Design and Access Statement

Project Name:	ICDDC (Intracellular Drug Delivery Centre)
Project Number:	IANC21 0110
Date:	October 2023
Proposal:	Internal adaptation and extension of existing laboratory facilities
Site Location:	Coxon Building, NETpark, Sedgefield, County Durham TS21 3FE
Applicant:	Centre for Process Innovation Ltd
Agent:	NORR Consulting Ltd
Current Use:	B1 Research
Proposed Use:	B1 Research

Contents

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1.0 Introduction

1.1 Project Description

The ICDDC (Intracellular Drug Delivery Centre) is an expansion and improvement of existing research and development facilities in the CPI Coxon Building, at Netpark, Sedgefield. The project involves alterations to an existing laboratory and a single storey extension into an adjoining courtyard.
The proposals also include the relocation of three trees and a seating area to replace the amenities within the existing courtyard.

1.2 Location

The Coxon building is located on John Walker Road in NETpark technology park, just to the north of Sedgefield, County Durham. The new facilities will be located within the Coxon building and an extension into a courtyard space between two wings of the building. The new amenity area and trees will be located within the existing site boundary, towards the west of the site adjoining John Walker Road

1.3 Existing Facilities

The current nanotherapeutic research activities are contained within an existing laboratory adjoining the courtyard. The laboratory has been modified to provide a level of containment to control exposure of staff to pharmaceutical ingredients and prevent cross contamination but does not meet the requirements for the full range of research projects anticipated.
The courtyard has six benches and soft landscaping to create an external seating area for staff.

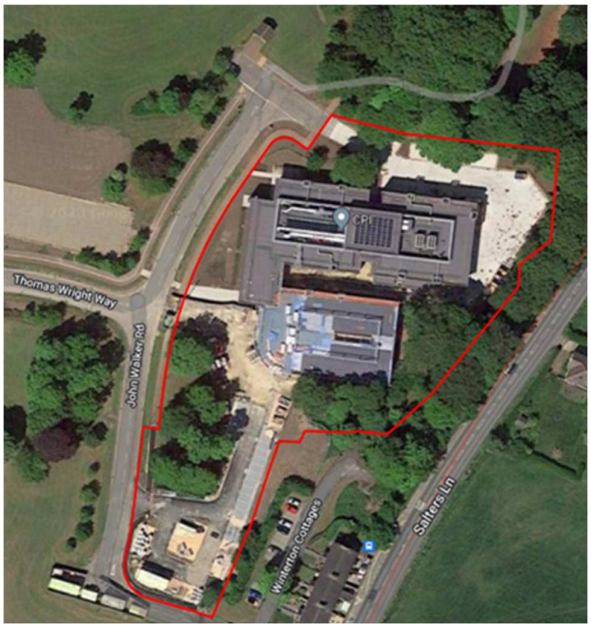
1.4 Purpose of Proposals

The current laboratory requires upgrading to meet containment and cross contamination control standards to de-risk development and manufacturing for companies researching nanotherapeutic drug products. CPI has identified the need for a purpose-built facility with separate contained processing rooms able to operate at different scales alongside lab facilities for high throughput screening, physicochemical characterisation, formulation and stability to link into the existing laboratory to provide flexible/adaptable/expandable space with supporting utilities capable of handling multiple new technology and process development projects simultaneously. This will operate beyond the limits of the existing facilities to accelerate the translation and commercialisation of novel nanotherapeutics, ultimately leading to patient benefits and retention of manufacturing within the UK.

2.0 Site

2.1 Location

The Coxon building is located on John Walker Road in NETpark technology park, just to the north of Sedgefield, County Durham. The new facilities will be located within the Coxon building and an extension into a courtyard space between two wings of the building, as below. The extension location has been selected to link directly with the existing upgraded facilities.
The proposed amenities area will be located within the site, adjoining the western boundary.



2.2 Photos

Courtyard looking east.

Courtyard looking west.

