

Design and Access Statement

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012, *TAN12: Design Note*.

Ipsen Biopharm Ltd.

Proposed vertical extension and recladding of existing building, Wrexham Industrial Estate

Site Address Ipsen Biopharm Ltd Ash Road Wrexham Industrial Estate Wrexham LL13 9UF. Proposed Development Removal of existing cladding and portico. Replacement of cladding. Extension upwards to the southern end of the building, with external access stair. Date Prepared December 2021	Applicant Details Ipsen Biopharm Ltd Ash Road Wrexham Industrial Estate Wrexham LL13 9UF Contact: Mr Peter Hill Tel: 01978 668 174 Agent Details Lovelock Mitchell Architects 3 Stanley Street Chester CH1 2LS Tel: 01244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com
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1.0 INTRODUCTION

Ipsen is a global biopharmaceutical group dedicated to improving lives through innovative medicines in Oncology, Neuroscience and Rare Diseases. Ipsen also have a well-established and successful Consumer Healthcare business and are committed to discovering new solutions for targeting debilitating diseases and improving the quality of life for patients.

Ipsen BioPharm Ltd (IBL) Wrexham, which is part of the Ipsen Group, currently employs approximately 430 people and is a strategic site for Ipsen in manufacturing and developing Biological Neurotoxins.

The products manufactured and developed at the Wrexham site, provide unique therapeutic indications for severe diseases like spasticity, cervical dystonia in adults and children.

2.0 SUMMARY OF THE PROPOSAL

The masterplan for the site has identified the need for the phased replacement and/or improvement of the existing ageing production facilities on the site. To that end, a currently unused area to the east side of the building known as Unit 10 is being refurbished and brought back into use. Part of this process requires additional plant accommodation as close as possible to the production rooms. This will be provided by extending upwards to the south end of Unit 10, above what is currently a single storey area.

As part of the development, the opportunity will be taken to re-clad the whole frontage to Unit 10 to improve its appearance and thermal performance.

The new building will be accessed through Unit 10.

This Design and Access Statement will support the **Full** Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for the works.

3.0 THE BRIEF AND VISION

This planning application is part of an ongoing programme of replacement and improvement works on the Ipsen Wrexham Campus.

The specific goals set out by Ipsen are:

- Improved production reliability and operating cost reduction
- Create high quality facilities that improve working environments with modern equipment and processes which will assist in developing Ipsen's business objectives and allow Ipsen to attract talent. Ipsen has expressed the importance of technology and high specification equipment in the facility.

4.0 SITE AND CONTEXT ANALYSIS

The site lies approximately 4 miles east of Wrexham town centre and lies within the jurisdiction of Wrexham County Borough Council.

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, it accommodates around 300 businesses, employing 7000 staff, and creates a livelihood for Wrexham and North East Wales. In addition to these businesses, there are ninety Local Authority houses and approximately one hundred private dwellings within the confines of the estate together with a number of retail outlets.

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The application site is operated by Ipsen Biopharm Ltd and is located within the red line boundary (fig 1). It is approximately 2.91 HA in area, and topographically is relatively flat.

Ipsen Biopharm also owns land on the opposite side of Ash Road North. This site is currently used as a staff car-park.



Figure 1 - Context of location - application site highlighted in red. Other site owned by client highlighted in blue

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Figure 2 - Aerial View of site - Proposed location of new building shown in Blue

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4.1 FLOOD RISK

The map below obtained from Natural resources Wales (March 2017), indicates the site is outside of the flood plain and that there is very low risk from flooding (less than 1 in 1000 each year) chance of occurring each year from rivers or from the sea. The site has been indicated with a red outline on the map below.

A flood consequence assessment was completed by Opus International previously as part of the planning application for the replacement of Unit 55 with the new Building One. Please refer to report ref: V-R6472-FCA-DS for the full detailed report and analysis. The report confirmed that the area is considered to be at little or no risk of fluvial or tidal/coastal flooring. (Under TAN 15 guidance). The site is of low risk of surface water flooding.



