



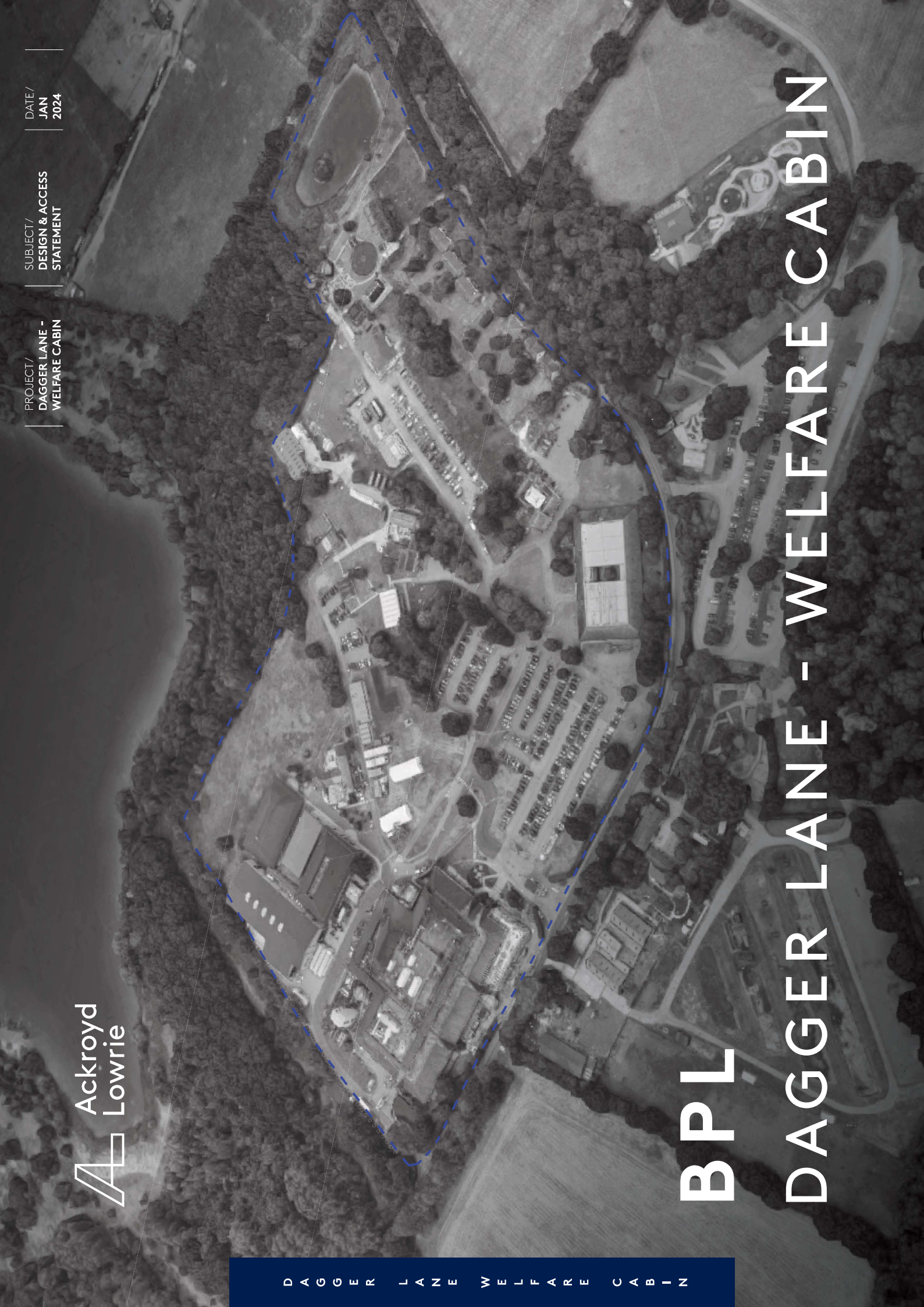
PROJECT/  
DAGGER LANE -  
WELFARE CABIN

SUBJECT/  
DESIGN & ACCESS  
STATEMENT

DATE/  
JAN  
2024

D A G G E R L A N E W E L F A R E C A B I N

# BPL DAGGER LANE - WELFARE CABIN



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1.1

## TEAM

The project team assembled for the Elstree Bio Products Laboratory expansion have collaborated to produce this document, along with associated reports and drawings, for planning consideration.

