Axis ARCHITECTURE

Design and Access Statement

October 2016

Refurbished and Extended Security Building at Pfizer Biotech, New Lane, Havant, Hampshire, PO9 2NG

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INTRODUCTION

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

Refurbished and Extended Site Security Office

The existing security office is located to the front of the site along its western boundary. The proposal is to upgrade the existing site office by removing the portakabins and extending the existing building.

The current access to the site is through an external turnstile system under canopy; this proposal will bring staff and visitors into the security office reception for sign in and access to the site.

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

Due to site improvement plans; the security building requires enlarging and accommodate the new site reception. This reception will replace the current reception in building V which is earmarked for demolition and is currently in for planning approval.

There are a couple of temporary portakabins which serve as additional facilities for the existing security building, however these are not appropriate as a reception or waiting area and will need to be removed.

The current building sits relatively tightly between roads and hard surfaces and therefore the design will seek to have minimal impact on these surfaces.

As this building will become the new 'front' to the Pfizer site it will be important that it is well noticed and visible. Additional soffit lighting and an attractive frontage will be necessary. The existing building has a brick face and aluminium windows, these will need to be tied into the new design.

The site security staff will require improved access and control systems to effectively run the site.

DESIGN SOLUTION

Pfizer proposes to improve their site entry security offices by removing existing portakabins and renovating and extending the existing office building to form an indoor entrance lobby and reception. 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 which is managed and secured by the staff operating in the security building. There is an existing "main" vehicular entrance that will be reinstated to allow better flow of vehicles entering the site and improve logistics.

The proposal will retain use of the existing security building, upgrading the windows and introducing a side door for ease of access to staff only. The extension will include 2 entrances (public and secure) each with a draught lobby, both meeting in a reception and waiting area. A meeting room, office/ store, toilet, small kitchen and locker room will be included in the extension replacing the existing provisions.

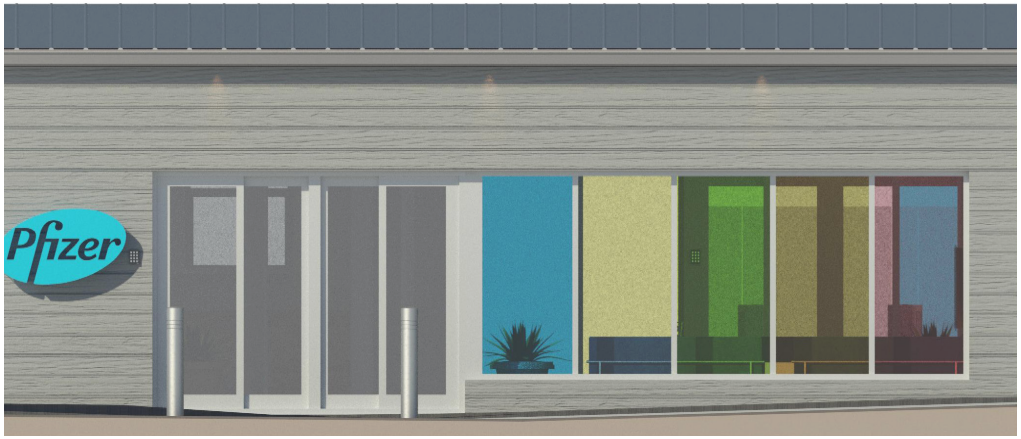
Solar reflective double glazing with coloured film applied to the inner face will be installed to allow maximum light in each space while controlling solar gain. Colourful films (in keeping with Pfizer colour schemes) will promote the public spaces of the building.

Additionally, down-lights will be installed into the soffits to provide further visibility and therefore security; whilst providing a clear focal point for the site visitor.

MATERIALS

It is proposed that the extension and refurbished works will be constructed with the following:

- Blockwork cavity wall construction aligned to existing forming the extension
- Cladding over new blockwork and existing brick face (Marley Eternit Cedral Smooth C18 Slate Grey) using thier 'click' system.
- Lo-Pitch Insulated Roof Panels to reduce overall height but allow for adequate surface water run off (KS1000 LP; PPC Goosewing Grey (RAL 7038))
- All doors and windows to be low-e double glazed aluminium framed (RAL 7016).
- All trimming (gutters, fascias and soffits) to be polyester powder coated (PPC) aluminium to match doors and windows (RAL 7016)
- Transparent coloured vinyl to be applied to inside of building glazing in main reception area.



ENVIRONMENTAL ISSUES

ACCESS

This application is to refurbish and extend the existing site security building to allow access to the site to be re-instated from the main gates. This will ease vehicle movement by introducing the additional entrance and allow the security team additional control over segregation of delivery lorries and staff/visitors cars.

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

A multi-sex shared disabled toilet will be constructed within the extension to meet Building Regulations as set out in Part M.

FLOOD

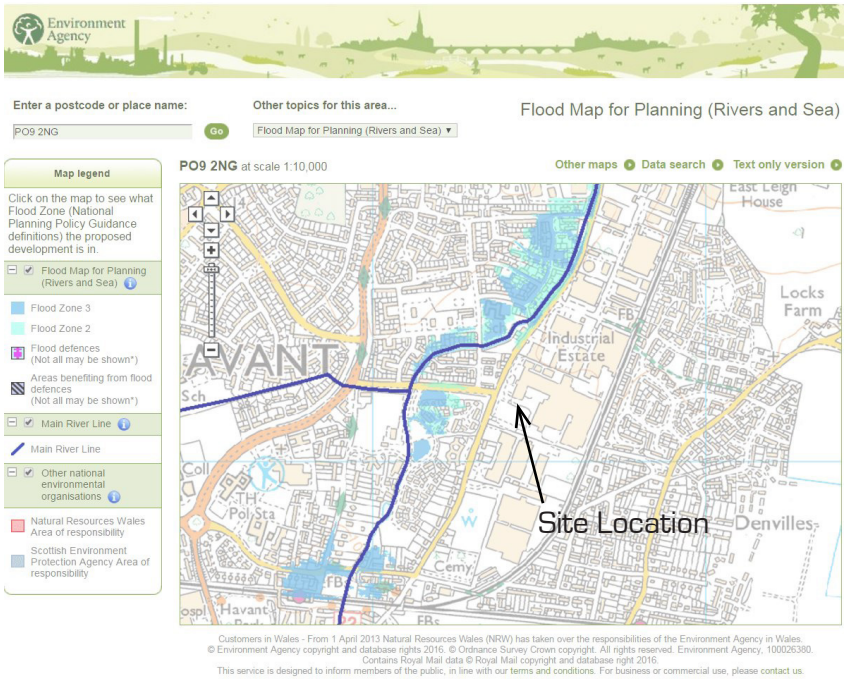
The property is not at risk of flooding. The topography to the north and west of the river is lower lying, however the Pfizer site is clear of all risk zones.

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.



CONCLUSION

Application is to refurbish and extend the existing security building to create a reception area with necessary ancillaries. Improved site functionality and security with attractive lighting, colours and finishes.