

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 Drug Production Facility, Wrexham Industrial Estate



Site Address

Ipsen Biopharm Ltd
Ash Road
Wrexham Industrial Estate
Wrexham
LL13 9UF.

Proposed Development

2 storey drug production facility and internal road realignment

Date Prepared

November 2020

Applicant Details

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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. Ipsen has initiated a drug product facility for liquid filling & lyophilisation to replace and enhance the current ageing operations within existing production facilities on the site.

This Design and Access Statement will support the **Full** Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for a new 2-storey drug production and filling facility.

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 new building will comprise of a process floor at first floor level (Level 02) and supported by a large plant room at ground floor (Level 01). The new facility will abut to, and be accessed from, the existing adjacent Building Two.

The specific goals set out by Ipsen are:

- Improved production reliability and operating cost reduction
- The facility will need to be fully operational by Q4 2022.
- 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 new 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.

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



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.

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Figure 4 - Building One - SW corner



Figure 5 - Building One - NE corner

The new building will be located between Buildings Two and Four on the site and butt directly to the southern face of Building Two. The new building will be accessed directly from Building Two at level 02 (first floor) and this will be at a height of +6.3m above ground floor level.

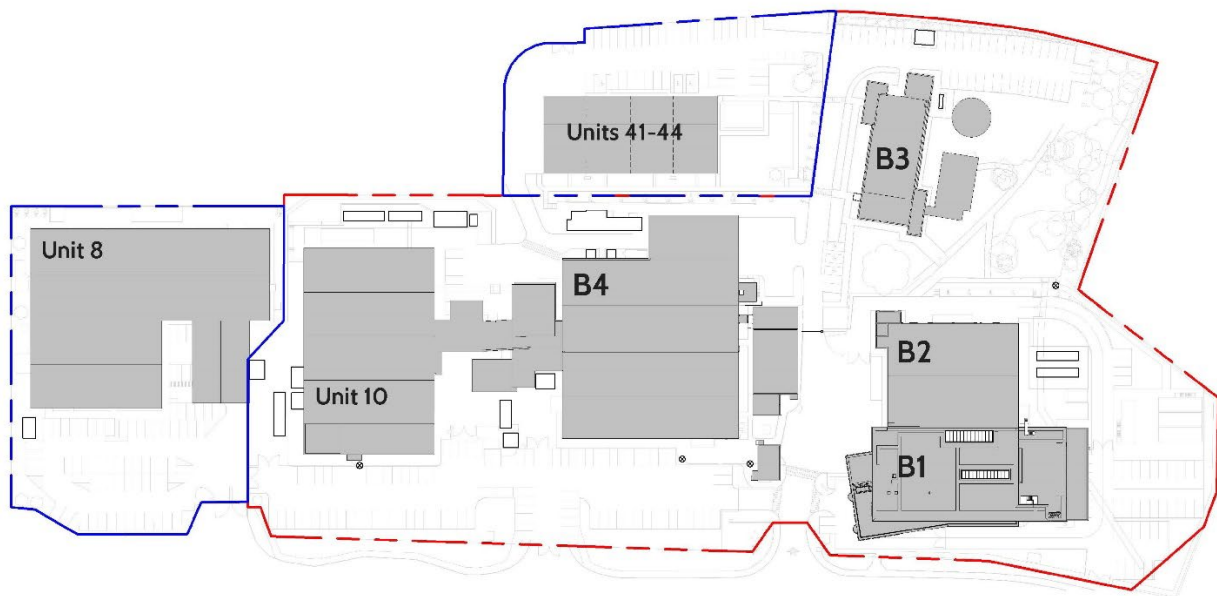


Figure 6 – Existing Site Plan

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 - although other potential locations on the existing campus were explored - that the preferred and ideal location for the new building on the existing site would be immediately to the south of Building Two because of the advantages this would provide the business in being directly connected to Building Two (refer to option 4 in fig 7).