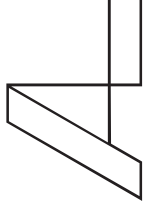
### CLIENT

**KEDRION**  
B I O P H A R M A

### DESIGN TEAM

**AVISON  
YOUNG**

PLANNING CONSULTANT



Ackroyd Lowrie

ARCHITECT

1.2 **KEDRION & BPL GROUP**

**KEDRION**  
B I O P H A R M A

Kedron Biopharma is a biopharmaceutical company that collects and fractionates blood plasma to produce and distribute worldwide plasma-derived therapies for use in treating and preventing serious diseases, disorders and conditions such as Hemophilia, Primary immunodeficiencies and Rh sensitization, which can lead to Hemolytic Disease of the Fetus and Newborn.

Kedron was established in Italy in 2001, but the roots of the companies from which it was born stretch back several decades in the production of plasma-derived products.

In 2022, Kedron joined forces with BPL (Bio Products Laboratory), a UK-based company with over 60 years of experience in the supply of high-quality plasma-derived medicines to treat rare diseases.

Kedron's acquisition of Prometic, and of its first-ever therapy for Congenital Plasminogen Deficiency, in 2021, confirmed our commitment to fighting rare, or even extremely rare, diseases.

**BPL**  
Bio Products Laboratory

BPL is the UK division of Kedron Biopharma SpA Group, a global provider of life-saving treatments for immune deficiencies, bleeding disorders, and critical care conditions. Recently, BPL transitioned ownership from Great Group in China to Kedron Biopharma SpA in Italy. Located in Elstree, UK, BPL processes plasma collected from US donors in various collection facilities. Their mission is to safely transform this plasma into high-quality medicines that meet the needs of clinicians, patients, and stakeholders worldwide.

BPL supplies top-tier plasma-derived medicines to over 50 countries through a network of local affiliates and distribution partners. Established in 1954 as part of the Lister Institute of Preventive Medicine, BPL remains at its original Elstree site, evolving since privatization in 2013. They invest in research, technology, and manufacturing methods to uphold rigorous quality standards. With approximately 900 dedicated staff at the Elstree site, BPL continuously adapts to effectively serve all stakeholders.



1.3

# ACKROYD LOWRIE

## ABOUT

Ackroyd Lowrie is an innovative architectural practice committed to delivering high quality, bespoke spaces for our clients. Our studio is known for design excellence and focus on effective delivery for our clients.

The practice is led by Jon Ackroyd and Oliver Lowrie, both of whom have extensive experience designing and delivering award winning education sector projects. Ackroyd Lowrie are currently working on a wide range of projects in the UK across multiple sectors.

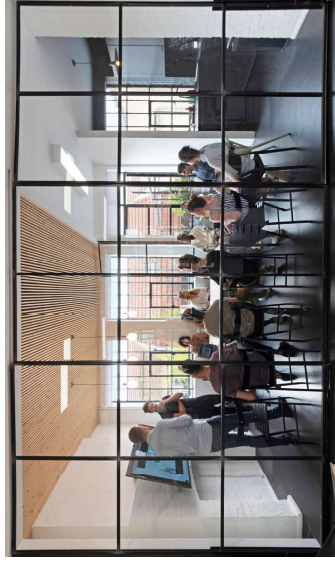
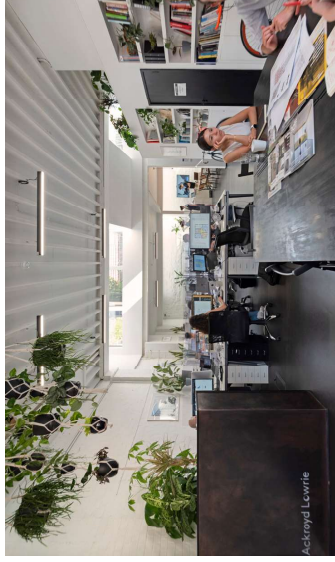
## SERVICES

We provide a full range of architectural services from design to delivery. Our wider services include interior design, sustainable design, smart technologies and virtual reality. It is our mission to use modern technology alongside craftsmanship to add value to our clients and deliver remarkable spaces.

