinnabar moth



Ragwort

Biodiversity Net Gain

The results of the assessment are:

- The baseline value of the habitats within the site is 1.11 habitat units.
- Based on the current post-development landscape plans, the post development change for the site is calculated to be 0.86 habitat units and 0.11 hedgerow units with a net gain of 77.70% overall.
- Trading rules are satisfied.
- The site currently meets the minimum 10 % net gain for habitat and hedgerow units and meets the trading rules, therefore meeting the requirements of current local and national planning policy.
- Significant enhancements for biodiversity net gain, included within the site design include: creation of semi-natural habitat and habitats of medium or higher distinctiveness within the site landscaping (including areas of open mosaic habitat, other neutral grassland and urban trees).
- To secure these biodiversity net gains for at least 30 years a Habitat Management and Monitoring Plan (HMMP) should be conditioned for a period of 30 years.

Legend

-  Site boundary
-  g3c - Other neutral grassland
-  g4 - Modified grassland
-  u1 - Built-up areas and gardens
-  u1b - Developed land, sealed surface
-  u1b5 - Buildings
-  u1f - Sparsely vegetated urban land
-  h2b - Non-native and ornamental hedgerow

Secondary codes:

80 - Open mosaic habitat on previously developed land

847 - Introduced shrub

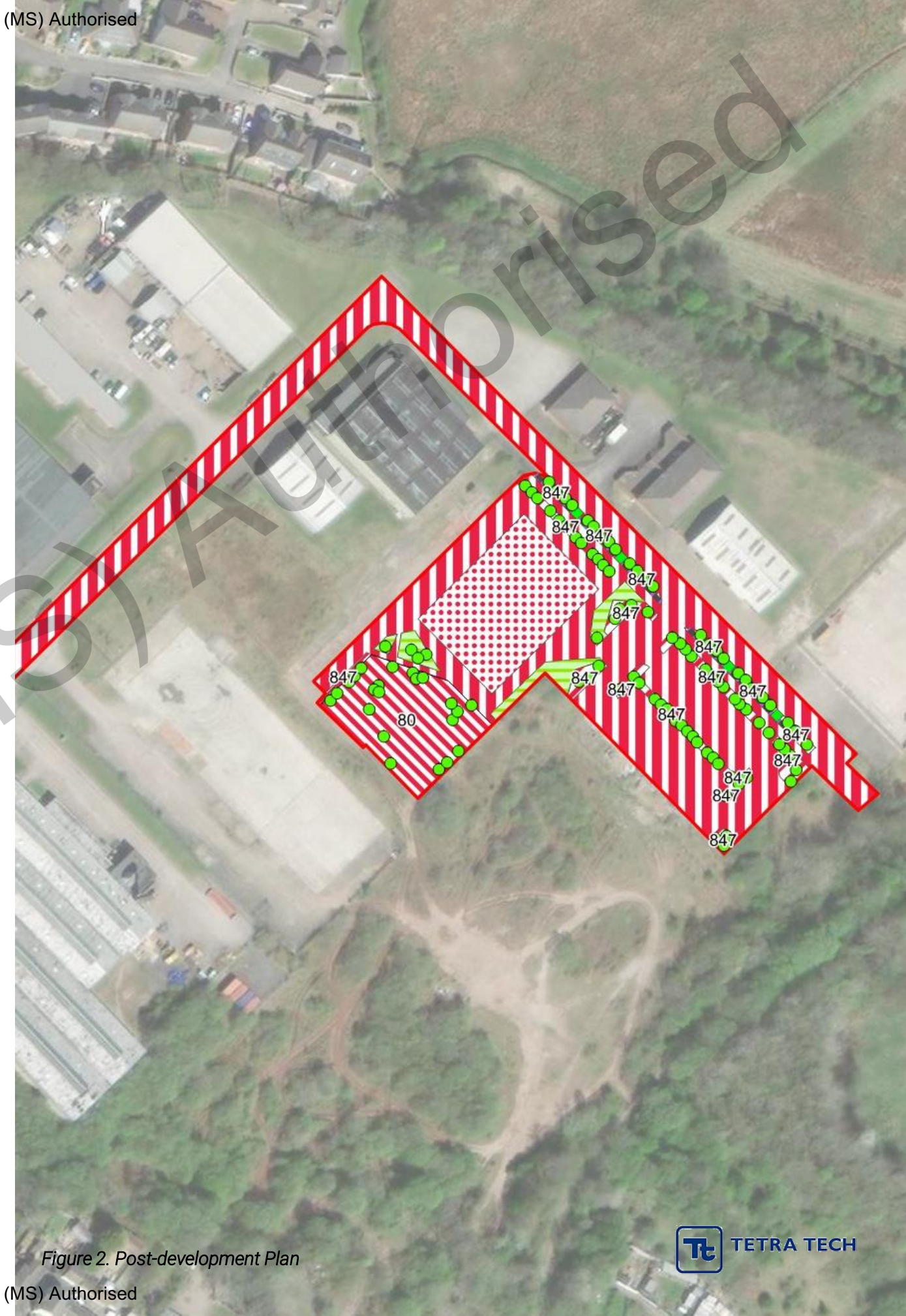


Figure 2. Post-development Plan

06 Use

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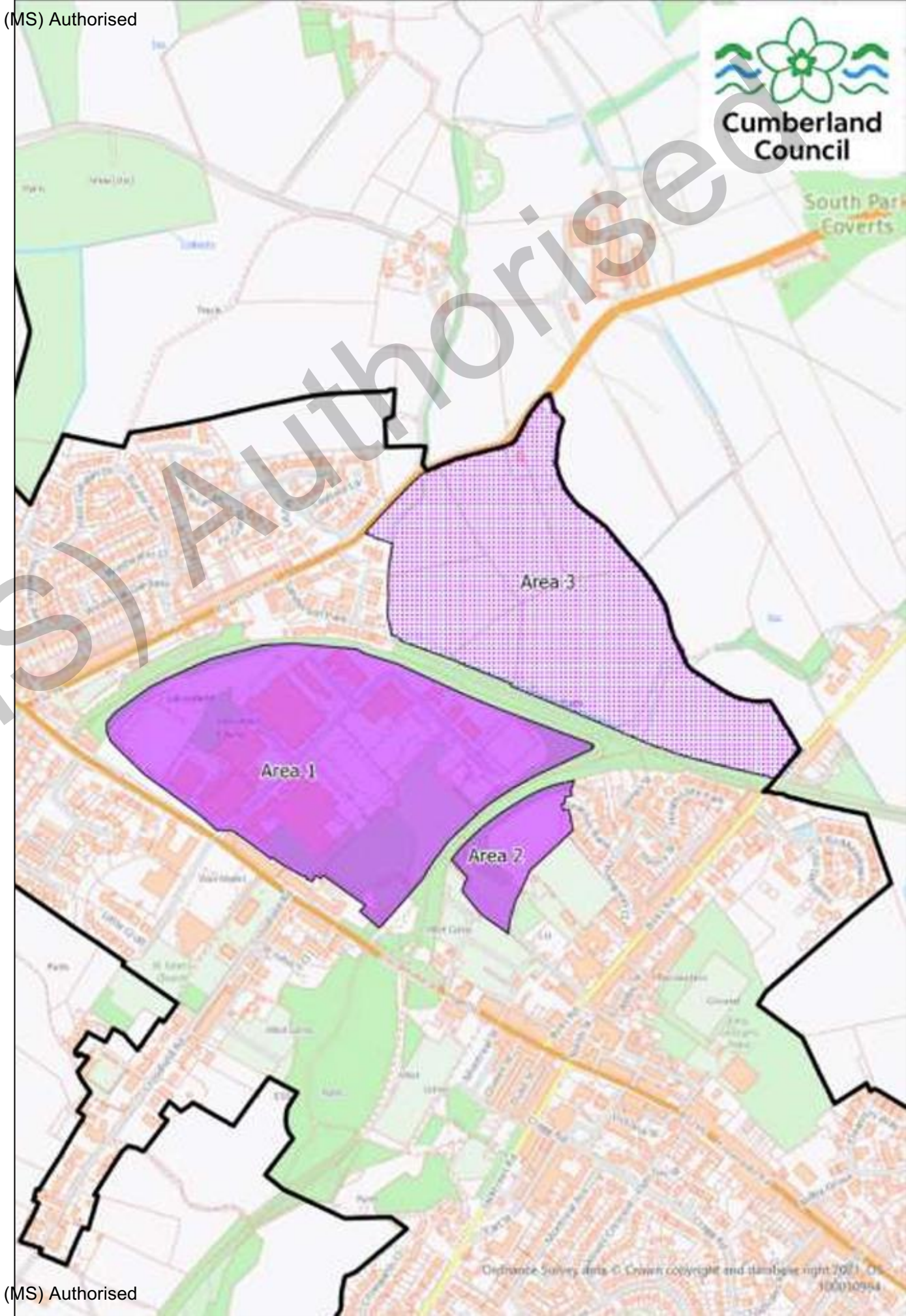
Proposed Use