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Figure 7 - Concept Site Plan showing alternative locations for the proposed building



Figure 8 - View toward Building One, as existing



Figure 10 - View towards building one, as initially explored for Option 4



Figure 9 - Comparison photo towards Building One, as existing



Figure 11 - Developed view towards building one, as proposed

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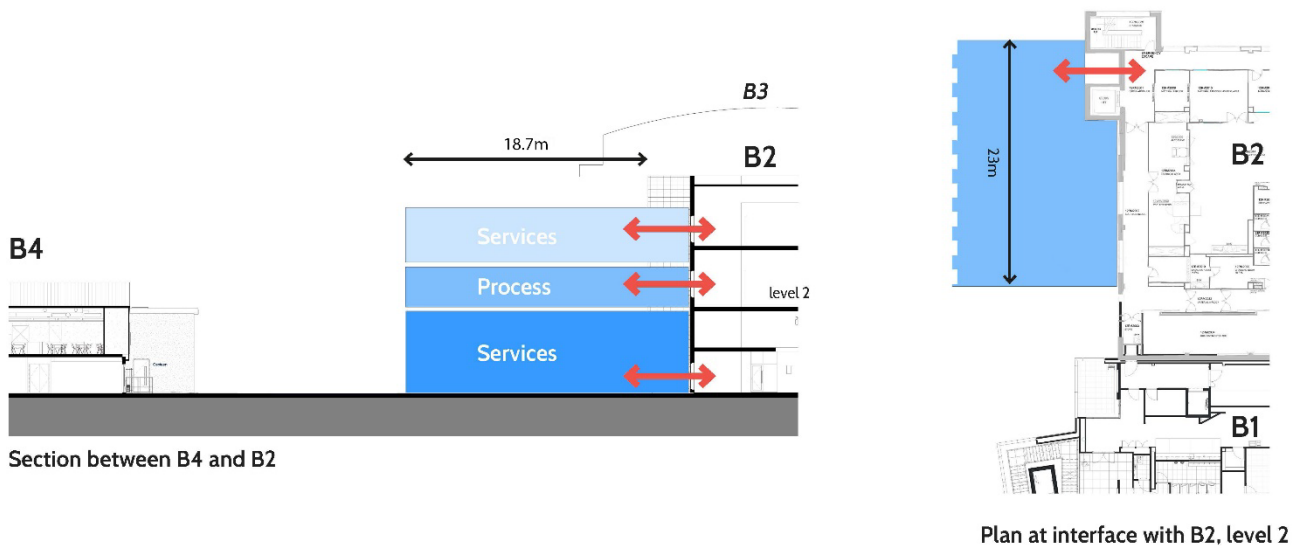


Figure 12 - Diagrams showing connection with Building 2

5.1 PRE PLANNING CONSULTATION

A pre planning consultation exercise was undertaken between the 20th July and the 18th of August 2020. A copy of the PAC report is appended to the planning application documents.

6.0 THE PROPOSAL

The new building comprises of a new 2-storey drug production facility to replace ageing facilities on the existing site, housing a process floor on Level 02 and a large plant room at ground floor level.

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 provide a high quality facility for the production of new drug product with finished goods despatched through the adjacent Buildings Two and One respectively.

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 Two, so that there is a cohesion of design intent and approach across the site moving forwards.

To facilitate the location of the new building the following will need to take place:-

- the existing security lodge will need to be removed
- the existing internal access road traversing from the east (entrance) to the west will need to be slightly re-aligned to accommodate the ground floor footprint of the new facility.

The existing modular office building to the north of Building Four is to be relocated at a future date (this proposed relocation is subject to a separate planning application).

Pedestrian movement from the east to the west will continue along the line of the existing pavement to the side of Building Four once the construction works are completed.

