

Design & Access Statement

for

New Blast Freezer

at

**Pfizer Biotech
New Lane
Havant**

for

**Pfizer Biotech
New Lane
Havant
Hampshire
PO9 2NG**

prepared by



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Introduction

The site is part of the Pfizer Biotech distribution centre located on New Lane in Havant. The proposed development area is situated just north from the centre of the site adjacent to an existing warehouse. To the south east of the site are the main Pfizer industrial buildings, which are finished in profiled metal cladding (fig.1) and low brick plinths. To the west of the site is a large gravel area where there was once a large production building.



Fig. 1 – Existing Building (West Elevation)

The Site is surrounded by Industrial profiled metal clad / brick buildings.

Design Requirement

The applicant intends to build a replacement blast freezer onto the side of the existing single storey warehouse, part clad in profiled metal cladding and external brickwork (fig. 2). This building is to replace two freestanding freezers currently located on the hard standing, south of the proposed development. The new blast freezers and cold storage facility are required for the pre-conditioning, and storing of gel packs which are used in the packing and temperature control of Pfizers pharmaceutical products.



Fig. 2 - Existing Building (Front view – West Eleavtion)

Design Solution

The new proposed blast freezer will be situated adjacent to the existing building 'N' on its western elevation. The freezer is approximately 11.5m x 18.8m x 3.8m high with a small 3mx7mx2.7m covered link. The freezer will have a shallow mono-pitched roof connecting the link to the existing single storey warehouse, and a profiled duo pitched (10 deg.) roof over the main blast freezer - colour Goosewing Grey.

The surrounding buildings on the site are predominantly clad in profiled metal sheeting, with associated flashing and brick plinth details (Fig.1). The new blast freezer will be finished externally in a flat polyester powder coated metal cladding, colour RAL 7035 to match as closely as possible the colour of the surrounding building's cladding.

The new blast freezer will be housed on a new concrete slab, located well below the external gravel level in order to provide a flush level threshold between freezer and linked warehouse. The floor of the unit shall withstand a static load of 1500KG/m² including pallet weight to allow an electric pallet truck to move loaded pallets in and out. An emergency exit door is required with steps which will lead out onto the footpath and onwards towards a muster point.



Fig.3 - Existing building with High Bay warehouse in the background.

Access

No special provision has been made to allow wheelchair access to the new enclosure as the processes undertaken will require able-bodied personnel moving heavy loads.

There will be no additions to the workforce as a result of this extension and the blast freezer will only be housing gel pads currently stored in two temporary freezers, therefore no additional parking provision has been deemed required.

Flooding

A desk study of the site on the Environment Agency Website would suggest that there is no flood risk indicated from the river running along New Lane.