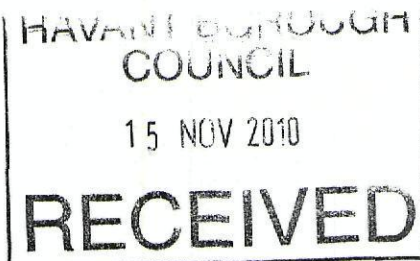




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Doc. No. CO12164-AR-TP- 0001- v1



Design and Access Statement

Site

address:

WYETH BIOTECH
32 New Lane
Havant
PO9 2NG

Date:

12.11.2010

Contact details

Applicants name

Name:	T. Stears (Director of Engineering)
Address:	Wyeth Biotech (Pfizer) 32 New Lane Havant
Post code:	PO9 2NG
Telephone:	02392483611

Agents name

Name:	
Address:	
Post code:	
Telephone:	

Section 1 – Proposed siting of ‘Temporary’ Portacabin type Accommodation & ‘Temporary’ Hardstand Area for Equipment, on an Existing Site Car Parking Area.

SITE VIEW :





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DESCRIPTION OF WORKS :

The application relates to the proposed siting of 'Temporary' single storey height portacabin type accommodation buildings on an existing site car parking area, including the formation of a new 'Temporary' hardstand area.

The temporary buildings and hardstand area are proposed to be located upon temporary leased land (leased from 'Sumika' polymer compounds) currently utilised as site car parking, on the south - east boundary of the Wyeth Biotech(Pfizer) industrial site, Havant.

The existing car parking area on the site area to which this application relates has current temporary TCPA planning approval for a period of a further 3 years – reference Planning Permission No. 08/50993/014 – expiry date 31st August 2013.

The proposed development principle is to facilitate the sites requirement to 'Temporary' house engineering and construction staff related to ongoing site re-organisation projects and proposed future projects within 'portacabin' type accommodation buildings, including the requirement to site related construction equipment upon a new 'Temporary' hardstand area. The proposal for these 'Temporary' works is for a period of a maximum of 2 years only, commencing 2010.

The visual impact of the proposed works will be minimal as the 'Temporary' nature of the works in scale and height and location retains the context of the existing surrounding Industrial buildings.

The location of the site area is obscured on the Eastern boundary from any adjacent domestic over view by the raised railway embankment with existing tree coverage and natural landscaping. The Southern and Western Boundaries overlook the adjacent 'Sumika' industrial site and the Northern boundary accesses the Wyeth(Pfizer) site.



EXISTING SITE LAYOUT :



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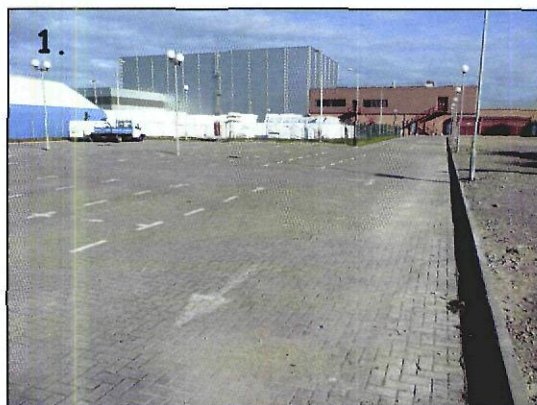
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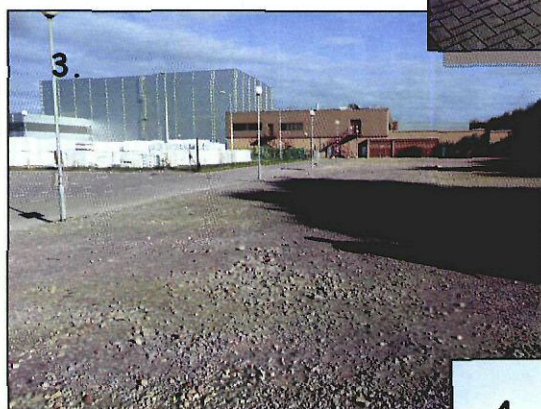
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EXISTING SITE LAYOUT :

1. View of existing car park – facing North – Proposed location for ‘Temporary’ portacabin type accommodation.



2. View of existing car park – facing South-West.



3. View of existing compacted fill ground facing North – Proposed location for ‘Temporary’ Hardstand Area to locate construction equipment.



4. View of existing raised railway embankment to Eastern boundary, facing North, with tree coverage and natural landscaping obscuring any domestic over view.

PROPOSED SITE LAYOUT :



Proposed Site Layout showing Temporary Accommodation Units and Equipment hardstand Area.



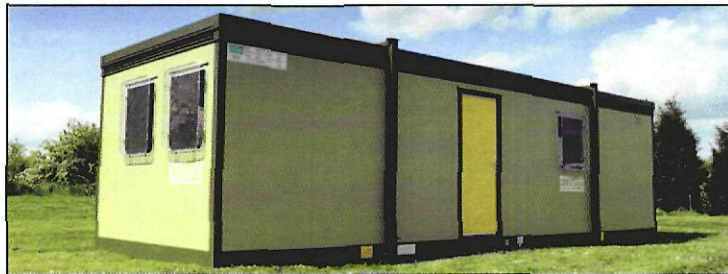
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The 'Temporary' buildings as shown on the Site Plan Layout drawing (WPL40 – P01) are proposed to be proprietary type accommodation units to facilitate the short term site re-organisation and project needs.



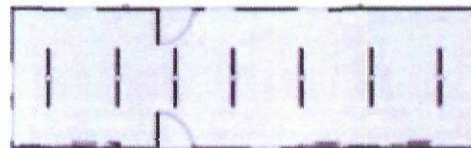
Typical 'Temporary' proprietary office accommodation units, single storey in height (max 2.7M ht) to dimensions shown on the Site Plan Layout Drawing.



Dimensions:	9.6 x 3m (32 x 10ft)
Features:	Kitchen/toilet block
Elliottshire Ref:	32X10EXCT

Details: Ideal welfare/amenity building when used in a complex of offices.

Typical proprietary 'Temporary' toilet unit plan with integral septic tank under.



Dimensions:	12 x 3.6m (40 x 12ft)
Features:	Open plan
Elliottshire Ref:	40X12EX

Details: Ideal for an open plan office or where plenty of space is a necessity.

Typical proprietary 'Temporary' office accommodation unit plan.

Typical 'Temporary' proprietary steel containers
For the secure storage of site construction equipment..





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Design standard followed

N/A

Section 2 - Vehicular and transport links

The application relates to an existing Industrial site and has 'NO' impact upon public access or public transport networks.

The proposed works make 'NO' impact upon the existing emergency services agreements for access to the site.

Section 3 - Commitment to maintaining an access statement

All current existing site access points will be maintained.

Section 4 - Sources of advice and consultation

*Prior consultation for the proposed works scope and impact have been made with Havant Borough Council Development Control Planning Department with Mr D. Eaves, Including a site review meeting on the 30th September 2010, and subsequent correspondence from Planning and Development :-
Your Ref..GEN/10/00653 - dated 28th October 2010*

Additional material information

Temporary proprietary cabin unit information as included in Section 1.