The primary uses on the Cleator Moor Innovation Quarter development will be limited to Use Class B2, Use Class B8 and Use Class E(g) only. Community infrastructure, community facilities and ancillary uses to support the primary uses on the development will be supported within a single building or small cluster of buildings within the development to act as a focal point for the development and local community. This could include uses such as, meeting spaces and education/training spaces (i.e. Use Classes E(b), E(d), E(f), F1(a) and F1(e)).

The primary use of the building falls within Use Class E, incorporating Class E(g)(i) offices for business administration and collaboration, Class E(g)(ii) research and development for the design and testing of products and processes, and Class E(g)(iii) light industrial activities where such operations can be carried out within an enclosed building without detriment to the amenity of the surrounding area. It is specifically tailored to support start-up and early-stage businesses operating within the engineering, clean energy, nuclear and related innovation sectors. Tenants will be new and emerging businesses and will build upon the existing supply chain, knowledge, and engineering capabilities in West Cumbria.

The Hub is intended to provide a flexible and supportive environment with units designed to accommodate a range of operational needs with high-quality, adaptable workspaces.

The proposal will work alongside the neighbouring LuF plots, enabling businesses to scale without relocating. By bringing together start-ups, innovators, and small businesses in a shared setting, the development will actively encourage collaboration, knowledge-sharing, and skills development, helping to strengthen local supply chains and retain talent within West Cumbria.



