

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

Prepared by Lovelock Mitchell Architects, Chester..... Job number 1705

IPSEN BIOPHARM LTD.

Modular office relocation Wrexham Industrial Estate

Site Address	Ipsen Biopharm Ltd Ash Road Wrexham Industrial Estate Wrexham LL13 9UF.
Development	Relocation of an Existing 2-storey Modular Office building
Date Prepared	10 th July 2020.
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1.0 INTRODUCTION

1.1 Applicant

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.

This Design and Access Statement supports the Full Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for the proposed relocation of an existing 2 storey modular office building with first floor terrace from its current position on the Ipsen Site (North of Building Four) to a new position on the northern end of the site (North of Building Two). The existing modular office building was subject to a previous Planning Application and subsequent approval, ref: P/2017/0305.

The Existing security lodge will be removed from site as part of the proposed relocation and redevelopment works.

1.2 Description of the development – site context

The application is for the relocation and re-installation of the existing modular 2 storey office building. Part of the first-floor area provides an external roof terrace which is accessible from the office. A new external staircase provides a means of escape from the terrace to the ground level. This will be constructed in the same manner and have similar finishes to the existing roof terrace.



Fig 1. Aerial view of the whole site – outlined in red.



Fig 2. Aerial view of site – Existing modular building location highlighted in red, the removal of the security lodge is shown in blue.

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 (part owned and part leased) and is located within the red line boundary (fig 1). It is approximately 2.91 hectares in area, and topographically is relatively flat.

2.0 CHARACTER

2.1 Use

The proposed use of the modular building will be for office staff that are currently situated in other buildings throughout the site. The small toilet block has now been repositioned to the side of the building to suit the new site location (As per the image below).

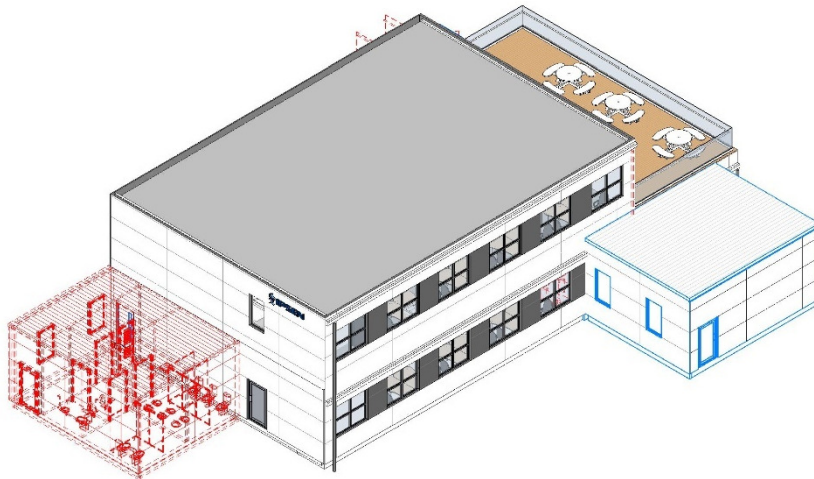


Fig 3. Proposed reconfiguration of existing modular building. WC location *Existing* and *Proposed*

A masterplan has been developed for the site to ensure the site has the capabilities and infrastructure to meet the ambitions for the neurotoxins business.

The temporary office modular building and security lodge (see fig 4 below) were subject to a previous planning application and subsequently granted approval on 24th May 2017 ref: P/2017/0305. It is proposed that the security lodge will now be removed as part of the proposed relocation works.



Fig 4. Security Lodge to the site entrance is to be removed. The reception and security team have been relocated to Building One reception to provide full surveillance of the main entrance

2.2 Amount

The internal floor area of the modular building is 526m² with the existing roof terrace of 76m². The gross external area is 660m².

2.3 Layout

The internal layout of the existing modular office building is spacious with ample space per person. There are individual offices on each floor and shared meeting rooms. The ground floor has a kitchenette unit with seating for up to 10. There are sufficient toilet facilities for both male and female including a separate disabled WC.

On the first floor there is an external terraced area that is accessed from the first floor offices and by an external staircase, which provides an alternative means of escape.



Fig 5. Proposed Floor layouts

The main entrance and toilet unit will be repositioned to suit the new site layout and to provide safe and an identified entrance to the building.