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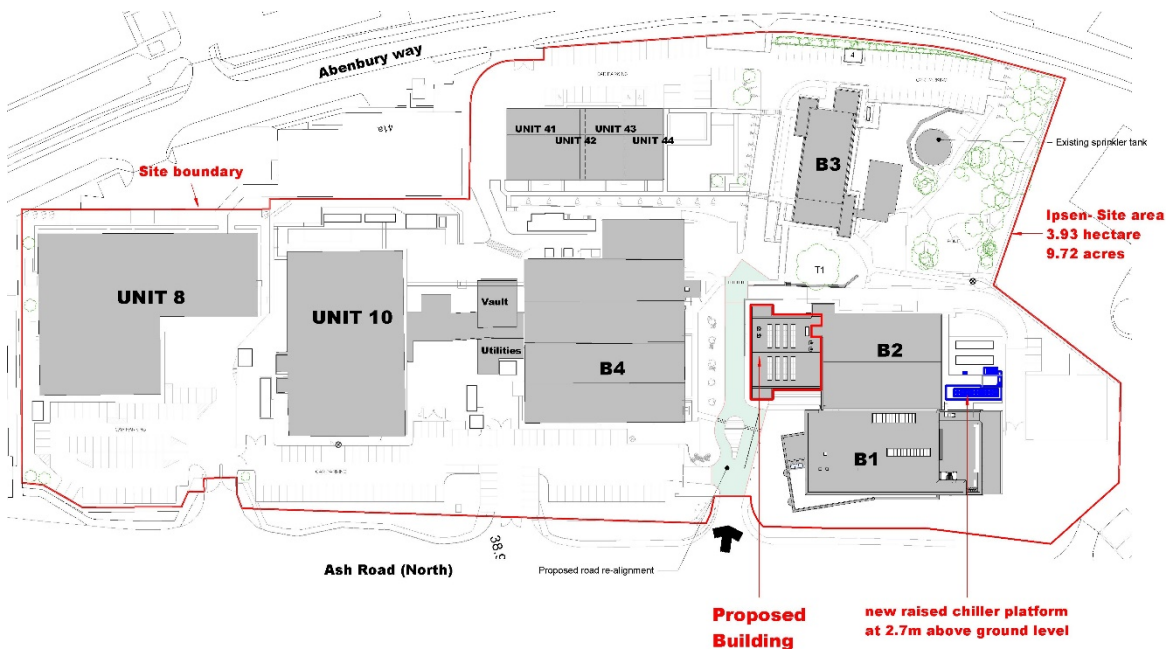


Figure 13 – Site Plan showing new building and chiller platform and temporary offices removed.

Most of the Mechanical Plant will be located on the ground floor of the new building but there will be photovoltaic panels, cowls and flues at roof level, although these will be largely screened by the parapet to the new building. New chillers will be located on the external plant area at the rear (north) of Building Two, as shown on the above site plan drawing.

New chiller platforms

6.1.2 Amount and density

The area of the development is 1539 m² (GEA) over three floors:

- 01 Ground Floor: 536 m²
- 01A Mezzanine: 486 m²
- 02 Second Floor: 517 m²

6.1.3 Internal accommodation

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

- Ground Floor (Level 01 - + 0.0m):-
 - Large plant room comprising of various black utility plant equipment such as boilers, generators, chillers etc.
 - Personal locker rooms for staff
 - Male and Female restrooms
 - Access to the main plant room on the ground floor will be from the west elevation
- Mezzanine (level 01A - +3.0m)
 - Additional secondary plant
- First Floor (Level 02 - + 6.3m):-
 - Main personnel access via Building Two
 - Changing rooms for staff
 - Main process floor
 - Staff write up areas

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- Link corridor to Building Two
- Large service riser ducts
- Ceiling Void :-
 - Walk on ceiling above main process floor
 - Main HVAC distribution will be within this tall ceiling void
 - High level access from the adjacent Building Two plant room
 - Emergency escape from walk on ceiling area to fire escape stair on south west and south east corners.
- Roof:-
 - Ventilation cowls
 - Extract flues
 - Photovoltaic panels

6.1.4 Scale

The building form is derived from the optimum layout for the new process floor and the specialist equipment that will be accommodated therein on Level 02. This floor is set at 6.3m above ground so that it directly connects at the corresponding level with adjacent Buildings Two and One respectively. The main mass of the building is approximately 22.5m wide by 23m long in 2 storey accommodation, with two 3m stair towers on either end. The maximum height above ground level is 15.5m. The proposed development will be attached to Building Two and will have access routes to this building on the ground floor and second floor (process room level). There is also a safe access route into the services level from Building Two.

The massing and building form sits well within the site context and within close proximity to Buildings One and Two, which are approximately 16m in height to the head of the parapet. The proposed new building will be approximately 0.5m lower than the adjoining Building Two



Figure 14 - Diagrammatic elevation showing the scale of the proposed building in relation to existing buildings

The building section derived is a direct response to the proposed building function - generally comprising of wet/heavy plant at ground floor, with the principal floor, which houses the main process areas, elevated at +6.3m above ground level to enable a direct connection to the same existing level within Building Two. There is a further large ceiling void at Level 02A for plant distribution.