Figure 3 - Flood Risk Assessment from Natural Resources Wales' website with outline of site shown in red.

4.2 EXISTING BUILDINGS

The existing Ipsen site comprises of a series of buildings providing a mix of office, research and development, and manufacturing activities. The existing buildings have been constructed at various stages since Ipsen established itself in Wrexham in 1995. In recent years Ipsen have upgraded and/or replaced their building stock to ensure that the continued to meet the high international standards set by the pharmaceutical industry, the most recent and significant being Building One.

Building One, designed by LMA and now complete, occupies a prominent location in the north east corner of the existing Site and has provided Ipsen with a significant and prominent new HQ building at Wrexham.

The new facility will be accessed through the existing Unit 10 and uses as much as possible of the existing built infrastructure. The existing façade is being renewed, with the vertical extension within the footprint of the existing single storey portion.

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Figure 4 View of existing building from southeast



Figure 5 east facade, showing single story portion and portico to be removed



Figure 6 view of east facade

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5.0 DESIGN DEVELOPMENT

The need for a new drug production facility building is derived from a company business case to replace and enhance existing ageing facilities and buildings.

A masterplan has been prepared by Ipsen for the whole site, and whilst this provides a degree of flexibility for future developments, it was decided that in the interest of sustainability (utilising existing footprint) and bearing in mind the opportunity to enhance the appearance of the site both from within the site and passing by, that extending unit 10 achieved the goals set out.

6.0 THE PROPOSAL

The new building comprises of a vertical extension of a portion of Unit 10, along with an external access stair, to accommodate air handling units and other plant.

The main (east) facade of the building is reclad, as well as a part of the ends to the north and south. The windows are also replaced and the existing overhanging canopy is removed.

6.1 CHARACTER

6.1.1 Placemaking

The scheme has been developed to meet the high international standards set both by the pharmaceutical industry and Ipsen Biopharm. With more than 400 workers Ipsen is Wrexham's third biggest employer and attracting and retaining staff by creating attractive places to work is of paramount importance to the business.

The proposed development is intended to improve the overall appearance of the building along with providing additional plant space. It is imperative that both the building form and external appearance of the new facility relates to the corporate site image exemplified by Buildings One and Five, so that there is a cohesion of design intent and approach across the site moving forwards. The same materials that are used on Building Five will be used on the new proposal.

No landscaping works are required for this proposal. There will be a number of additional chimneys, as indicated in the elevations.

6.1.2 Amount and density

The area of the new floorspace (GEA):

- 02 First Floor: 155 m²

The ground floor is refurbished but is not otherwise amended or extended.

6.1.3 Internal accommodation

The proposed use of the new production facility is as follows:-

- Ground Floor (Level 01):
 - Manufacturing room and associated facilities
- First Floor (varies):
 - Plant accommodation
 - Walk-on ceiling above the production area.
- Roof:
 - Ventilation cowls
 - Extract flues

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6.1.4 Scale

The building form looks to minimise new construction by utilising as much as possible of the existing built works and infrastructure. Set well back from the street frontage, there is scope to increase the built height.

The extension is to the area that is currently a single storey portion to the south of the façade.

Removing the existing portico and recladding façade will be a substantial improvement on the current appearance of that part of the site.