## CLIENT RELATIONSHIPS

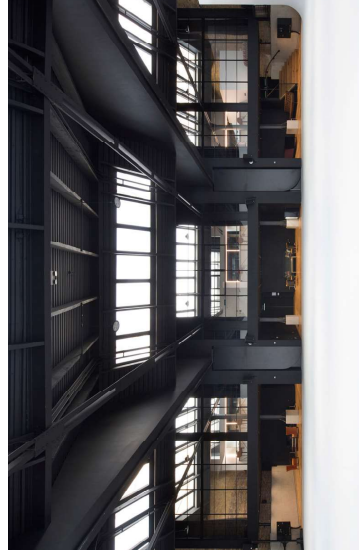
Our design process begins by listening to the client and establishing their vision, objectives and requirements. Then testing our designs using Virtual Reality to allow our clients to walk around different design options. We have developed this practice into an award-winning sign-off process that ensures our clients are totally happy with the design before we even submit a planning application.

We pride ourselves on building productive, long lasting relationships with our clients; many of whom have been with us since our inception.



“Being the first architectural practice to implement Virtual Reality sign off on every project they undertake is a great claim to make. This feels like the future.”

Panel, **Ackroyd Lowrie** Winners of “Best Use Of Innovation”



**ALVA COACHWORKS - KINGS CROSS**

Transformation of a former tram depot into a luxurious London photo studio and event space. - Completed 2020



**THOMAS' SECONDARY SCHOOL - BATTERSEA**

Conversion of the Royal Academy of Dance, Battersea Square - Consented in December 2021

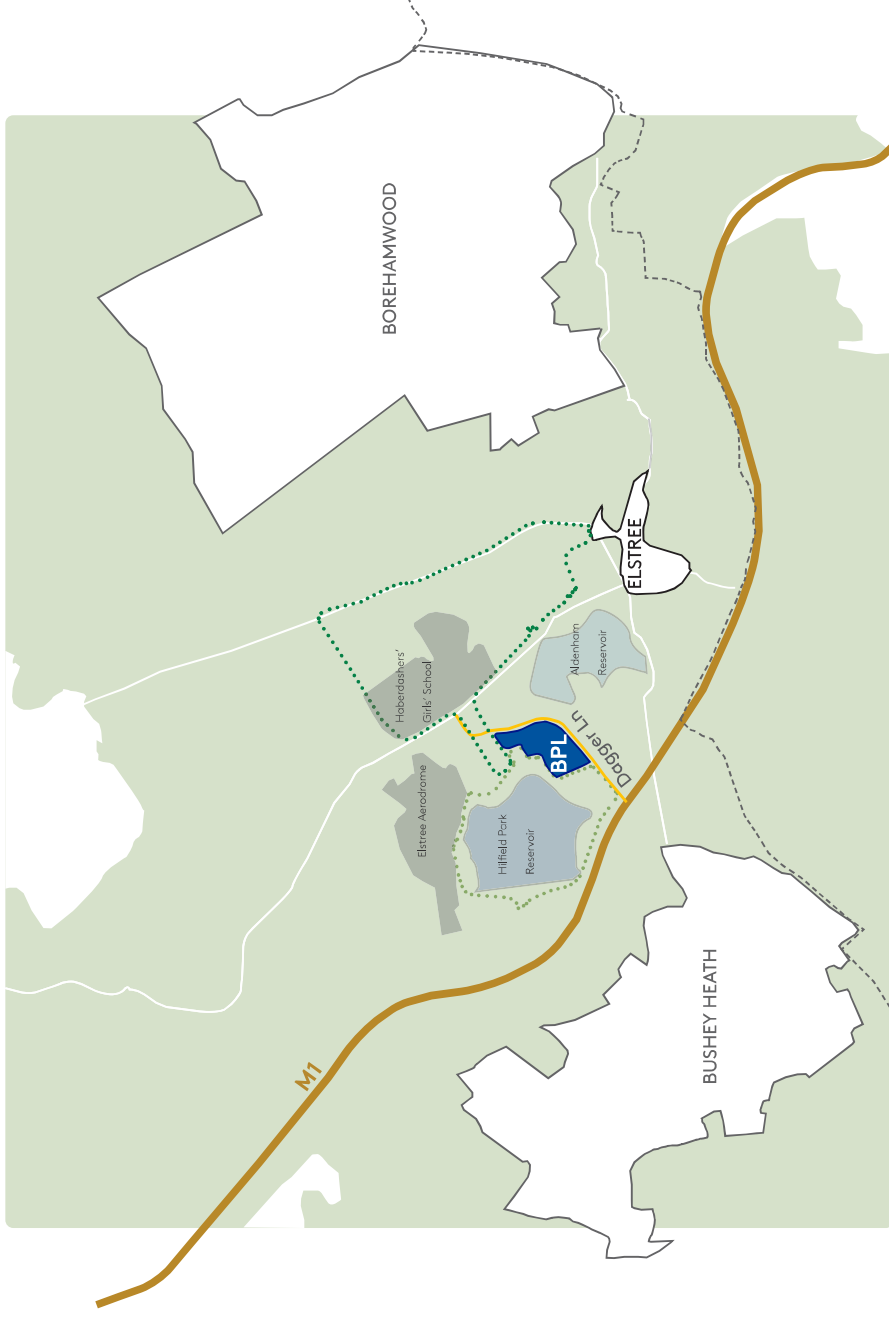
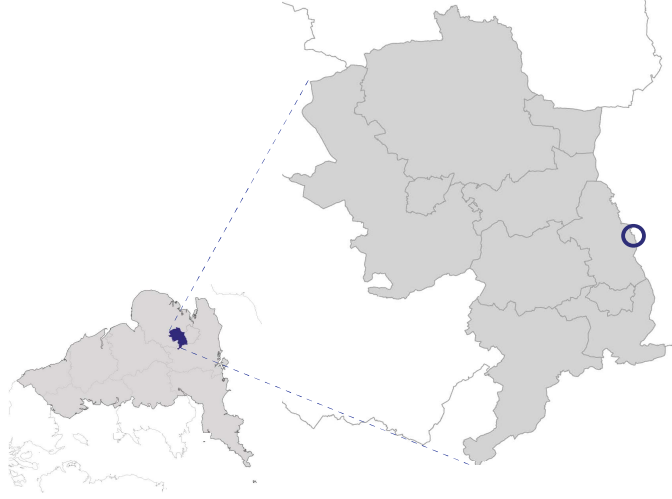
2.1