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6.1.5 Layout

The building is set out over 2 storeys with a large ceiling void and walk on ceiling above the main process to allow access for maintenance only. The building will be served by 3no. staircases (the existing Building Two stairs, and 2 new fire escape staircases) and 1no. goods lift, which is existing and which will be accessed via Building Two.

6.1.5.1 The Ground Floor (Level 01)

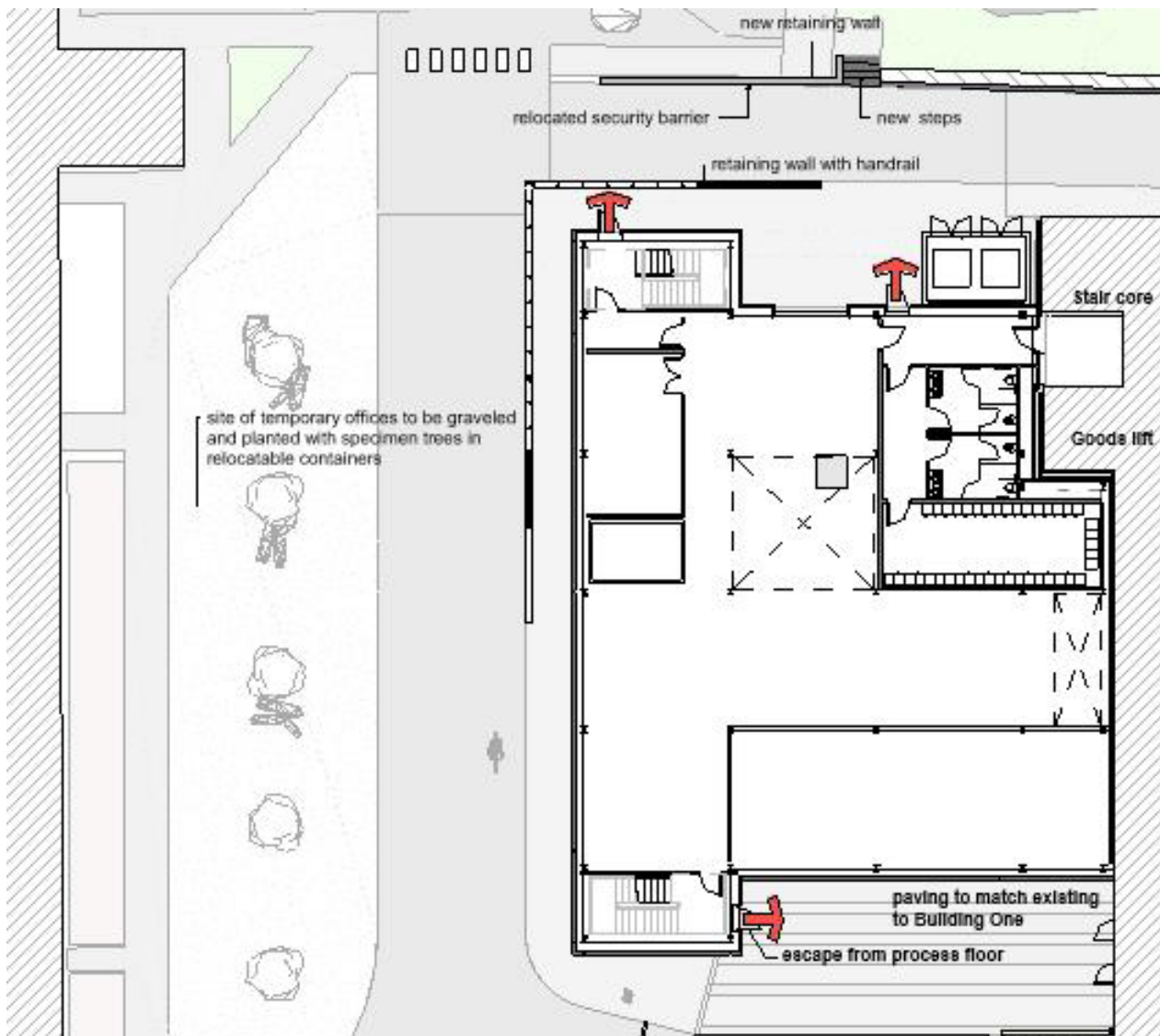


Figure 15 – Level 01 - Ground floor plan of proposed building

The main entrance to the building will be via the main entrance to Building Two. The main entrance doors to Building Two are operated by a secure key fob.

