

Bath ASU SP2 Design and Access Statement

Client Name: Bath ASU

Client Project Name: Bath ASU - Sterile Facility Design

Project Location: Corsham Science Park, Wiltshire

Scitech Project Number: 300031



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1.0 Overview

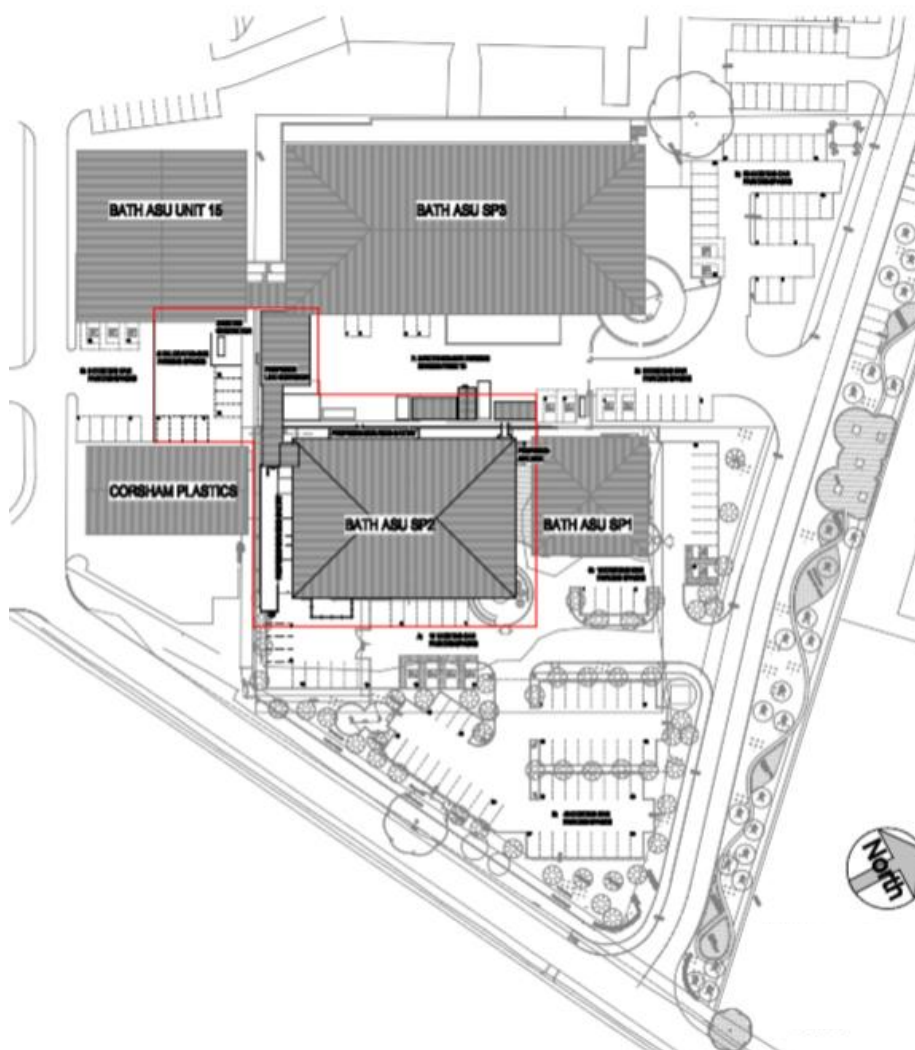
1.1 Introduction

Bath ASU produces a range of cytotoxic drugs and Centralised Intravenous Additive Services (CIVAs) as part of its aseptic manufacturing operations at the Corsham site. To meet evolving regulatory standards and enhance operational efficiency, Bath ASU identified the need to transfer its existing aseptic production processes from Microbiological Safety Cabinets (MSCs) to fully contained Grade A isolators, ensuring full compliance with the updated EU GMP Annex 1 requirements while supporting sustainable business growth.

Bath ASU therefore plan to fit out the vacant unit, SP2, with clean rooms to meet this requirement. This application relates to the support services including access platforms, link corridor and air lock required to service the clean rooms.

1.2 Site Location

The following site plan shows the extent of the proposed development area with the red line site boundary shown for planning purposes.