2.4 Scale

The relocated modular building is in scale with the surrounding buildings and will be smaller than the adjacent site buildings One and Two. The building is approx. 25m long x 12.5m wide, it has an overall height of approx. 7.5m. The building has a flat roof to both the main building and entrance / toilet unit.

2.5 Landscaping

No alterations are proposed to the existing landscaping in the wider area. Existing external concreted areas will be replaced with a new paved area surrounding the building. The external roof terrace provides a breakout space to the office. This terrace has now been orientated to be South facing and sited away from the nearest boundary fence. All works to the surrounding grassed, tarmacked and concrete areas will be made good on completion of the project.

2.6 Appearance

The existing modular building will aim to enhance the surroundings (fig 6 below) and has a similar aesthetic to the existing office buildings on site. The external appearance is of a high quality metal composite cladding. The terraced area will provide a breakout space for workers to enjoy their lunch or to hold small informal meetings.

Internally the office will be light and airy, furnished to the high standard that is seen in the existing Ipsen office suites. LED lighting will be used throughout.

Main External materials

Main walls	– Kingspan white metal composite cladding, with anthracite grey infill panel between windows
Windows	- Aluminium framed double-glazed windows in anthracite grey
External doors	- Aluminium framed, with aluminium and double-glazed vision panes in anthracite grey
Rainwater goods	- uPVC – grey
Balustrade	- Stainless steel with glazed infill panels



Fig 6. Existing location of Modular Office building

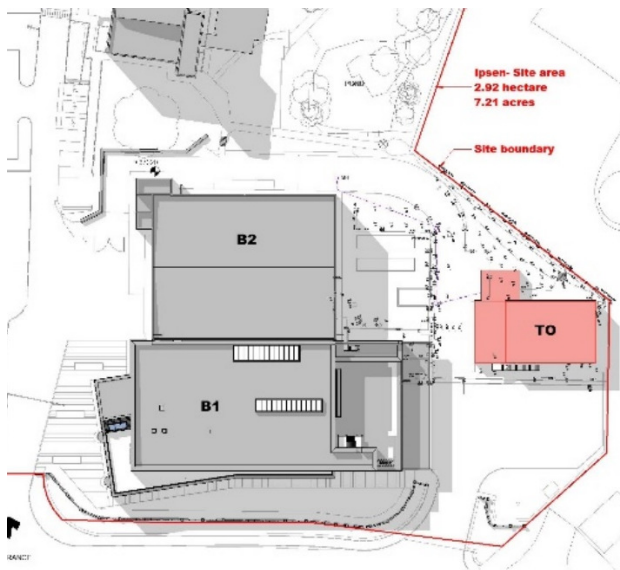


Fig 7. Relocation of the Modular Office building highlighted red

3.0 ENVIRONMENTAL SUSTAINABILITY

The modular office building has been designed with sustainability issues in mind and to fulfil the current Building Regulations standards for an office project in terms of environmental sustainability.

3.1 Land-use, Ecology / Biodiversity and Local Environment:

The proposed development promotes an efficient use of the land by the re-use of a Brownfield Site which is encouraged by national planning policy. Previously the designated site was occupied by more utilitarian modular buildings of an older design. The proposal provides a modern and sustainable design by re-use of a building and site, with enhanced external appearance and minimal site modifications.

There are no ecological features on the site (where this unit is to be situated) and the site does not lie within a conservation area.

3.2 Energy Efficiency

The re-use of the modular unit dramatically reduced the energy required to fabricate a new building. The thermal envelope of the building had previously been constructed to meet Building Regulations standards. LED lighting is provided throughout the building both internally and externally.

3.3 Sustainable Materials

Durable low maintenance materials have been utilised to minimise energy use for replacing or upkeep of external envelope elements.

3.4 Water Efficiency and Surface Water Run off

All sanitaryware has been previously specified to ensure optimum water efficiency using low flow rates.

No changes will occur to the amount of surface water run-off and existing drainage will be retained. However SuDs will be reviewed where possible a sustainable urban drainage solution will be designed and constructed in accordance with the Welsh Government standards and will be the subject of a review and approval by SAB(Sustainable Drainage Approval Body)

3.5 Waste management, Refuse and Recycling

Refuse and recycling from the site will remain unaltered. The applicant enforces a strict waste management plan on the site which actively promotes recycling and energy management.