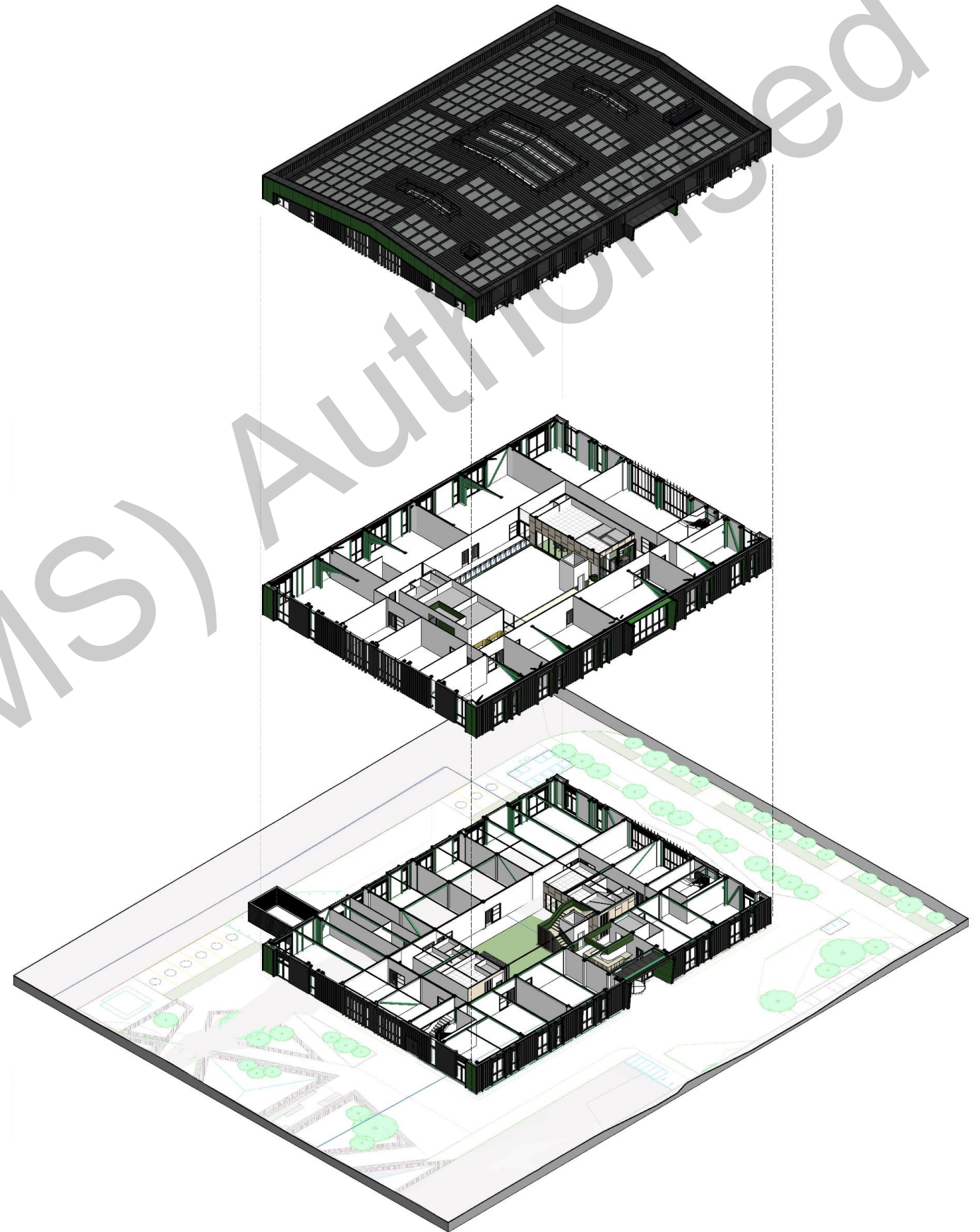
07 Building

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Design Proposal

The iSH Hub is proposed as a central, flexible building that acts as a focal point for the regeneration of the Leconfield Industrial Estate and the wider Cleator Moor Innovation Quarter. The design responds directly to the relocated site, aligning its footprint, scale, and orientation with neighbouring LuF Plots 9 and 12 to create a cohesive and legible group of buildings.

The building adopts a simple, rationalised rectangular form to maximise flexibility, efficiency, and future adaptability. Internally, a clear spatial hierarchy is established, with a welcoming social core at the heart of the building, surrounded by lettable units.