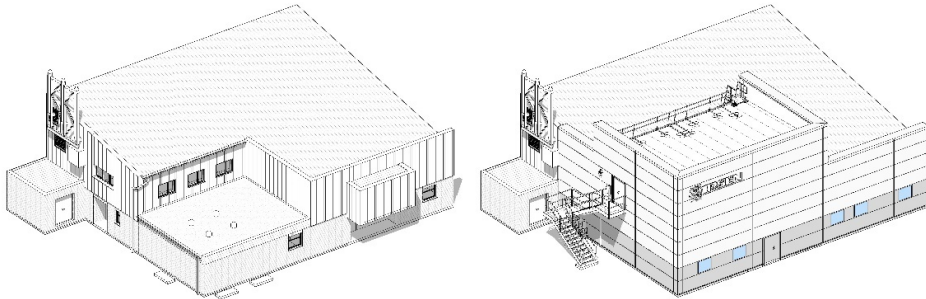


Figure 7 existing and proposed axonometric

6.1.5 Layout

The layout of the building is set by the existing footprint on site. The production area is accessed from within Unit 10, other than the plant space accessed via the new external stair.

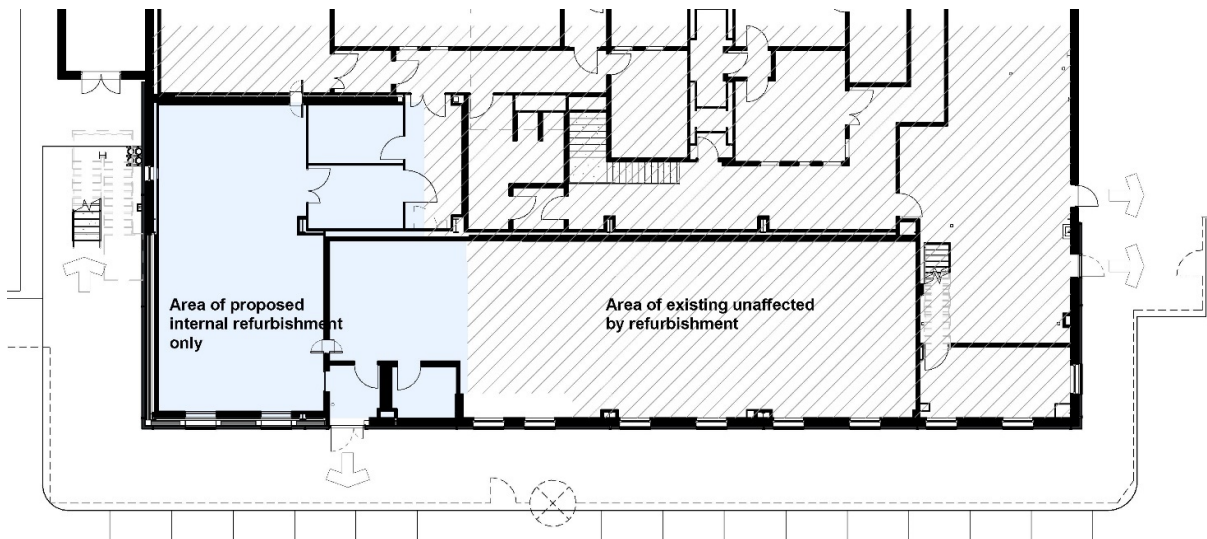


Figure 8 Ground floor plan, as proposed

The roof construction will be a low pitch roof with a single ply membrane. The roof will have a series of ventilation flues to service the areas below.

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6.1.6 Appearance



The new building's external appearance will match the external colours of Building Five on the Ipsen site. The building will have a clinical feel and the external envelope of the building will be powder-coated metal cladding and the glazing tint will match that of Buildings One and Five.

The main body will be off-white metal cladding panel to colour match the cladding on Building Five, with a contrasting grey colour band to the lower level, coloured to match the grey cladding of Building Five.

The glazing frames will be powder coated aluminium and the glazing will have thermal properties that will be effective in both hot & cold weather and glare reduction. The colour of the curtain walling frame will be grey.

6.1.7 Landscaping

No external works are proposed as part of this development

6.2 MOVEMENT

The site is based in the middle of the Wrexham Industrial Estate which is serviced by a regular bus service with convenient stops along Ash Road North and within close proximity of the site.

Staff are encouraged to walk or cycle to work and to make good use of the cycle stores that are located on the existing campus.