## SITE LOCATION

The site is situated at the outskirts of Elstree, a sizable village within Hertsmere borough, Hertfordshire, England.

BPL is within the Hertsmere Green Belt, encircled by Hillfield Park Reservoir, a local nature reserve on its western side, featuring a lake that offers a valuable amenity.

To the northeast, it borders Aldenham County Park, which is part of the historic parks in Elstree, and is located along Dagger Lane. To the north, there is a private airfield and Haberdashers' Girls' School, while the M1 motorway runs to the south.



2.2  
**SITE PHOTOS**



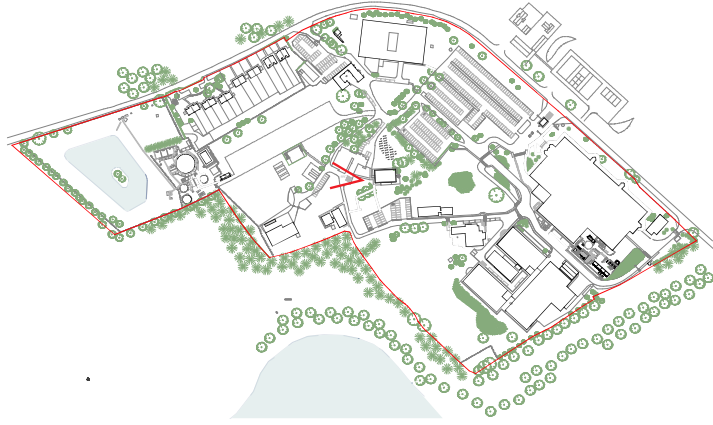
--- In Ownership  
— Site Boundary

2.2

## SITE PHOTOS

### WELFARE PROVISIONS

View of current existing welfare cabin and containers.