Proposed Amount

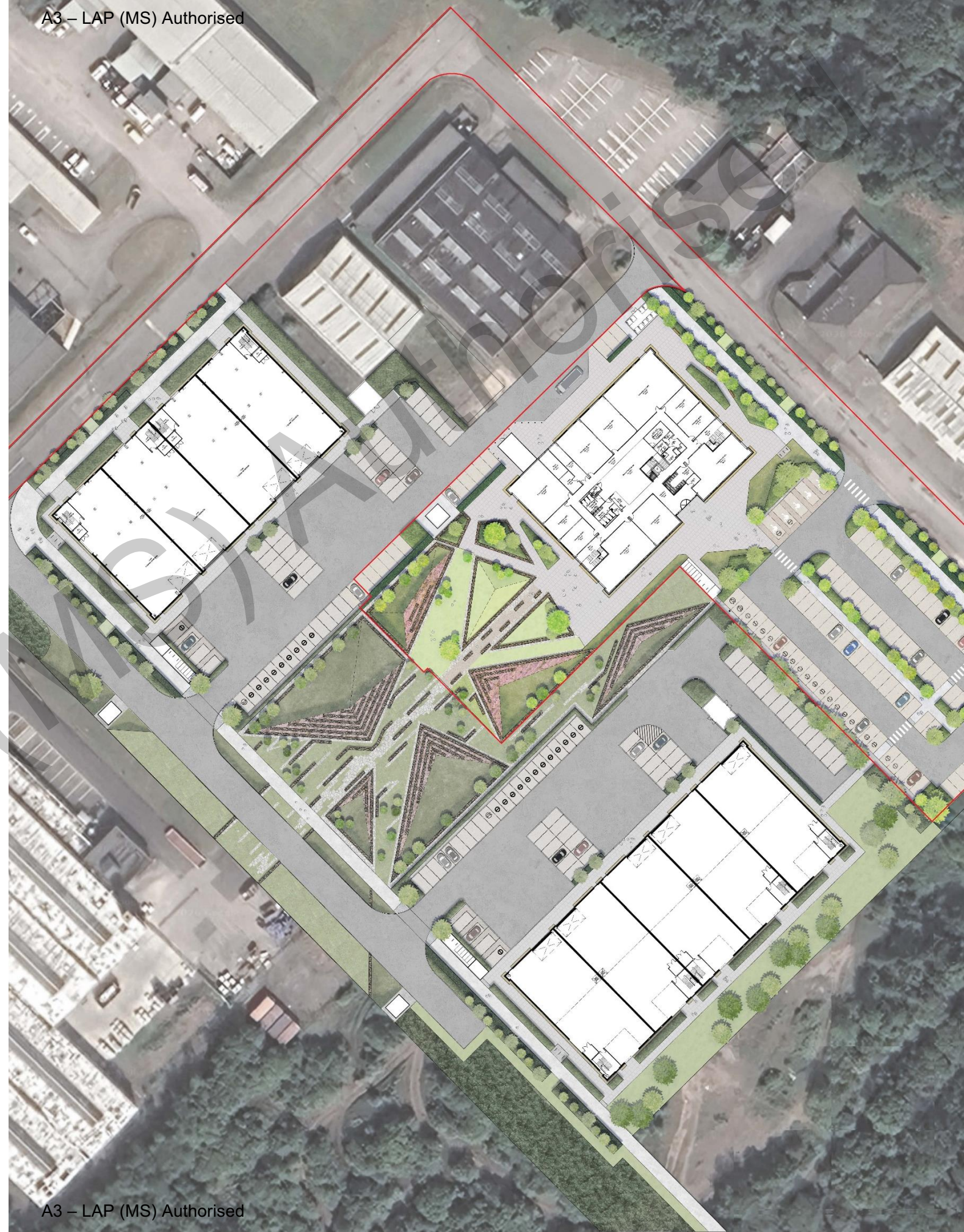
The Hub will be a mixed-use centralised building to form a focus for the Leconfield Industrial Estate, and offers the following amenities;

- Work-spaces for innovation and desk-based engineering,
- Skills collaboration,
- Meeting spaces,
- Communal social areas

The footprint has been driven by the neighboring Plots 9 & 12; reducing the overall size while maintaining the same lettable area.

- The current proposal is 1548sqm.
 - *The previous design was 1866sqm.*

The car park has remained in the same location, with the orientation and design being updated to reflect the new Hub location. The overall site holds 112 car parking spaces – with some allocated to the rear of the building continuing along from plot 9 parking.



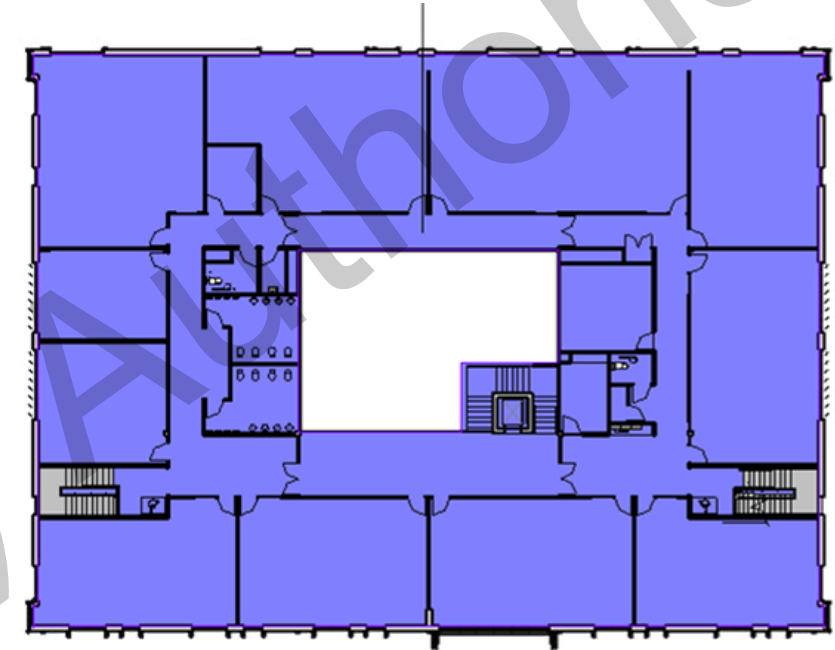
Proposed Amount

The proposal has as Gross Internal Area of 2794sqm (compared to 2833sqm for the original Hub) split between two floors:

