

**PROJECT NO. E5008
EDC COLD STORE DEVELOPMENT PROJECT
WYETH (PFIZER)
DESIGN AND ACCESS STATEMENT**

29 NOV 2010
RECEIVED

Issue No.	1	2	3	4	5
Compiled By	R.Bowen	D O'Sullivan	G.Heathcote		
Approved By	A.Hemming	A.Hemming	G.Palmer		
Date	05 Nov 2010	26 Nov 2010	26 Nov 2010		



HAVANT PGM



EDC Cold Store Development - PRELIMINARY DESIGN

DRWG No. C012164-AR-FS-0009-V3 15 NOV 10-GH

Pfizer Confidential - Internal use only. The implementation of proposed intentions expressed in this document may be subject to employee consultation with works councils and/or unions in certain countries.



PROJECT NO. E5008 - PFIZER

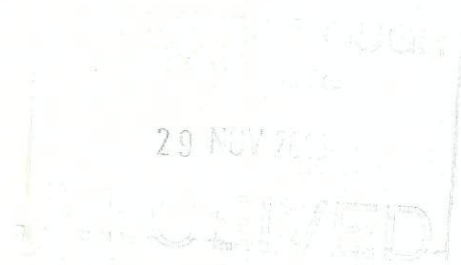
DESIGN AND ACCESS STATEMENT

ISSUE NO. 3

CONTENTS

Page No.

REVISION RECORD	1
SECTION 1 INTRODUCTION	2
SECTION 2 DESIGN STATEMENT	3
SECTION 3 ACCESS STATEMENT	8
APPENDICES	
1. Noise Impact Assessment	
2. Disabled Requirements	
3. Business Statement	



REVISION RECORD

Issue No.	Description of Revision	Page/Paragraph No.
1	First Issue	
2	Revised following design developments	
3	Issued for Planning Application	

29 NOV 2011

SECTION 1 INTRODUCTION

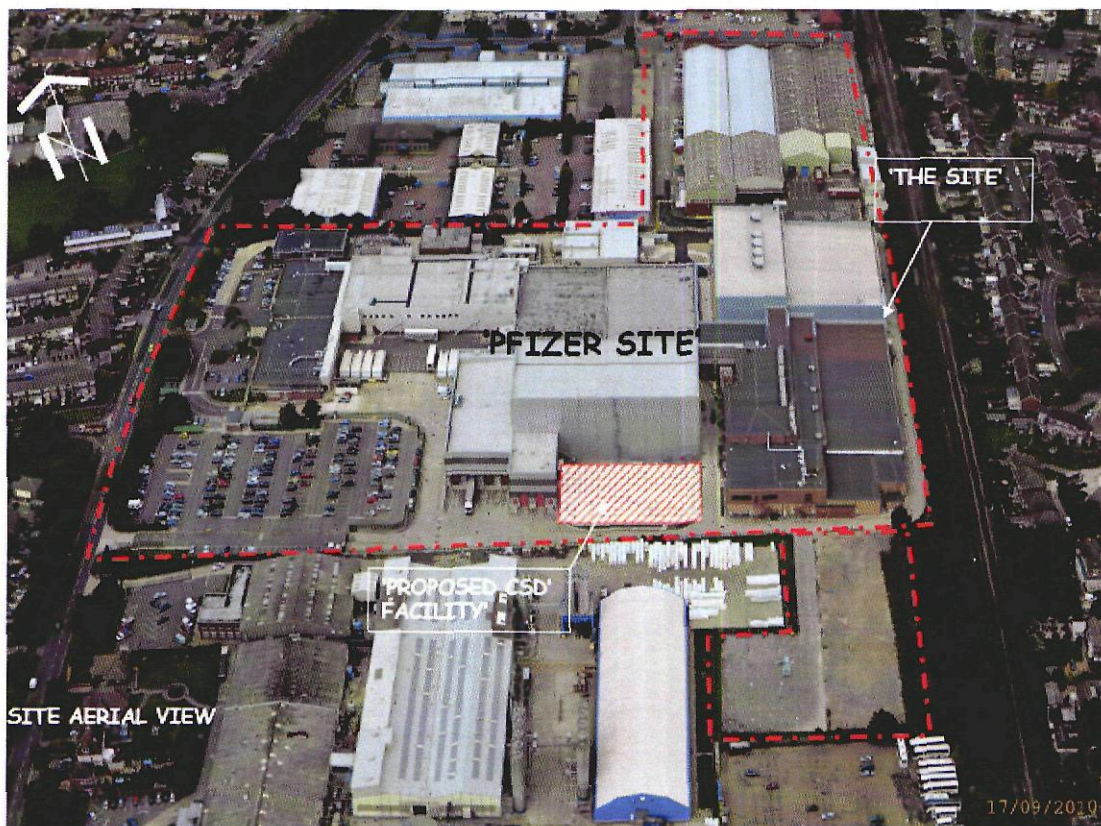
Pfizer, following their take over of Wyeth, propose to construct additional cold storage on their New Lane site on the Havant North Industrial Estate.