For those arriving by car Ipsen provide a car park on site for key members of staff and a further large staff car park on the opposite side of Ash Road North.

On arriving on site, all visitors are required to report to the main reception and security desk having already notified the reception staff in advance of their arrival. Visitors are then met by their host and accompanied at all times whilst they remain on site. For regular members of staff or visitors who have been inducted to the site, they can walk along the clearly defined pavements on the site to their place of work. Access to the new building will be provided through Unit 10.

6.3 ACCESS

6.3.1 Pedestrian access

Pedestrian access in and around the site is clearly marked as a footway with drop kerbs to allow wheelchairs to easily gain access to the routes.

6.3.2 Vehicle Access

Vehicular access off Ash Road will remain unaltered and will continue to be used for site access for both staff and for service vehicles, deliveries etc.

6.3.3 Approach to the building

Access to the new building will be achieved via the existing entrance door to Unit 10.

Access to the new building will be strictly limited to key personnel and visitors only.

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6.3.4 Horizontal circulation within the building

All doors and corridors within the building have been sized in accordance with Approved Document M. Signage on doors will comply as recommended in BS8300:2001.

6.3.5 Vertical circulation within the building

Only the new plant room is accessed vertically, via the external stair and access is for maintenance and inspection only.

6.3.6 Lighting-Internal

Lighting will be designed so as not to cause glare and to give an even distribution of light combined with the available natural daylight where possible at various times of the day.

Where it is envisaged that there will be light glare within communal and circulation spaces consideration will be given to positioning and type of light sources. Where considered appropriate the use of non-reflective glass will be considered.

Lighting will be compatible with the signage and that ceiling glare is not occasioned by spotlights etc. when viewed at varying levels from sitting to standing.

6.3.7 Final Fire Exit Doors

Final fire exit doors will comply with Building Regulations Part B and will incorporate the following with regards to secure by design:

- Comply with BS476 and must comply with Fire regulations doors and be devoid of any external furniture
- External devices used on the doors will be strong enough to keep intruders out whilst allowing occupants to escape. Escape hardware will comply with Building Regulations Part B and British and European Standards BSEN 1125 (for panic hardware) and BSEN179 (for emergency exit devices)
- Panic push bar or similar locking system
- Door alarm fitted and linked to alarm panel either monitored by site manager or central monitoring command.
- Appropriate signage to warn of alarmed doors

6.3.8 Sanitary provision

No sanitary provision is included in the proposal.

6.4 ENVIRONMENTAL SUSTAINABILITY

6.4.1 Land-use, Ecology / Biodiversity and Local Environment

The proposed site is currently brownfield with some ecological value and no historical/archaeological value. No natural features existing on the site will be affected by this proposal. Please see a copy of the site wide ecology report that was prepared and submitted as part of the planning application for Building One, and is still applicable to this new development.

6.4.2 Energy and Resource Efficiency

The client's environmental policy directed the design of the building using a 'fabric first' approach to energy efficiency. The thermal envelope of the building is to be constructed to meet the current Building Regulations standards.

To comply with the current Building Regulations Part L it is proposed that we will implement a number of energy saving measures to avoid overheating due to passive gains and meet the Target Emissions Rate (TER) established through the Part L modelling exercise. This will include:-

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- Provision of a building envelope to be constructed and tested to achieve an air tightness figure of 5 m³/(hm²) at 50Pa or better
- Use of energy efficient construction materials (typically external walls to achieve a U value of 0.18 W/(m²K), Roof U value of 0.15 W/(m²K)
- All glazing to achieve a U value of 1.0 W/(m²K) or better and a G value of 0.317
- Use of efficient boiler plants for heating (91% or better)
- The use of DALI dimmable LED lighting and control by presence/absence detection with daylight/ambient light sensing control throughout
- The use of high efficiency motors and inverter drives.
- Provision of an Energy Monitoring System with automated targeting & monitoring of “out of range” values

6.4.3 Sustainable materials

The client’s in-house policies relating to building materials mean that wherever possible local materials will be used to reduce embodied carbon and in support of the local economy and the timber will be FSC.