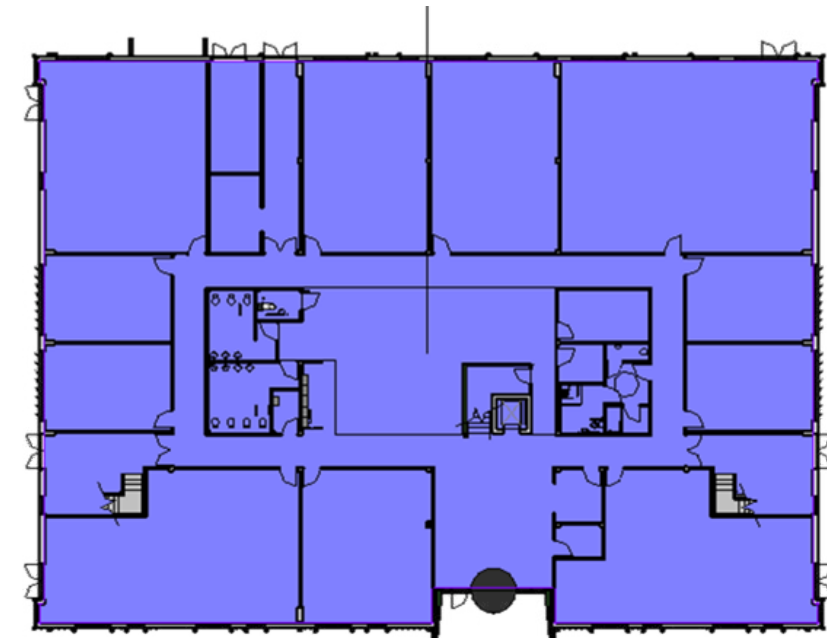
- Ground floor – 1449sqm
- First Floor – 1331sqm
- Roof Stair – 15sqm

The building has been developed through a rationalised and efficient plan form, informed by structural grid alignment, servicing strategy, and circulation optimisation.

Units are organised around a centrally located social core, strengthening interaction and collaboration while maximising lettable area, adaptability, and long-term value for occupiers.