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2.3 Access

Pedestrian and cycle access to the site is from John Walker Road, with level routes from the street into the building. NETpark is served by local bus services and a network of pedestrian routes and cycleways.
The car park for staff and visitors' cars adjoins the west and south sides of the building and is accessed from John Walker Road. There is level access from all parts of the car park to the building, accessible parking bays are located near the main entrance. There is an overspill car park on the other side of John Walker Road, opposite the main entrance to the building.
There is a separate vehicular entrance to the north of the site from John Walker Road for service vehicles. Hardstanding enables service vehicles to access all parts of the rear of the building and accommodates on site turning of large articulated vehicles for safe access and egress. The service yard also has additional space for staff parking. Separation of vehicle and pedestrian routes around site is clearly demarcated.
The new amenity area will be accessed from the footpath adjoining John Walker Road.

2.4 Existing Use

The CPI Coxon Formulations and Healthcare Photonics Building provides laboratory facilities for research and development across the consumer and healthcare sectors.

3.0 Design

3.1 Use

The laboratory extension will house testing laboratories, a freeze-drying laboratory and pilot manufacturing laboratory, with supporting storage and waste handling facilities for research and development of nanotherapeutic drugs.
The amenity area will provide external seating for CPI staff.

3.2 Scale

The extension has a footprint of 263m² and will infill part of the existing courtyard. It will be single storey with a flat roof, 4.8m from ground level to the top of the parapet. The existing surrounding building is 6.8m high to top of parapet generally with plant rooms and screening extending up to 13m and 11m respectively above ground level. The plant room screening (11m above ground level) will be extended to accommodate additional plant.
The amenity area will occupy approximately 150m² of the existing landscaping within the site.

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3.3 Design and Appearance

The extension will be surrounded on three sides by the existing building. The east wall will be clad with Eternit rainscreen cladding to match the existing building. Doors will be colour coated RAL 7024, external maintenance access stair and guardrail will be of galvanised steel, extended plant screen of metal louvres colour coated RAL 7001 – all to match existing.
The existing windows from laboratories adjoining the courtyard will be replaced with internal glazing and the extension will incorporate rooflights and glazing to internal walls to provide natural light and improve the views for staff. This will compensate for the potential loss of amenity to reduce the impact on working conditions (in compliance with County Durham Plan Policy 31).
The extension will be significantly lower than the adjoining existing building, will not project beyond the existing east elevation and off-site views from Salters Lane will be shielded by an established belt of mature trees and shrubs, it will not be visible from any of the residential properties adjoining or near to the site.

New services will be routed up through the existing external service risers to new plant located on the main building roof with louvre screens to match existing to avoid compromising the views from existing first floor windows overlooking the courtyard.
A noise assessment has been carried out by Apex Acoustics Ltd and mitigation/attenuation measures incorporated into the new plant provision.

The new amenity area will use six existing timber benches, relocated from the existing courtyard and three trees, either transplanted or replaced with equivalent species. Hard surfacing will be resin- bound stone to match existing surfaces elsewhere on site. There will be low level shrub planting, using species complimentary to the existing planting.

4.0 Access

4.1 Site access

There will be no changes to the existing site access as a result of these proposals.

4.2 Car parking

There will be no changes to the existing car parking provision. The new facilities will be used predominately by existing staff members, any potential increase in staffing will be minimal and is not deemed to have a significant effect on car parking capacity.

4.3 DDA Access

The current building has level access and is designed for accessibility to internal aeras in accordance with the relevant sections of Approved Document Part M at the time of construction (2015 and 2018). The internal adaptations and extension will be designed to comply with Approved Document Part M (2020). The new amenity area will have level access from the existing footpath.

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4.4 Construction Access

Construction access will be from John Walker Road, using the existing service access to the north of the building. The site establishment for management of the works and storage of materials will be located on the existing hardstanding to the rear of the building. There will be no requirements for off-loading or reversing and parking of vehicles on the highway. Construction traffic and site establishment will be excluded from the tree protection zones established by previous planning approvals (see Appendix 1).

