

Design and Access Statement

October 2016

New Prefab at Pfizer Biotech, New Lane, Havant, Hampshire, PO9 2NG



INTRODUCTION

This Design & Access statement has been prepared to support the following proposal:

New Prefab building

The proposed prefab will sit in the same space that 2 large containers once occupied for convenience of staff gaining access to it and security.



SITE CONTEXT

The property is in the industrial sector of Havant; backing onto railway lines running from Havant Station to Rowlands Castle Station.

There is a residential area along the western edge of the site following new lane.



ABOUT PFIZER

Pfizer is one of the world's premier innovative biopharmaceutical companies, discovering, developing and providing over 120 different medicines, vaccines and consumer healthcare products to help save and improve the lives of millions of people in the UK and around the world every year.

With around 2,500 colleagues in four locations in the UK. They work across our commercial business, research and development (R&D), and manufacturing, packaging and distribution operations.

The Pfizer Global Supply site in Havant, Hampshire is home to highly sophisticated production lines. These provide state-of-the-art packaging of vaccines and specialist injectable products, often in highly secure refrigerated conditions, which are then distributed to 120 destinations around the world.



DESIGN ISSUES

Locating the right place for the new prefab building which will house essential electrical services to the entire site while remaining accessible was key. These changes will need to be considered carefully due to a number of site alterations; such as the removal of some buildings and the extension and refurbishment of others.

Under the context of the existing buildings and the close proximity this proposed prefab is likely have to them, material choices must be considered to allow uniformity and security.

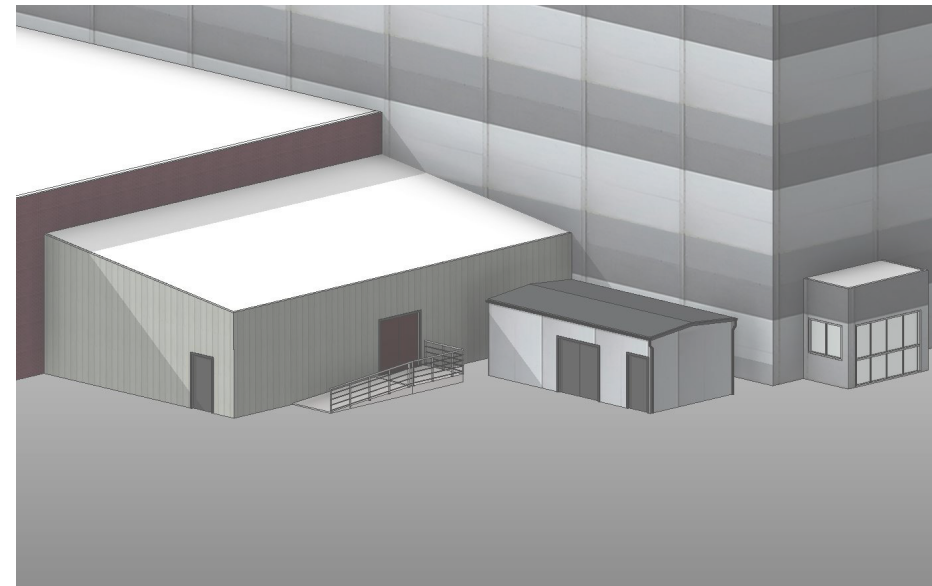
This prefab will require cooling systems to maintain the services proficiency and stability.

DESIGN SOLUTION

Pfizer proposes to introduce a new prefab electrical services building. This new building will replace the functions currently taking place in the existing site reception building (aka Building V) which is currently in for planning to be demolished.

There will not be a change in staff numbers due to this proposal; there is significant parking provision already on site.

The building will not require any windows in-line with Building Regulations Part F. This is preferred for security purposes. The building will be kept cool by air conditioning systems.



ENVIRONMENTAL ISSUES

ACCESS

This application is to add a small building footprint which will not affect any vehicular or pedestrian traffic.

The building will have level thresholds in compliance with Disabled Discrimination Act and Part M of the Building Regulations.

FLOOD

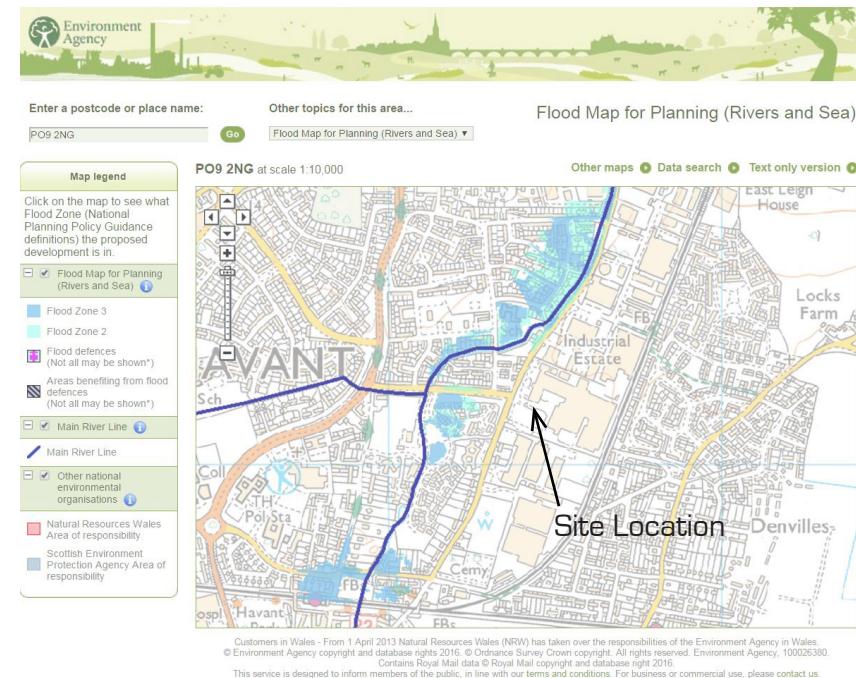
The property is not at risk of flooding. The topography to the north and west of the river is lower lying, however the Pfizer site is clear of all risk zones.

ARBORICULTURAL

There are no trees near the site that could be affected by these proposed works.

BIODIVERSITY

There are no swift, swallow or similar birds nesting in the building. The additional footprint will not adversely affect the local biodiversity. The land around the building is not contaminated and will not be contaminated by the proposed additions to the building.



MATERIALS & MECHANISMS

It is proposed that the new prefab will be constructed with the following:

- Walls: Vertical shallow profiled reinforced zinc coated steel panels with vertical stiffening channels.
- Roof: Zinc coated steel capped/interlocked outer panel and stiffening members.
- Doors: Heavy duty steel with continuous stainless steel hinges.
- All finishes to match surrounding buildings: BS4800 10A05.
- Cooling System: N+1 HVAC system, nominal 2No Daikin type.

CONCLUSION

Application is to add a small prefab building to house essential electrical services for the site and is considered to be of small impact.