2.0 Design and Access Statement

2.1 Site Context

SP2 was constructed in approximately 2015 on the Corsham Science Park. The SP2 building has remained unoccupied since construction.

Corsham Science Park comprises a mixture of utilitarian industrial design styles of various ages and heights up to 2 to 3 storeys. SP2 sits within an area of contemporaneous buildings utilizing a similar palette of external materials, namely grey cladding, dark grey ribbon windows and curtain walling with buff coloured low level brickwork.



Figure 1 - photo of main South East elevation of Unit SP2

2.2 Design Principals

2.2.1 Link Corridor and Relocated External Waste Management

The link corridor between the SP2 and SP3 is a single storey structure with shallow pitched roof. There is a small 2 storey area adjacent to SP3 where the site levels change adjacent to the retaining wall.

The link corridor is located at a change in level point of the site such that viewed from the South-West only half a storey will be visible between Unit 15 and Corsham Plastics.

Viewed from the North-East the link corridor, relocated external waste management such as skips, bins, cardboard bailer and compactor, empty pallet storage, FLT store, UPS and generator are all located in the SP3 services yard obscured by an existing wall and entrance gates as shown below:

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Figure 2 - View from Corsham Science Park road of SP3 service yard

2.2.2 SP2 External Services

SP2 has a retaining wall around the South-West and North-West elevations rising to a height of approximately 2m. SP1 unit is located to the North of SP2.

The strategy adopted for locating the proposed services is to place them between the side of SP2 and the retaining wall and between SP1 and SP2 such that these are naturally obscured from sight as far as practical.

2.2.3 Air Lock

A small single storey external airlock lobby extension is proposed to the North-East elevation of unit SP2 in the space between SP1 and SP2.

2.2.4 Proposed External Finishes

It is proposed to match the external finishes of SP2 for the proposed link corridor and air lock extensions.

2.2.5 Internal Fit Out and Windows and Doors

The layout of the internal fit out of unit SP2 is cleanrooms and support spaces on the ground floor level and office and meeting rooms space located on a new mezzanine.

To facilitate the layout new windows and door openings are proposed to SP2. These doors and windows are to match the existing doors and windows on SP2.

Refer to planning drawings below.

Drawing Number	Description
300031-SCI-PL-M1-DP-AR-001	PLANNING - FIRST FLOOR/SERVICE YARD LEVEL - EXISTING
300031-SCI-PL-M1-DP-AR-101	PLANNING - FIRST FLOOR/SERVICE YARD LEVEL - PROPOSED
300031-SCI-PL-R1-DP-AR-001	PLANNING - ROOF PLAN - EXISTING
300031-SCI-PL-R1-DP-AR-101	PLANNING - ROOF PLAN - PROPOSED
300031-SCI-PL-SI-DP-AR-001	PLANNING - SITE PLAN - EXISTING
300031-SCI-PL-SI-DP-AR-101	PLANNING - SITE PLAN & LOCATION PLAN - PROPOSED
300031-SCI-PL-ZZ-DE-AR-001	PLANNING - EXISTING ELEVATIONS
300031-SCI-PL-ZZ-DE-AR-002	PLANNING - EXISTING ELEVATIONS
300031-SCI-PL-ZZ-DE-AR-101	PLANNING - PROPOSED ELEVATIONS
300031-SCI-PL-ZZ-DE-AR-102	PLANNING - PROPOSED ELEVATIONS - LINK BUILDING
300031-SCI-PL-ZZ-DE-AR-103	PLANNING - PROPOSED ELEVATIONS - OUTBUILDINGS
300031-SCI-PL-M1-DP-AR-001	PLANNING - FIRST FLOOR/SERVICE YARD LEVEL - EXISTING
300031-SCI-PL-M1-DP-AR-101	PLANNING - FIRST FLOOR/SERVICE YARD LEVEL - PROPOSED

2.3 Scale

There is limited new build development proposed, unit SP2 is effectively retained as existing with minor external alterations to suit the proposed internal layout.