The new cold store development (CSD) will be a part of, and directly conjoined with, the existing European Distribution Centre (EDC) high bay warehouse.

The new cold store building will be subdivided into two cold stores and will provide additional storage capacity for the biotech secondary packaging facility.

This proposal indicates Pfizer's commitment to development in Havant, as a follow on from the recent opening of the new Biotech Packaging Facility (BPF).

This document is set-out in accordance with CABE recommendations for Design and Access Statements.



SECTION 2 DESIGN STATEMENT

2.1 Use

The new CSD building will provide significant additional cold storage on the site allowing the capacity to expand the number of key products that can be handled locally.

As a biotech secondary packaging facility the Pfizer Havant site has been continuously redeveloped over the last few years to respond to the cold chain needs associated with biotech products. In this respect it deals with some of the world's most advanced drug products and will soon be the world focus for some key lifesaving and prolonging treatments.

The CSD is the key to ensuring that the Havant site provides a total service in receipt, storage, packaging and re-exporting the products for which it is responsible. This places it as a significant world centre in Pfizer's logistics chain and enhances Havant's operational capability.

The proposal is for an additional cold store of 3,500 pallets total, subdivided into 2 stores, increasing the sites 5°C storage capacity from approximately 1,000 pallets (existing) to 4,500 pallets total (proposed).

The facility deals with product as received bulk and for finished product packaged form. The specialist needs of the products involved inevitably means that the product value is high. For this reason the format and construction of the facility responds to significant insurance maximum foreseeable loss requirements.

The CSD continues the site redevelopment that started with the recently opened world class BPF underlining Havant's significant role in the biotech sector of the pharmaceutical industry. (REF. planning permission 08/52191/040)

2.2

Amount

The gross area of the new build element of the facility is 1725 square metres. The following accommodation schedule provides the breakdown of areas in the facility:

Location	Area (square metres)	Comment
Cold Stores 2 & 3	1700.00	New Build
Switchroom and sprinkler valve room	25.00	New Build
TOTAL NEW BUILD	1725	Gross Area

Table 2.1 – Accommodation Schedule

2.3

Layout

The location of the facility on the site relates to the function it serves as the receipt and re-export cold storage warehouse for this secondary packaging and distribution operation.

For this reason the location adjacent to the truck docks of the EDC highbay warehouse allows for simple transfer of cold palletted product from refrigerated trucks via the adjacent existing docks to store for internal distribution and subsequent re-export of the packaged product. The access to the CSD is to be taken from a fallow taut liner bay area and will include the removal of these two unused docks. The area will then serve as the transit area into and out of the new stores.

The format of the design of the CSD relates to its operational requirement to provide the storage capacity required, utilising externally mounted ground level cooling plant that are needed to maintain the temperature profile required for cold storage of the biotech products.

The operational method used in the stores allows the potential for the use of the most advanced store pick and place racking systems necessary for the safe retention and export of products to over 80 countries worldwide.

The items in the store are to be fire protected significantly in excess of Building Regulation requirements. The products stored are not in themselves a fire or toxic risk, the protection of risk relates predominately to the value of the product stored.

As the new building lies to the south of the EDC (ref. figure 2.1 below), it effectively sits in the lee of the taller building ensuring that there are no sun shadowing issues in relation to the adjacent site.