Male and female WC's and a large locker room for staff will be provided at entrance level 01.

The ground floor accommodates all of the heavy black utility plant and there will be a mezzanine floor within this space to accommodate other items of plant.

The east and west sides of the new facility will have large louvres to allow for ventilation to the internal plant. The provision of a large service door on the west side will allow for future maintenance/removal of the large items of plant on the ground floor.

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6.1.5.2 The Mezzanine floor (Level 01A)

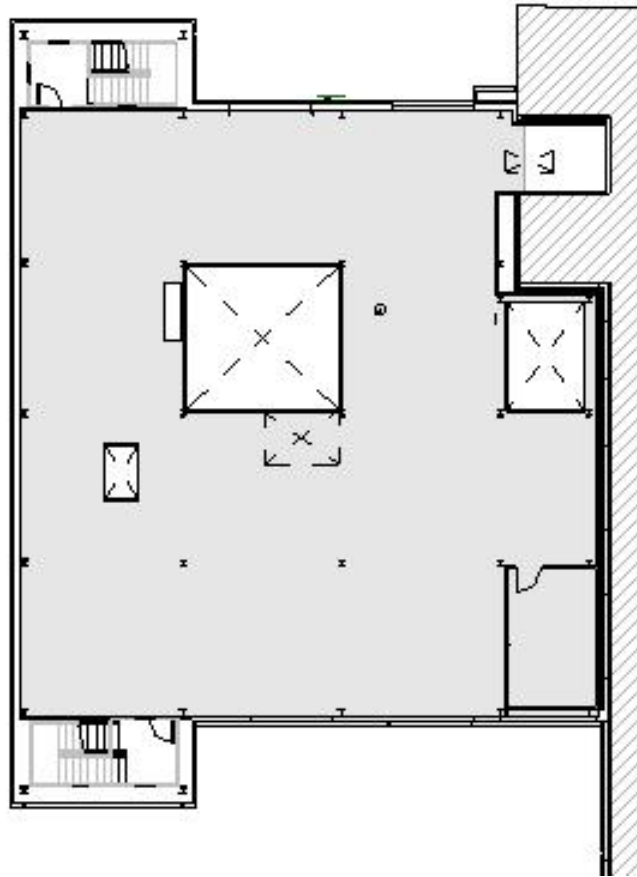


Figure 16 Level 01A - Mezzanine plan of proposed building

The mezzanine floor will accommodate secondary plant equipment as required.

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6.1.5.3 The process floor (Level 02)

The main process floor is accessed from the first floor (Level 02) of Building Two