Level 01

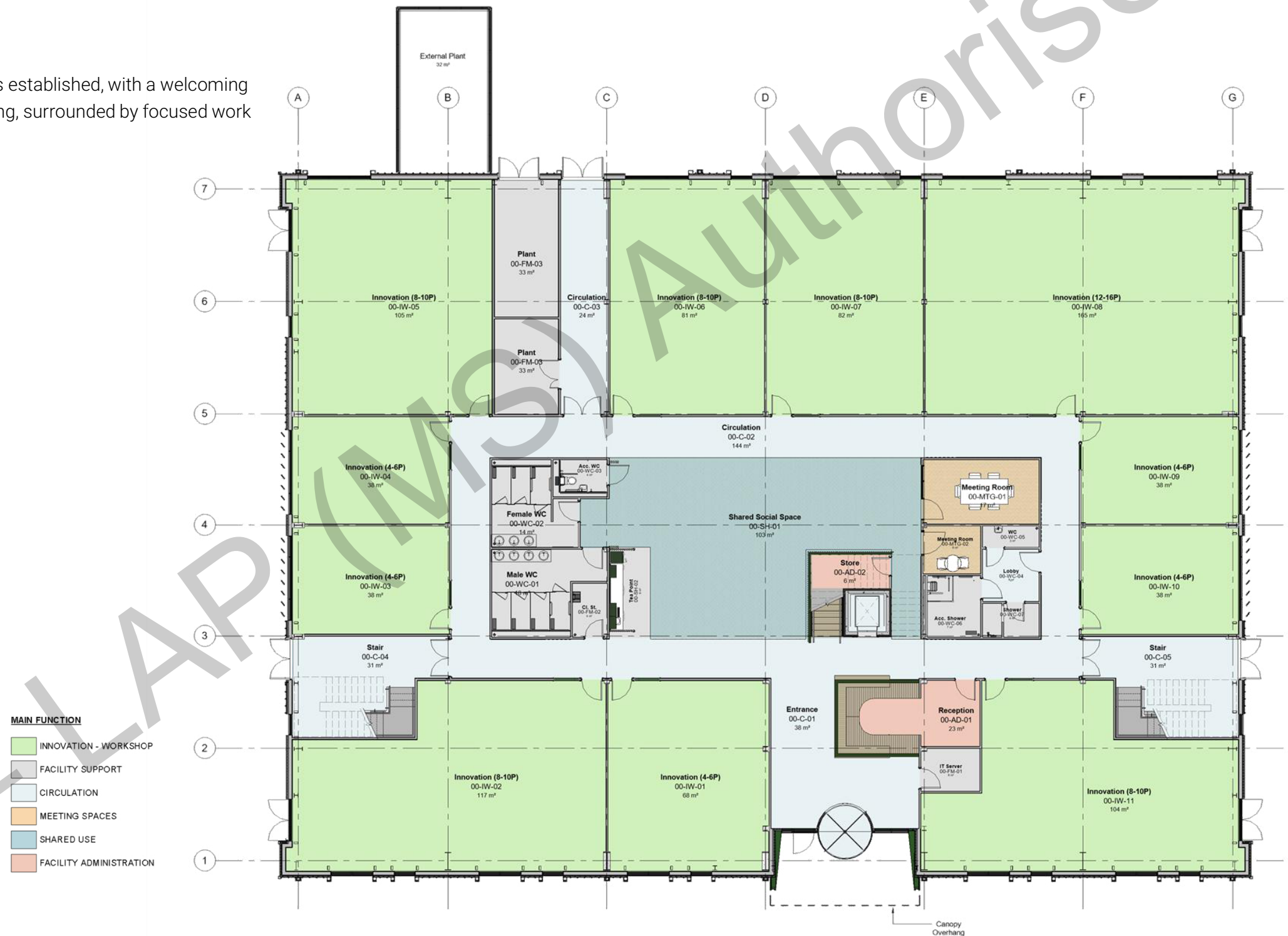


Level 00

Building Layout

Ground Floor

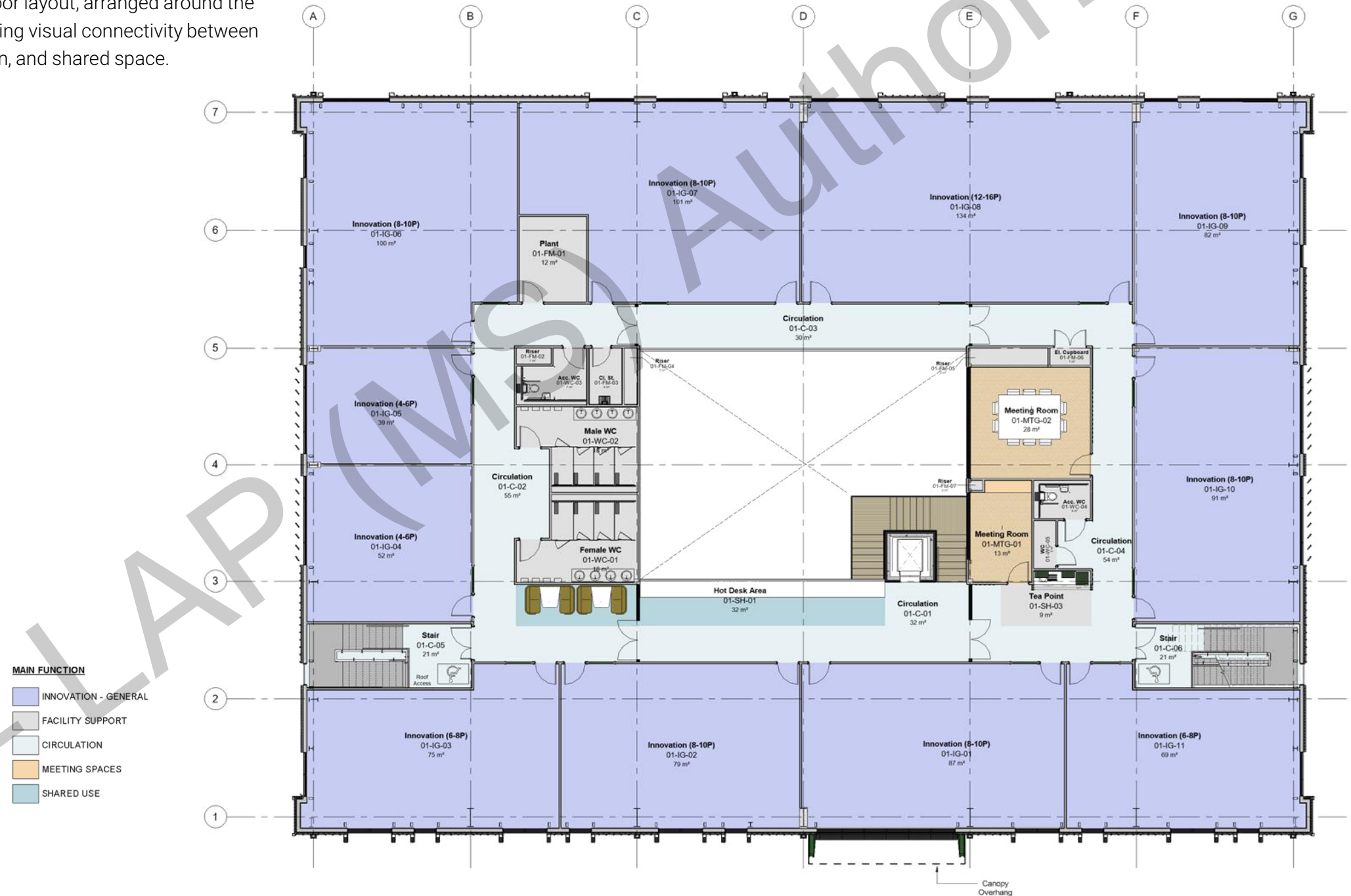
Internally, a clear spatial hierarchy is established, with a welcoming social core at the heart of the building, surrounded by focused work areas.



