

Sustainability Statement

Client Name: Bath ASU

Client Project Name: Sterile Facility Design

Project Location: Corsham, Wiltshire

Scitech Project Number: 300031



This document contains proprietary information belonging to Scitech Engineering Limited and shall be used only for the purpose for which it was supplied. It shall not be copied, reproduced or otherwise used, nor shall such information be furnished in whole or in part to others, except in accordance with the terms of any agreement under which it was supplied or with the prior written consent of Scitech Engineering Limited and shall be returned upon request.

A2	07/05/2026	Issue for planning	BM	MC	MC
A1	10/04/2026	First Issue	BM/ND	MJS	MC
ISSUE	DATE	DESCRIPTION	BY	CHECKED	APPROVED

Contents

1.0	Non-technical Summary	3
1.1	Description of the Scheme	3
2.0	Sustainability Statement.....	4
2.1	Introduction.....	4
2.2	Wiltshire Council Core Policy 41	4
2.3	Building Fabric.....	4
2.4	Ventilation Design	5
2.5	Heating and Cooling Design.....	5
2.6	Hot & Cold Water Design	5
2.7	Electrical Design.....	5
2.8	Renewable energy	5

1.0 Non-technical Summary

1.1 Description of the Scheme

The proposals comprise external works and the internal fit-out of existing Building SP2 to enable its use for sterile manufacturing within the lawful use of the premises at Pharmaxo Bath ASU Sterile Manufacturing facility at Corsham Science Park, Park Lane, Corsham SN13 9FU. Bath ASU identified a need to transfer their existing aseptic production processes, which are currently performed using Microbiological Safety Cabinets (MSCs), across to fully contained Grade A isolators, to better comply with the new EU GMP Annex 1 requirements within Building SP2.

This Sustainability Statement is intended to explain the sustainable measures that have been applied to the proposed development of Building SP2 and the associated external works.

There is no formal planning policy requirement to achieve a 20% reduction in CO₂ emissions. Core Policy 41 (Sustainable Construction and Low-Carbon Energy) encourages developments to incorporate design measures that reduce energy demand. As the proposals constitute a 'minor' development, the policy requirement focuses on encouraging sustainable design measures rather than demonstrating a specific, measurable carbon reduction. This approach is consistent with the written pre-application advice (reference doc ENQ/2025/02101).

2.0 Sustainability Statement

2.1 Introduction

In accordance with the need for sustainable development, this section presents an overview of the sustainability principles proposed for the external works and associated development of the existing SP2 building. The design focuses on minimising environmental impact and reducing building energy consumption through passive measures, energy-efficient plant and machinery, and considered selection of materials, in line with the objectives of Wiltshire Core Policy 41.

2.2 Wiltshire Council Core Policy 41

Core Policy 41 of the Wiltshire Core Strategy (Sustainable Construction and Low-Carbon Energy) requires development to incorporate measures to reduce energy demand through design, including orientation, insulation, and the use of natural light and ventilation.

The proposals respond to the objectives of Core Policy 41 through the sustainability principles described in this Statement. The fit-out is delivered within the envelope of the existing Building SP2, retaining its industrial portal frame structure and avoiding the embodied carbon associated with new build construction. Energy demand is reduced through the use of energy-efficient plant and machinery, and the design measures set out in the following sections relating to building fabric, ventilation, heating and cooling, water and electrical services. Together, these measures align with the policy's objectives of reducing energy demand and supporting low-carbon design.

2.3 Building Fabric

SP2 building is an existing industrial portal frame structure which has remained unoccupied since its construction.

This project is an internal fit out of the structure to provide clean room manufacturing areas with associated office facilities within the existing building envelope.

The methodology for material specifications will be to adopt, where possible:

- Materials with Environmental Product Declarations (EPD)
- Durable materials requiring minimal maintenance and providing maximum lifespan
- Fit for purpose specifications
- Materials which minimise harmful chemicals, support good air quality, and contribute to occupant wellbeing

A major component of the interior fit out are the cleanroom wall and ceiling panels. These will be formed with a bi-panel partition system, which is fully demountable and reconfigurable throughout the facility lifespan. These structures are also relocatable should the facility move premises and can even be dismantled and recycled at end of life.

2.4 Ventilation Design

- Recirculating AHU with minimum outdoor air, to maximise energy recovery
- Use of low leakage damper
- Fail-hold control dampers - avoid unnecessary repositioning after power events
 - Maintains airflow balance*
 - Prevents restart overshoot*
 - Reduces post-outage energy spikes*
- EC Fan motors - are inherently variable speed and highly efficient at part load.
- Low-pressure-drop duct design where feasible
- Optimized duct routing where feasible
- Modulating dampers on air intake, exhaust and mixing box dampers to provide 'free' cooling

2.5 Heating and Cooling Design

- VRF DX units to supply DX coils within the AHU to provide heating or cooling highly efficient for part-load operation
- Night set back during unoccupied hours to be implemented

2.6 Hot & Cold Water Design

- Metering incoming water – to monitor water consumption to track total water use and identify abnormal consumption.
- Leak detection for water conservation
- Low flush and low flow sanitary fittings
- Local water heaters – lower storage and pipework losses

2.7 Electrical Design

- Metering of electrical loads – to monitor electricity consumption to track total power use and identify abnormal consumption
- Use of low energy (LED) lighting
- Use of energy efficient lighting control

2.8 Renewable energy

On-site renewable energy technologies have been considered, however, due to the scale of the development and associated economies of scale, Air Source Heat Pumps (ASHPs) have been proposed as the most appropriate low-carbon heating solution. This approach provides a practical and efficient means of reducing carbon emissions while remaining proportionate to the scale and viability of the scheme.