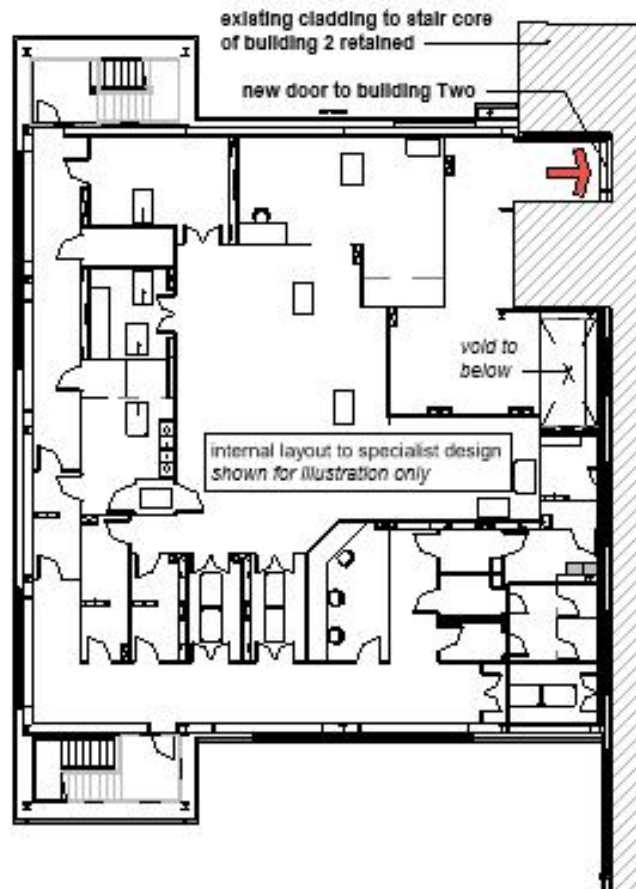


Figure 17 - Level 02 - Process floor plan of proposed building

The first floor is the main process floor comprising of specialist classified areas within the internal layout with ancillary write up areas. There is a wide circulation corridor to the east flank, and a narrower service corridor on the south side, with windows to bring natural daylight into the building and allow views in and out accordingly.

The layout of the building ensures that there is a clean clear flow for all building users.

There is a large ceiling void, with a minimum clearance of 2.5m above this process floor, with a walk on ceiling to allow for maintenance of the HVAC duct distribution within this space.

The building will be fully Part M compliant with sufficient measures in place for full building regulations compliance.

The roof construction will essentially be a flat roof with a single ply membrane. The roof will have a series of ventilation cowls and flues to service the areas below. There will also be photovoltaic panels fixed to the roof.

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6.1.6 Appearance

The new building's external appearance will match the external colours of Building One on the Ipsen site. The building will have a clinical feel and the external envelope of the building will be powder-coated metal cladding with a small element of glazing on the east and south façades.

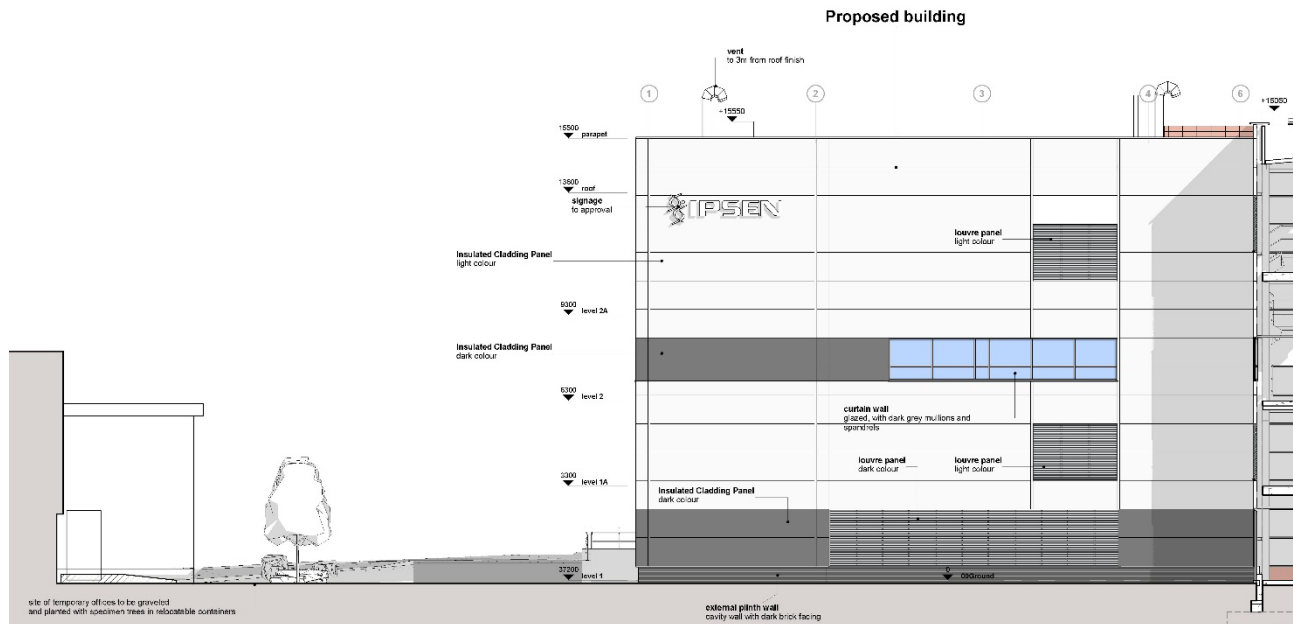


Figure 18 - Proposed Elevation from Ash Road North

The main body will be arctic white metal cladding panel to colour match the cladding on Building One, with a contrasting grey colour band around the windows on the east and south elevations and to the lower level, coloured to match the grey cladding of Building One.