Building Layout

First Floor

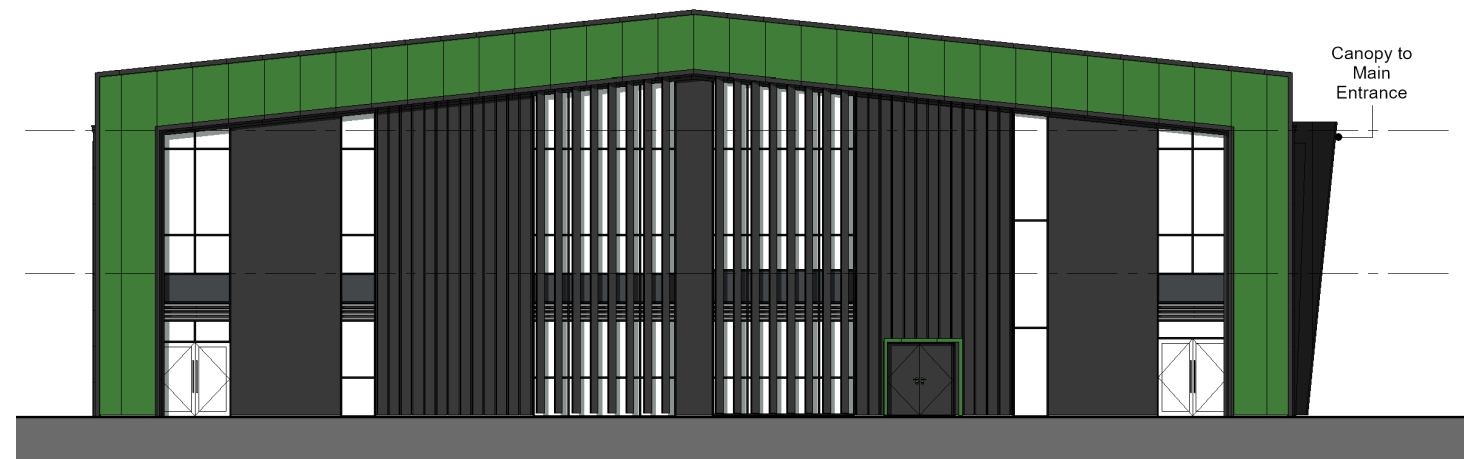
The first floor mirrors the ground floor layout, arranged around the central double-height atrium, providing visual connectivity between levels, improved daylight penetration, and shared space.



Appearance - Elevations

The proposed elevations demonstrate the industrial character of the wider LuF site, while highlighting the Hub as a central focus of the wider estate development. They include a pronounced entrance canopy, a deliberate and restrained use of colour, and a refined façade rhythm to improve legibility and articulation.

Through the simplification of form and rationalisation of materials, the building establishes a robust and adaptable envelope that aligns with its context.



Cross Section

The feature colour used on the external façade to highlight the gable end and entrance canopy can be continued throughout the proposal.

Exposing the services and structure reinforces the industrial character of the building. By painting these exposed systems in a coordinated palette the services can be visually integrated into the design strategy, creating a controlled and cohesive industrial expression that complements the overall design approach.



This is indicative only, with FFE and colour used to demonstrate design intent. Colour choice has not been specified and will be coordinated with the wider LuF scheme.

Eye-level View



Landscape is indicative only, design will ensure BNG improvements and a cohesive approach across both LuF and Hub sites.

Eye-level View



Eye-level View



Landscape is indicative only, design will ensure BNG improvements and a cohesive approach across both LuF and Hub sites.

Aerial View



Landscape is indicative only, design will ensure BNG improvements and a cohesive approach across both LuF and Hub sites.

08 Resources

Building Services and Energy Strategy

The mechanical, electrical and public health (MEP) and energy strategy for the Cleator Moor iSH Hub has been developed to support the delivery of a high-quality, flexible and future-ready innovation facility. The design adopts an all-electric, low-carbon approach, aligned with Cumberland Council's sustainability objectives and the wider transition away from fossil fuel-based systems.

Mechanical Services

The building will operate without a mains gas supply, relying instead on electrically driven systems. Space heating and comfort cooling for innovation and communal areas will be provided via variable refrigerant flow (VRF) systems, comprising external condenser units and internal fan coil units (cassette and wall-mounted types). These systems provide flexible zoning, energy-efficient operation and local user control, while responding to the spatial constraints of the building.

Ventilation will be fully mechanical, with systems tailored to occupancy type. Innovation spaces will be served by local mechanical ventilation with heat recovery (MVHR) units, allowing demand-led control based on occupancy and CO₂ levels. Communal areas will be served by centralised air handling systems with heat recovery located within roof-level plant zones. Toilet areas will be provided with extract ventilation which will also return heat back to the MVHR systems. This approach supports good indoor environmental quality while maintaining operational efficiency.

Domestic hot and cold-water services will be supplied via a new mains connection. Domestic hot water will be generated using local electric water heaters dispensing with the need for domestic hot water circulation. Above-ground drainage systems will serve all sanitary facilities and connect to the wider site infrastructure.

A Building Management System (BMS) will provide centralised monitoring and control of building services, enabling efficient operation and future integration with wider estate systems. Sub-metering of key services will be incorporated to support energy monitoring and management.

External Plant and Condenser Location

External air-conditioning condenser units will be located at ground floor level within a dedicated external plant compound. The compound will be designed to accommodate the required plant in a secure, accessible and visually appropriate manner.

The condenser units will be enclosed within a screened compound to minimise visual impact. The screening solution will be developed to address aesthetic, acoustic and maintenance considerations.

Energy and Sustainability Strategy

The building has been designed to comply with Approved Document L, Volume 2 (2021), incorporating measures to conserve fuel and power through a combination of efficient building fabric, controlled fittings, and high-performance building services.

Compliance will be demonstrated through SBEM energy modelling, with an Energy Performance Certificate (EPC) provided on completion. The design will also address summertime performance and solar gains in accordance with Part L requirements, supported by the architectural approach to façade and glazing design and, where required, dynamic thermal modelling.

The building adopts a fully electric servicing strategy, removing reliance on fossil fuels and supporting a lower-carbon operational profile. Efficient HVAC systems, including VRF and heat recovery ventilation, have been selected to optimise energy use while maintaining occupant comfort.