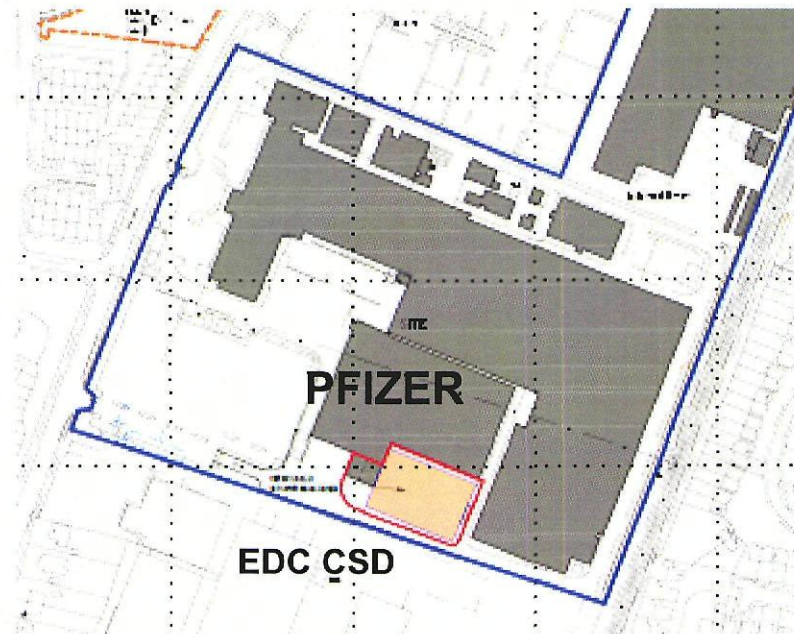
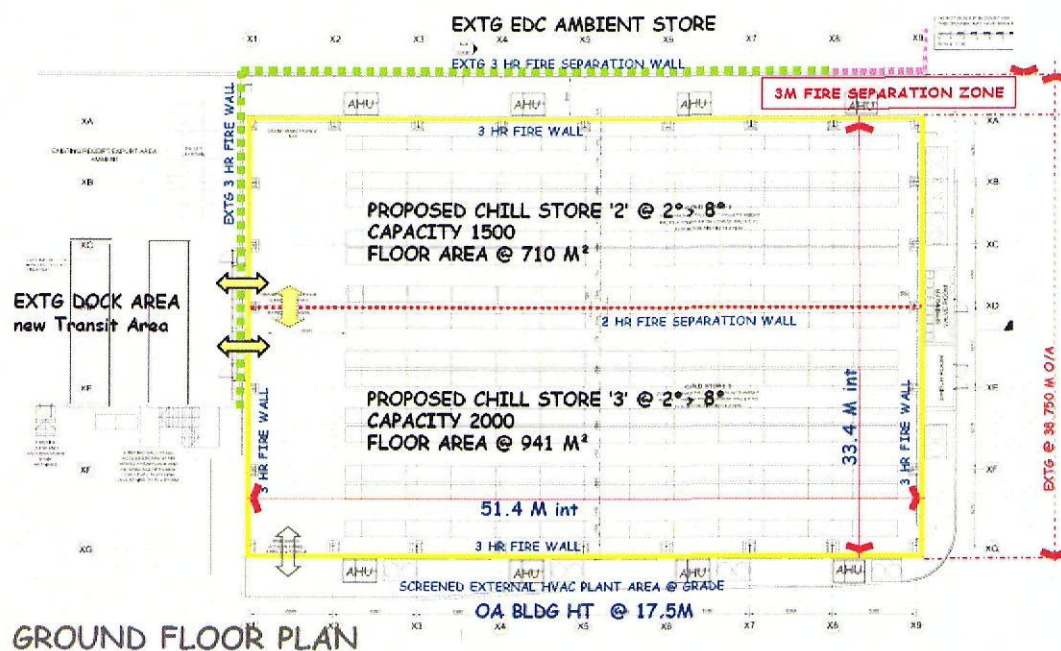


Figure 2.1 – Site Layout



2.4 Scale

The layout of the pallet racking in the store and the racking height related to the available site area and 3500 capacity pallet required to meet the sites future volumes, determines the form of the facility as a simple block.

In massing terms the CSD will sit against the south side of the 25.0m high EDC. The new facility will be approximately 17.5m high with a gross floor area of 1725 M². There will be a small service facility providing a valve room for sprinkler protection within the store and a switchroom to its east side of approximately 4.0m height.

The proximity to the boundary has been a consideration of some focus to ensure sympathetic design to the neighbouring site which is also zoned for industrial use. For this reason the design has been rigorously assessed to ensure that the building is no higher than it needs to be to ensure correct operation both in its interface with the EDC and internally, and in its response to loss risk requirements.

A parapet is required in order to maintain risk protection against maximum foreseeable loss criteria. This potential provided an issue in respect of roof drainage as there is a need to ensure that water is not carried through the cold store. To turn this to visual advantage the building is designed to include for scuppers through the parapet on both south and north elevations in four locations, these give into hopper heads and external downpipes.

2.5 Landscape

The facility sits well within the existing site confines and relates to the operational function it serves. In landscaping terms it is within an area that for both functional, safety and risk reasons is one of hard landscaping. Therefore upon Completion of the CSD all adjacent areas shall be laid out as hard landscaping for reasons previously stated.

2.6 Appearance

In Section 2.4 the scale of the building was described in relation to the EDC. In terms of appearance the design development of the facility has considered how best the new facility sits against the EDC.

The existing EDC is clad in a horizontally laid silver and grey insulated cladding system.

The new facility will be similarly clad to the EDC in a horizontal insulated cladding system and, to reduce the apparent volume, will be of a dark

grey colour with a single lighter grey band reflecting and complementing the EDC.

It is recognised that the claddings to the EDC will have toned down over the seven years since it has been constructed and attempting to match the colours like for like would be foolhardy. The cladding system that was used on the EDC are, in any event, no longer readily available in the UK.

The cladding system proposed is to be the same Eurobond British manufactured system as that used for the new BPF building on the other side of the site, with similar jointing.