3.1

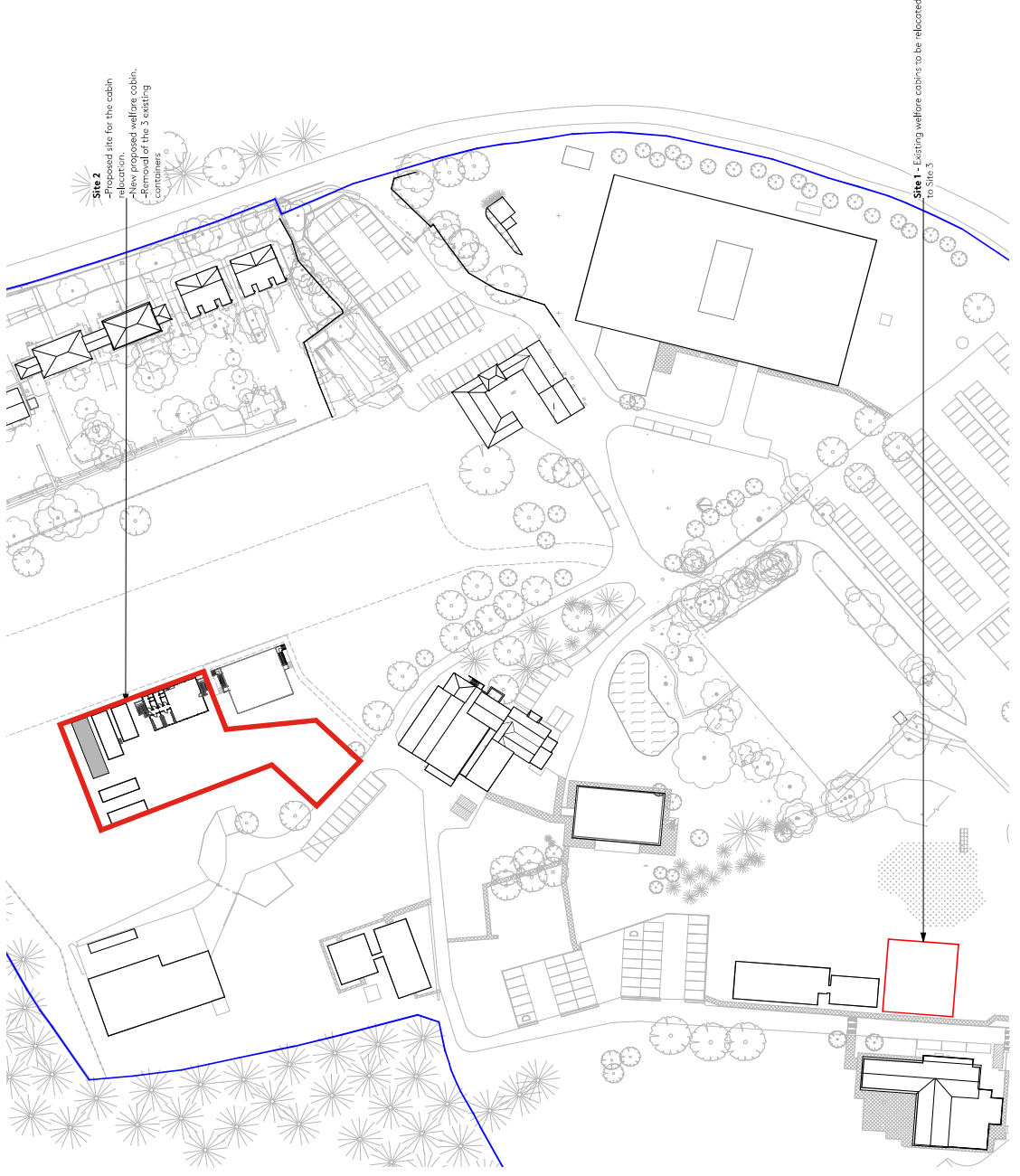
## PROPOSAL

The BPL campus currently hosts several welfare facilities cabins to respond to the need of the staff and contractors on site.

The main proposal includes the installation of a welfare cabin ensemble on the area denoted as "Site 2".

The new welfare cabin will house training facilities and office space for temporary or contract workers. Kitchen facilities are also provided on both floors to improve the working environment for all employees on site.