In line with the principles of the Cumberland Council Sustainable Building Strategy, the design incorporates on-site renewable energy generation. Photovoltaic (PV) panels will be installed on the available roof area to maximise renewable electricity production, contributing to the building's energy demand and reducing operational carbon emissions.

Summary

The integrated building services and energy strategy delivers a flexible, efficient and low-carbon solution that supports the functional requirements of the innovation hub while ensuring adaptability for future use. The design balances performance, maintainability and spatial constraints, with a strong emphasis on energy efficiency, environmental quality and long-term operational resilience.

Building Services and Energy Strategy

Electrical Services

Power & Incoming Services

The building's Electrical Maximum Demand (EMD) is estimated at 1,000 kVA, inclusive of a 20% capacity allowance to support future expansion and EV infrastructure. Power will be supplied via the ENW network through an HVSS connection, with dedicated ductwork routed to the main LV plant room. Data services will be provided by the nominated utility provider following detailed survey. A comprehensive sub-metering strategy, fully integrated with the BEMS, will support energy monitoring across all major load centres in compliance with Part L2A.

Low Voltage (LV) Distribution

The LV system will use dedicated containment and MCCB-protected distribution boards sized to suit connected loads. The arrangement includes surge protection, PV import/export metering, and spare provision for future harmonic filtration. Essential systems—including lifts, fire alarms, mechanical plant, and PV arrays—will be connected directly to the main LV switchboard for resilience and controlled operation.

Small Power, Renewables & EV Charging

Small power systems are designed to maximise tenant flexibility and support varied workspace formats. Innovation areas will be served by perimeter dado trunking, while front-of-house areas incorporate architecturally sympathetic outlet placement. A rooftop PV array will contribute to the building's energy performance, with final sizing confirmed through Stage 3 BRUKL modelling. EV charging provision includes initial twin 22 kW chargers, and infrastructure to support a further 23 bays with load-management capability for future upgrades.

ICT Infrastructure

A high-performance CAT6A structured cabling system will provide data, voice, and digital service connectivity throughout the building. Containment will be delivered via raised-floor baskets, ceiling routes, and risers. A ground-floor telecoms room will support all building ICT services, including Wi-Fi controllers, security systems, and patching. Innovation spaces will receive dedicated fibre links to ensure tenants can implement their own ICT systems with minimal disruption.

Lighting Strategy

The lighting design delivers comfortable, efficient, and visually coherent illumination across all building zones. Innovation spaces will use low-glare linear LED lighting with dimming capability. Meeting rooms and front-of-house areas will feature architectural luminaires to enhance the user experience. Circulation areas and the atrium incorporate accent and linear lighting to emphasise routes and architectural features. A lighting control system incorporating presence detection and daylight linking will optimise energy performance.

Security & Access Control

The security strategy provides a safe, controlled environment through a combination of magnetic-locked external doors, integrated access control readers, intercom systems, and strategic CCTV coverage. Internal doors remain manually lockable to maintain operational flexibility without over-reliance on electronic systems. All systems are coordinated with fire alarm interfaces to maintain safe egress.

Lightning Protection

A BS EN 62305-compliant Lightning Protection System will safeguard the building through coordinated air-termination networks, down conductors, and earth systems. A dedicated clean earth will protect ICT systems, and surge protection will secure all incoming and outgoing services.

09 Lifespan

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Lifespan

The following minimum life expectancies are proposed:

Element	Element Name	Min. Life Expectancy (Years)
Structure	Foundations	60
Structure	Slab	60
Structure	Walls	60
Structure	Upper Floors	60
Structure	Roof Structure	60
Structure	Structural Frame	60
structure	Stairs	60
Underground Drainage	Pipes, inspection chambers	60
External Envelope	Roof Covering	25
External Envelope	External walls / cladding	25
External Envelope	Windows and external doors	25
External Envelope	Rooflights	25
Rainwater Disposal	Rainwater pipes, hoppers and gutters	25

10 Summary

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In Conclusion

This Design and Access Statement accompanies the full planning application for the proposed iSH Hub Building at Leconfield Industrial Estate, Cleator Moor. The development forms a central component of the Cleator Moor Innovation Quarter and is promoted by Cumberland Council to support economic regeneration, skills development, and the long-term diversification of the local economy.

The iSH Hub is intended to provide flexible, high-quality accommodation for start-up and early-stage businesses operating within the engineering, clean energy, nuclear, and related innovation sectors. The building will act as a focal point for collaboration, innovation, and business growth, complementing existing tenants on the industrial estate and the adjacent developments on Plots 9 and 12. The co-location of these uses will allow businesses to scale locally, supporting retention of skills and investment within West Cumbria.

The architectural approach reflects the robust character of the industrial estate while establishing the Hub as a clear focal point. A restrained palette of materials, articulated façades, and carefully applied colour are used to enhance legibility and identity, with a prominent entrance canopy marking arrival. The design has been coordinated with the adjacent LuF developments to ensure a coherent and unified appearance across the wider regeneration area.

A landscape-led approach underpins the proposal, incorporating native planting, green infrastructure, and biodiversity enhancements. The development supports Biodiversity Net Gain objectives and improves the quality of public realm within the estate.

In summary, the iSH Hub delivers a flexible, sustainable and well-integrated innovation building that supports economic growth, strengthens the identity of the Leconfield Industrial Estate, and acts as a catalyst for the long-term regeneration of the Cleator Moor Innovation Quarter.