On the north and south facades for both bird protection and maintenance reasons we have incorporated cowls over the rainwater hoppers. The cowls will be made of pressed metal with raking heads such that they meld in with the cladding at the head and ensure that the façade is visually broken down into vertical modular segments helping to reduce the apparent mass of the facility.

SECTION 3 ACCESS STATEMENT

3.1 Vehicular and Transport Links

The new facility forms part of the existing Pfizer New Lane, Havant secondary packaging facility and, as such, provides additional cold storage within that facility complex. The vehicular and transport links to and from the site are already established.

Pfizer presently have the majority of their Cold Storage facilities off-site in various locations throughout the UK. Product is shipped from these off-site facilities to the New Lane Facility when required, thus accounting for additional traffic movements to and from the site. Therefore It can be viewed that with the new proposed CSD fully operational, the amount of overall vehicular traffic movements to and from the site shall be greatly reduced.

A separate transport report is provided as part of the support information to this application

3.2 Inclusive Access

The proposed facility forms part of the existing EDC highbay warehouse operation serving the overall Pfizer site operation and, as such, as a cold store operates with man-up kombi and forklift trucks.

The site operates an open policy in respect of age, disability, ethnicity or social grouping. The companies policy statement with this regard is part of the support information with this application.

The office and associated amenity functions serving the new facility are elsewhere within the existing warehouse operation.

All openings etc will be designed to accord with Building Regulation Part M where necessary.

Pfizer Representatives have already held informal discussions with the Relevant Local Authority in relation to the proposed development.

Appendices 1: Noise Impact Assessment



Working for a healthier world™

WYETH BIOTECH
32 New Lane
Havant
Hants
PO9 2NG

PROPOSED EDC COLD STORE DEVELOPMENT PROJECT :

'Noise Impact Assessment'

This assessment is to ensure that the addition of the New EDC Cold Store Development does not change the existing boundary conditions.

A noise assessment was undertaken in June 2008 by ISVR Consulting – Report number 7882-R02 to measure the existing background noise levels along the eastern boundary of the Wyeth Biotech (Pfizer) site.

External mechanical services plant shall be designed to meet the Eastern boundary specification noise level of 34 dBA. As per the Wyeth BPF Building Planning permission condition 084/52191/040

The planned Development will maintain existing boundary noise agreements compliant with the Local Authority.

Appendices 2: Disabled Access Statement



Working for a healthier world™

WYETH BIOTECH
32 New Lane
Havant
Hants
PO9 2NG

COLD STORE DEVELOPMENT PROJECT, 'DISABLE ACCESS STATEMENT'

Company Policy Statement Note:

"The Company aims to be an Equal Opportunities employer, and is committed to ensuring that everyone in our work place and all applicants receive equal treatment irrespective of their colour, race, ethnic or national origin, gender, pregnancy, gender reassignment, sexual orientation, age, Disability, parental responsibility, marital status, religion or belief (any religion, religious belief or similar philosophical belief), membership or not of a trade union, or whether they work part-time or on a fixed-term basis. This means quality of opportunity for all at every stage of the employment relationship with us from selection for employment and promotion, access to benefits and training through to termination."

With reference to the above company policy and the nature of the operational activities of mechanical materials handling to be undertaken within the completed project areas, the minimum number of personnel will be present within these areas.

Due to the operations and to ensure a safe working environment for its personnel, and to adhere to Health and Safety policy for personnel access and escape, these areas would be restricted to able bodied personnel.

Appendices 3: Business Statement



Working for a healthier world™

WYETH BIOTECH
32 New Lane
Havant
Hants
PO9 2NG

COLD STORE DEVELOPMENT PROJECT: 'BUSINESS BENEFITS STATEMENT'

Company Policy Statement

This project will deliver major business benefit by providing an additional cold chain storage unit on the Pfizer Global Manufacturing site in Havant. This project is an essential part of the Pfizer Network Strategy for the site and when completed will be an key element in securing the long term future of the site.

The operational and logistical benefits provided on project delivery in synergy with the improved efficiencies generated will enhance our ability to deliver patient care more effectively and securely.

This global operational improvement will generate a reduction in traffic movements supporting the site drive for carbon footprint reduction and green cultural

The new installation will result in the centralisation of business activity to the Havant site. This will reduce the number of haulage movements between sites within the UK. As well as the business benefit, this provides a positive environmental impact as it will reduce carbon emissions and fuel consumption due to the reduced haulage.

Also the building has been designed to be as energy efficient, as possible. We will be utilising high efficiency electrical drives, high efficiency lighting and modern control methods to *limit our energy consumption*.

Optimisation of the material, people and waste flows associated with this facility will contribute to the site drive for continuous improvements in the areas of Environmental Health and Safety excellence

The operational requirements of the facility will require additional skilled expertise which will be sourced from the local community.