In addition, the 3 existing cabins currently sitting on the area denoted as Site 1 and 2 other the existing cabins, are proposed to be relocated on "Site 2". The existing containers currently sitting on Site 2 will be removed.



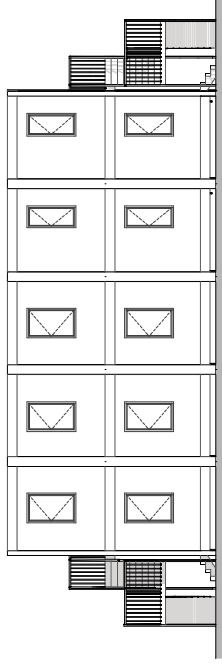
3.2

## NEW WELFARE CABIN

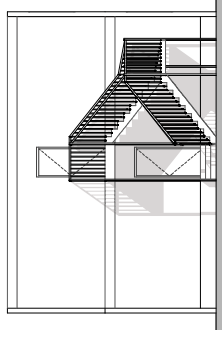
The new welfare cabin will house training facilities and office space for temporary or contract workers. Kitchen facilities are also provided on both floors to improve the working environment for all employees on site.



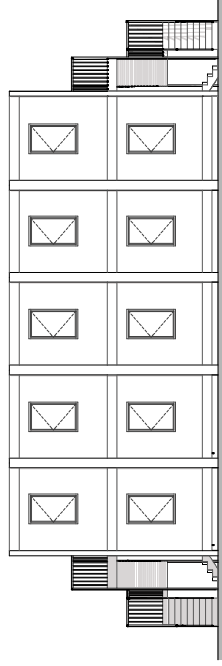
Welfare cabin module in style of proposed