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.

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6.1.7 Landscaping

Ipsen's intention for the revised landscaping to the eastern edge of the site was set out with the construction of Building One in 2019. The ideology behind the scheme was to create a more open friendly environment yet keeping the essential security in place (Crime Prevention through Environmental Design approach CPTED) at Ipsen, Wrexham. The former fencing at the front at the site was removed and replaced with planting and an attractive natural stone clad boundary wall. Within the site, the area immediately in front of Building One was surfaced in high quality limestone paving, which was set out in linear format to the edge of the estate road. It is intended that the same external paving will continue around to the front façade of the new facility.

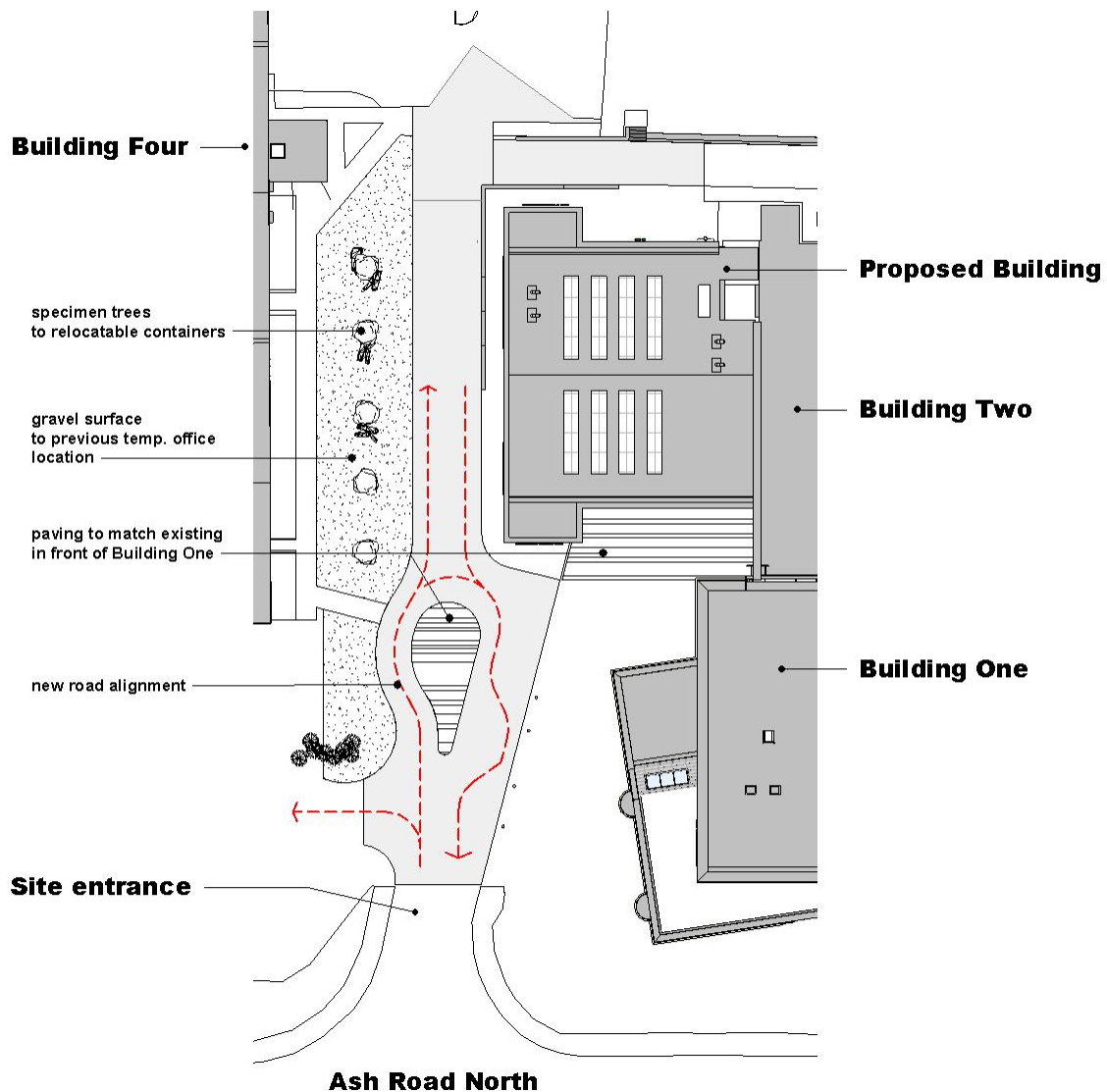


Figure 19 – Plan showing modification to existing landscaping

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Figure 20 – Landscaping visualisation completed as part of the works to Building One

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 Building Two.

