

DESIGN & ACCESS STATEMENT

To accompany the Planning Application
for the addition of a **Sprinkler Tank**
to the development at

Hatfield Business Park – Plot 5100

Multi-Franchise Motor Dealership

For H R Owen PLC

Previous Application Ref 6/2019/1411/MAJ

Louis de Soissons Architects

April 2022



Planning History

Planning Permission was granted for the erection of a multi-franchise car dealership (sui generis use) with offices (B1 use class), workshops (B2 use class) and car storage (B8 use class), together with car parking, cycle parking, boundary treatment, landscaping, lighting and access under Application 6/2019/1411/MAJ, dated 12 June 2019.

Progress on Site

The shell & core contract has been completed, and the internal Fit-Out works are underway due for completion in December 2022.

Addition of Sprinkler System

During the technical design phase for the Fit-Out, HR Owen's Insurers advised that a sprinkler system would need to be installed as additional protection for the West Building, due to the nature and number of cars to be stored there.

Design

An external sprinkler tank is required to store the water for the sprinkler system. The system has been designed by Thameside Fire Protection Co. Ltd. The sprinkler tank needs to hold 160m³ of water. The proposed cylindrical tank is 4580mm diameter and 10500mm tall to the rim. We have proposed a location towards the rear of the site, so the tank will not be visible from the public realm. It is positioned in close proximity to the sprinkler pump room, which is housed within the West Building.

A 1 metre wide safe access zone will be maintained around the circumference of the tank. Maintenance access is via a ladder fixed to the rear of the tank. This is a specialist item and access and maintenance will only be undertaken by trained operatives.

The tank is proposed to be painted in dark grey RAL 7021. This is the same RAL colour as the lower levels of composite cladding to the West Building elevation, and will help the tank sit harmoniously in its proposed environment as a coordinated element.

Access

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