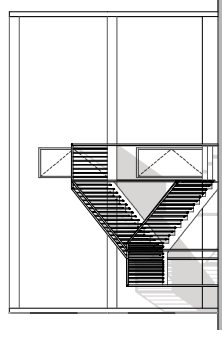
East Elevation



South Elevation



West Elevation



North Elevation

3.2

## NEW WELFARE CABIN

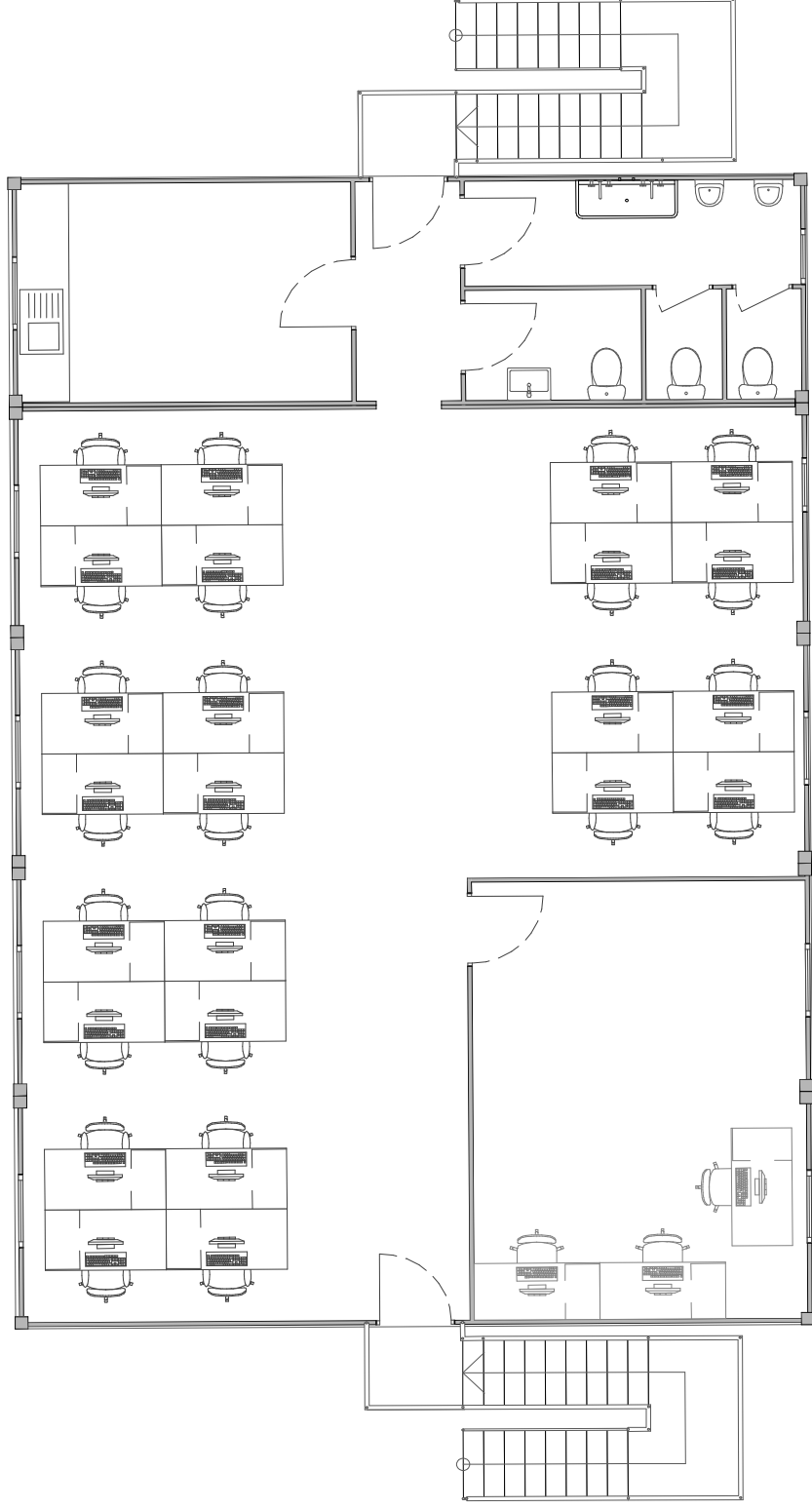
Proposed Ground Floor



3.2

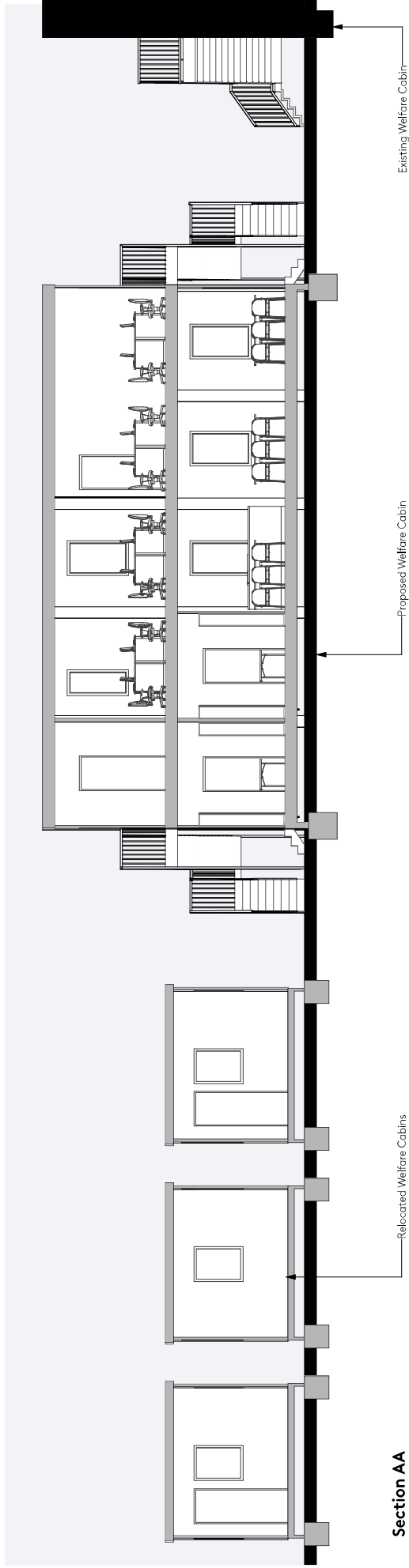
## NEW WELFARE CABIN

Proposed First Floor

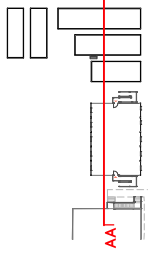


3.3  
**NEW WELFARE CABIN**

Proposed Site Section - Site 2



**Section AA**



3.2

# RELOCATED CABINS



Reference image from brochure