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. The existing road through the site will need to be slightly re-aligned to accommodate the new building footprint.

The existing foot path along Building Four will remain in its current position, and will be protected from the adjacent re-aligned road

6.3.3 Approach to the building

Access to the new building will be achieved via the existing entrance door on the west elevation to Building Two.

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Access to the entrance of Building Two will be achieved by a series of clearly defined footpaths around the site. From the main entrance to the site, staff will access the building by walking alongside Building Four, continuing along a new footpath alongside the internal road, and crossing the realigned internal road via a safe crossing point to a pavement on the north side of the road and then along a footpath to the main entrance of Building Two.

Access to the new building will be strictly limited to key personnel and visitors only. It is envisaged that only 10-12 workers will operate within the building at any given time.

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

The process floor to the new building will be accessed from the existing stair tower and corridor from Building Two. The existing goods lift within Building Two is conveniently located to be used occasionally for operations within the new facility. The new stairs to the west and east elevations are solely for emergency escape, leading occupants of the new building to relative safety, and provide alternative means of escape from the walk on ceiling too.

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 veiling 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 house manager or central monitoring command.
- Appropriate signage to warn of alarmed doors

6.3.8 Sanitary provision

Male and Female WC's are provided on the ground floor of the new facility. An accessible WC is provided in each of the male and female washrooms. Horizontal travel distances to an accessible WC is less than 40m, and the proposal provision is therefore considered adequate and inclusive (in accordance with LPG Note 12 and Approved Document M).

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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 reduce solar gains, and hence energy demand for artificial cooling, the proposed glazing will be largely confined to the west elevation only.

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:-

- 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)
- Use of efficient chiller plants (SEER 3.6 or better). The new chiller plants will be located on the external plant area at the rear (north) of Building Two (as shown on the proposed site plan drawing)
- The use of variable speed pumping on above systems
- 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
- It is proposed that photovoltaic panels will be installed at roof level.

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

All sanitary ware within the new building will be specified with low flow rates to ensure the optimum water efficiency. With the introduction of hard standing across the site, the surface water will be collected in the existing system. We will be reviewing and preparing a sustainable drainage solution for review and approval by the SAB. The development is not creating any new hardstanding areas.

6.4.5 Waste management, Refuse and Recycling

Ipsen has a fully existing established waste management system that is required in a pharmaceutical facility. The new building 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.

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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.

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
- Passive infra-red

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6.6 LIST OF APPLICATION DRAWINGS

Drawing ID	Revision	Title
IPD_LMA_XX_01_DR_A_7001	P3	PlanningApp_GA_Plan_01Ground
IPD_LMA_XX_02_DR_A_7002	P3	PlanningApp_GA_Plan_02
IPD_LMA_XX_03_DR_A_7003	P3	PlanningApp_GA_Plan_Roof
IPD_LMA_XX_XX_DR_A_7101	P3	PlanningApp_Elevations_1
IPD_LMA_XX_XX_DR_A_7102	P3	PlanningApp_Elevations_2
IPD_LMA_XX_XX_DR_A_7110	P3	PlanningApp_Elevations_Site_1
IPD_LMA_XX_XX_DR_A_7111	P3	PlanningApp_Elevations_Site_2
IPD_LMA_XX_01_DR_A_7220	P1	PlanningApp_Location_Plan
IPD_LMA_XX_01_DR_A_7200	P3	PlanningApp_Site_Plan_Proposed
IPD_LMA_XX_01_DR_A_7210	P1	PlanningApp_Site_Plan_Existing

6.7 LIST OF ATTACHED DOCUMENTS

- 1712 - Planning application form
- Ipsen Biopharm Ecology Report
- Coal Authority Report
- PAC 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_16e_ParkingStandards
- 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.