6.4.4 Water Efficiency and Surface Water Run-off

No additional roof surface area is proposed. The roof will drain into the existing system. No external works are proposed as part of the development so the ability of the ground to absorb water is unchanged. We anticipate, therefore, that no SAB application will be required.

6.4.5 Waste management, Refuse and Recycling

Ipsen has a existing fully established waste management system that is required in a pharmaceutical facility. The refurbished facility will be incorporated into the existing system, which will be expanded as required.

6.4.6 Pollution

The proposal includes the replacement of facilities that are used currently within the site. Pollution levels of the building should remain unaffected.

6.4.7 Cycle Storage

On-site bicycle parking is already provided in several locations on site.

6.5 COMMUNITY SAFETY

The new building is positioned within the boundaries of a secure site currently operated by the applicant. During the design process any changes to the perimeter of the site which may affect the community’s safety were carefully assessed to help prevent crime and ensure community safety.

During the construction period all security will be maintained to ensure that members of the public cannot enter the building site.

New operational requirements have been issued to guide the redesign of the external curtilage: as was the case with the design development of Building One the facility will move away from traditional ‘fortress-style’ security methods (e.g. palisade fences, razor wire toppings, security huts) and towards a more copasetic security method. Crime Prevention through Environmental Design approach (CPTED) is a multi-disciplinary approach to deterring criminal behaviour that changes peoples’ behaviour in a place (and towards a place) by altering landscapes and buildings’ designs. In practice, CPTED seeks to maintain high levels of security whilst also improving the quality of life of the people who must live and work in the secure environment.

Due to the proposed site being located on an existing industrial estate, no other impact on community safety is anticipated.

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6.5.1 Lighting -External spaces

Lighting will be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

- Main site access
- Service door access to the rear
- All footpaths and associated areas to the new building

Other commercial access door/fire exit doors all lighting will be switched automatically, e.g. Photo electric cell, Time Switch or passive infra-red

6.6 LIST OF APPLICATION DRAWINGS

Drawing ID	Revision	Title
IPU-LMA-XX-XX-DR-A-7200	P1	PlanningApp_Site_Plan_Proposed01
IPU-LMA-XX-XX-DR-A-7210	P1	PlanningApp_Site_Plan_Existing
IPU-LMA-XX-XX-DR-A-7220	P1	PlanningApp_Location_Plan
IPU-LMA-XX-XX-DR-A-7501	P1	Planning_Application_Elevations
IPU-LMA-XX-01-DR-A-7502	P1	Planning_Application_Plans_1
IPU-LMA-XX-02-DR-A-7503	P1	Planning_Application_Plans_2

6.7 LIST OF ASSOCIATED DOCUMENTS

- 1850 - Planning application form
- Ipsen Biopharm Ecology Report
- Non-Residential Mining Report

6.8 RESPONSE TO PLANNING POLICY

The Ipsen Site is within the jurisdiction area of Wrexham County Borough Council (WCBC).

The Unitary Development Plan (UDP) 1996 - 2011 was adopted by Wrexham County Borough Council on the 14th February 2005. Wrexham County Borough Council is preparing the Local Development Plan (LDP2) which will replace the current adopted Unitary Development Plan.

The following local planning guidance notes have been noted and referred to for guidance in the preparation of our design.

- LPGN_6_AccessAndUseOfBuildings
- LPGN_7e_LandscapeAndDevelopment
- LPGN_24_DesigningOutCrime
- LPGN_26e_LandscapeAndIndustrialDev
- LPGN_29_WrexhamIndustrialEstate
- LPGN_32_BiodiversityAndDevelopment
- WCBC Bio-Diversity Checklist

Relevant Supplementary Planning Guidance:

- LANDMAP Character Area 11 – Wrexham Ind Est.