3.6 Pollution

The proposal includes the relocation of an existing modular office building which will be repositioned and re-used for the same purposes. Pollution levels of the relocated building will remain unaffected.

3.7 Cycle storage

Existing side wide cycle store will be retained for this project and the relocation of the building will have no effect on these.

3.8 Flood Risk

The map below obtained from Natural Resources Wales, indicates the site is outside of the flood plain and that there is low risk from flooding from rivers or from the sea.



4.0 Community Safety

The existing 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 accessed to help prevent crime and ensure community safety.

Where necessary existing security fence lines and access gateways will be maintained and enhanced as required by the scheme ensuring that at all time the main boundary provides a secure perimeter to the site. Due to the proposed refurbishment being on an existing industrial estate, no other impact on community safety is anticipated.

4.1 Access and movement

Due to the aspects of the business the whole site is secured and access is monitored via security 24/7. No changes are envisaged as part of these works.

4.2 Structure

All parking sits within the boundary of the site and is overlooked during working hours. The site has a number of access points which are all monitored by security. No changes are envisaged as part of these works.

4.3 Surveillance

All external conditions are currently monitored by CCTV cameras, from security, over the whole site and its buildings, entrances and car park areas as passive surveillance cannot be achieved out of normal working hours. No changes are envisaged as part of these works.

4.4 Ownership

The transition from public footpath / highway to private parking land is depicted by the presence of the existing boundary / fencing to the perimeter of the site. No changes are envisaged as part of these works.

4.5 Physical protection

The existing building had previously been designed to removal all recesses and viable climbing features. The existing terrace and new staircase will be protected with nom. 1100mm balustrading to all level platforms.

4.6 Activity

Due to the nature of the site, congregations of persons other than those employed by the applicant should not be a common occurrence. Any movement on site is visible and traceable due to security measures. Unknown visitors to the site should be readily identifiable during all working hours.

4.7 Management and Maintenance

As a managed industrial development, the site is well maintained and tidy at all times.

5.0 Access

5.1 Pedestrian Access

Pedestrian access to the site will remain as existing. Access to the relocated building will be via a clearly marked footpath with dropped kerbs to allow wheelchairs to easily gain access to the building. The main entrance is visible upon the approach to the building and clearly identified with signage.

5.2 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 road has adequate footpaths either side to provide pedestrian access to the site.

Any vehicle access to the relocated building will be agreed with security / site operations and will use the existing site road network. Existing parking spaces are to be retained.

5.3 Approach to the building

The approach to the building will provide a clear and flat access (1:20) from the site footpath. The entrance doors are clearly visible and of sufficient size to allow easy access for wheelchair users.

5.4 Horizontal circulation within the building

All doors and corridors within the building had been previously sized in accordance with approved document M. All new doors required as part of the relocation works will also comply with Part M.

5.5 Vertical circulation within the building

The ground floor to the relocated modular office building is Part M compliant with the required number of fire escapes. The existing building is served by an internal staircase between ground and first floors which is retained, this provides access to the first floor by stairs only and there will not be a lift access. As the floor is only 210m² in area it is deemed that a lift is not required and that the ground floor possesses facilities suitable for everybody working in the company. A location for a lift has been identified in the design should one need to be fitted in the future. A new secondary staircase is being provided as part of this project giving emergency escape from the terrace for occupants of the building.

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5.6 Lighting – Internal

Lighting within the existing building had been designed to not cause glare to the occupants and give an even distribution of light combined with the available natural light.

5.7 Final emergency escape doors

Final exit doors currently comply with Approved document Part B and incorporate the necessary design items, including panic bars, appropriate signage and complying with British standards. The proposed new door will match the existing in appearance, performance and requirements of Part B

5.8 Sanitary Provision

The existing building is served by both Male, Female and disabled Wc provision within the entrance unit of the building. No changes are envisaged as part of these works.

5.9 Acoustics

There are no special acoustic measures as part of the modular building.

5.10 Lighting External spaces

Existing lighting will be modified to suit the location of the new building and re-orientation of the entrance unit. Additional lighting will be considered for the emergency escape stairs if there is insufficient available on the existing building.