The link corridor and air lock extensions are part single storey/ part two storey. The single storey section is at the stepped site level of building SP3. The two storey section is adjacent to SP2 which is also two storeys in height. The stepped site level and link building scale are indicated on drawing 300031-SCI-PL-ZZ-DE-AR-102 Section 7.

New flues are located the North-West of SP2 and these have to discharge above the ridge height of SP2 to ensure compliance with Building Regulations.

2.4 Appearance

2.4.1 External Plant, Equipment Gantries and Fire Escape Stair

Proposed external gantries for plant and equipment and the proposed external fire escape stair from unit SP2 mezzanine level will be constructed using galvanised steel sections with a GRP grated decking with galvanised cat ladder access. This follows the existing semi-industrial appearance of the Corsham Science Park.

2.4.2 Proposed Extensions and Alterations

2.4.2.1 Unit SP2

New powder coated aluminium windows will be installed to unit SP2 as shown on the proposed elevations, these are to match existing.

New external personnel access doors will be metal powder coated doors to match the existing SP2 doors.

2.4.2.2 Link Corridor and Air Lock Extensions

The external wall cladding for the link corridor will match unit SP2 with shallow pitched roof over.

A brickwork plinth detail will be formed using facing brickwork to match existing.

New external personnel access doors will be metal powder coated doors to match the existing SP2 doors.

Rainwater gutter and down pipes will match the existing.

2.4.2.3 External UPS Room

A prefabricated modular building will be provided on a concrete slab base to contain the electrical UPS batteries.

2.4.2.4 External covered cardboard bailer and FLT areas

The existing external covered cardboard bailer and FLT areas will be relocated in finishes to match existing, with galvanised steel framework and uninsulated grey coloured profiled metal cladding. New concrete bases will be installed for these areas.

2.5 Vehicle Access

There are no proposed changes to the vehicular access to the site.

2.6 Access

2.6.1 Pedestrian Access

Pedestrian access to units SP2 and SP3 and other areas are unaltered by the proposed works.

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3.0 External Plant and Equipment

3.1 Air Handling Units & MVHR

Two air handling units (AHUs) will be located externally at ground floor level, mounted on a proprietary support system, which will provide ventilation, heating and cooling to the production areas. An adjacent access platform will be provided and aligned with the upper deck of the AHUs to facilitate safe access for operation and maintenance of upper-level components. A minimum clear headroom of 2m metres will be maintained below the access platform to allow safe and unobstructed access to the lower deck components.

An MVHR unit will be located externally at ground floor level on the opposite side of the building area, mounted on a proprietary support system, which will provide ventilation to the mezzanine office. Suitable space will be provided in front of the unit to allow safe access for operation and maintenance.

Locating the AHUs and MVHR units internally within the SP2 unit was not feasible due to space constraints at the walk-on ceiling and mezzanine levels, as well as the additional structural support that would be required to accommodate the plant.



3.2 Extract Fans

Four extract fans will be located on a raised external platform at the rear of the building to serve the isolators within the two manufacturing rooms, with clear access provided in front of the units for safe operation and maintenance. Each pair of fans will discharge via a common high-velocity exhaust stack, with a minimum height of 3 metres to ensure discharge above the roof ridge. The exhaust stacks will be provided with adequate structural support.

Locating the extract fans within the SP2 unit was not feasible due to space constraints at the walk-on ceiling and mezzanine levels, as well as the risk of leakage and uncontrolled pressurisation from the positive side of the ductwork. External mounting is also considered standard practice for this type of fan arrangement.

3.3 Outdoor DX condensers and heat pumps

The outdoor heat pump units serving the AHUs will be located externally at ground floor level on a proprietary support system, with clear access provided in front of the units for maintenance. The smaller heat pump units and condensers serving the mezzanine level and cold store indoor units respectively will be located on a raised external platform at the rear of the building (adjacent to the extract fans), with clear access provided in front of them for safe operation and maintenance.

3.4 Generator

There is to be a new generator added as part of the development. The generator will be a proprietary, self contained item of equipment. It will be located externally to SP2 with clear access from north west of the unit.

3.5 UPS

There is to be a new UPS added as part of the development. The UPS will be contained within a weather proof enclosure. It will be located externally to SP2 with clear access from north west of the unit.