5.0 Landscaping

5.1 Existing trees and landscaping

The courtyard currently contains three small trees, low level shrub planting, paving and six benches, forming an external amenity area for staff. The trees, planting, paving and benches will be removed to enable the proposed extension, see section 5.2 below for compensatory measures.

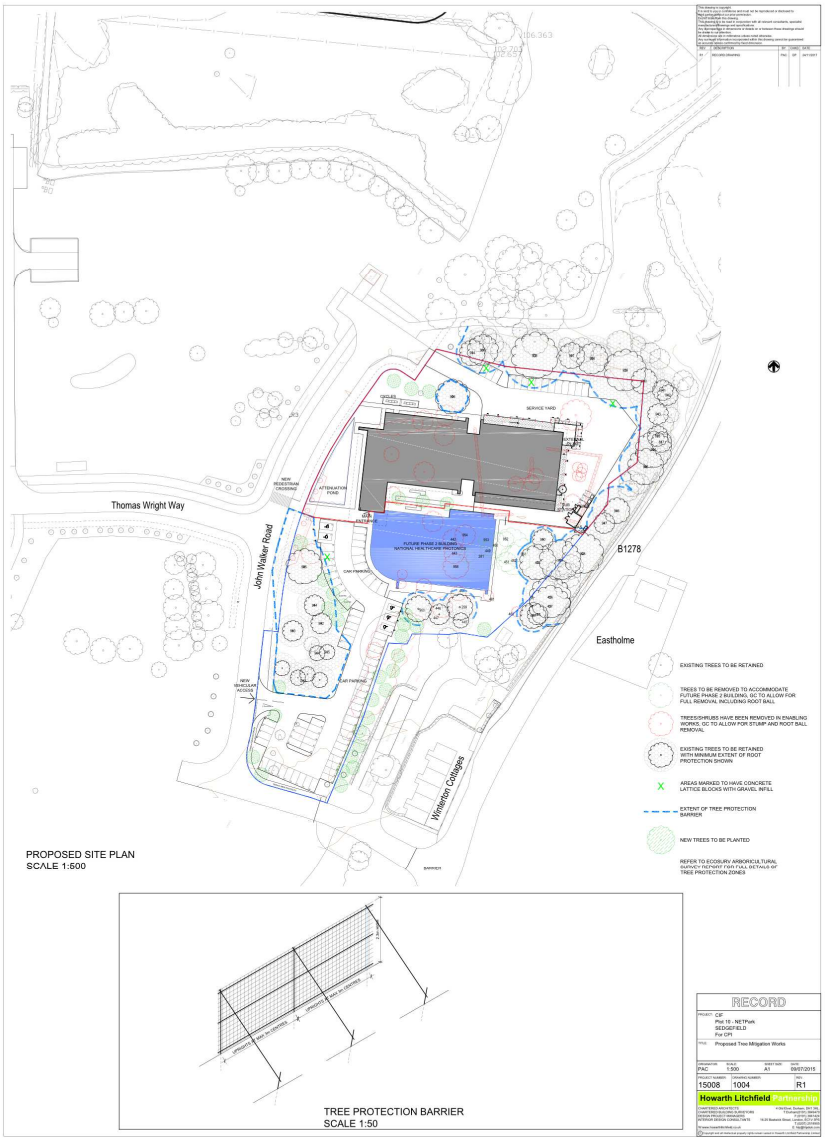
The existing mature trees and shrubs surrounding the north and east sides of the site (see appendix 1) and external hard and soft landscaping on site will not be affected by the proposals.

5.2 Proposals

To comply with County Durham Plan Policy 31 which requires proposed developments to consider the impact on existing working conditions, the amenity area displaced by the courtyard extension will be replaced with new tree planting and landscaping elsewhere on site. The six benches and three trees + shrub planting will be re-located in a new amenity area to the west of the site. Refer to drawings submitted for details.

6.0 Appendices

6.1 Appendix 1 Tree mitigation proposals (submitted and approved as part of Planning Application for Phase 2 works)



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