

Jaguar Land Rover Building (west of the site)

The new Jaguar Land Rover dealership will deliver an 18 car showroom at ground floor with associated offices and handover bays. This showroom will be split between the two brands. To the rear of the showroom and on the first floor is office/amenity accommodation for staff, with a customer drive through facility located to the rear. Jaguar Land Rover will use the existing road access off Gypsy Moth Avenue for deliveries and other back of house requirements. Customer access will be via a proposed entrance off Mosquito Way.

Customer parking is located at the front of the showroom, 2 disabled spaces with a designated walkway are located adjacent to the entrance of the building. Customer parking will be clearly signposted and is directly outside the entrance to the showroom which will improve wayfinding. Under the ramp is a cycle store and motorbike parking.

There are designated walkways from the display vehicles and visitor parking to the entrance of the showroom. A pedestrian walkway is located from Mosquito Way and converges at the round about with Gypsy Moth Avenue.

Aston Martin & McLaren Building (east of the site)

The new Aston Martin and McLaren dealership will deliver a 7 and 6 car showroom respectively, at ground floor with associated offices and a handover bay each. The building is separated with a dividing wall to keep the two brands apart.

The first floor accommodation comprises staff facilities, meeting room and parts store. The Aston Martin and McLaren building will be accessible via a proposed access road off Mosquito Way.

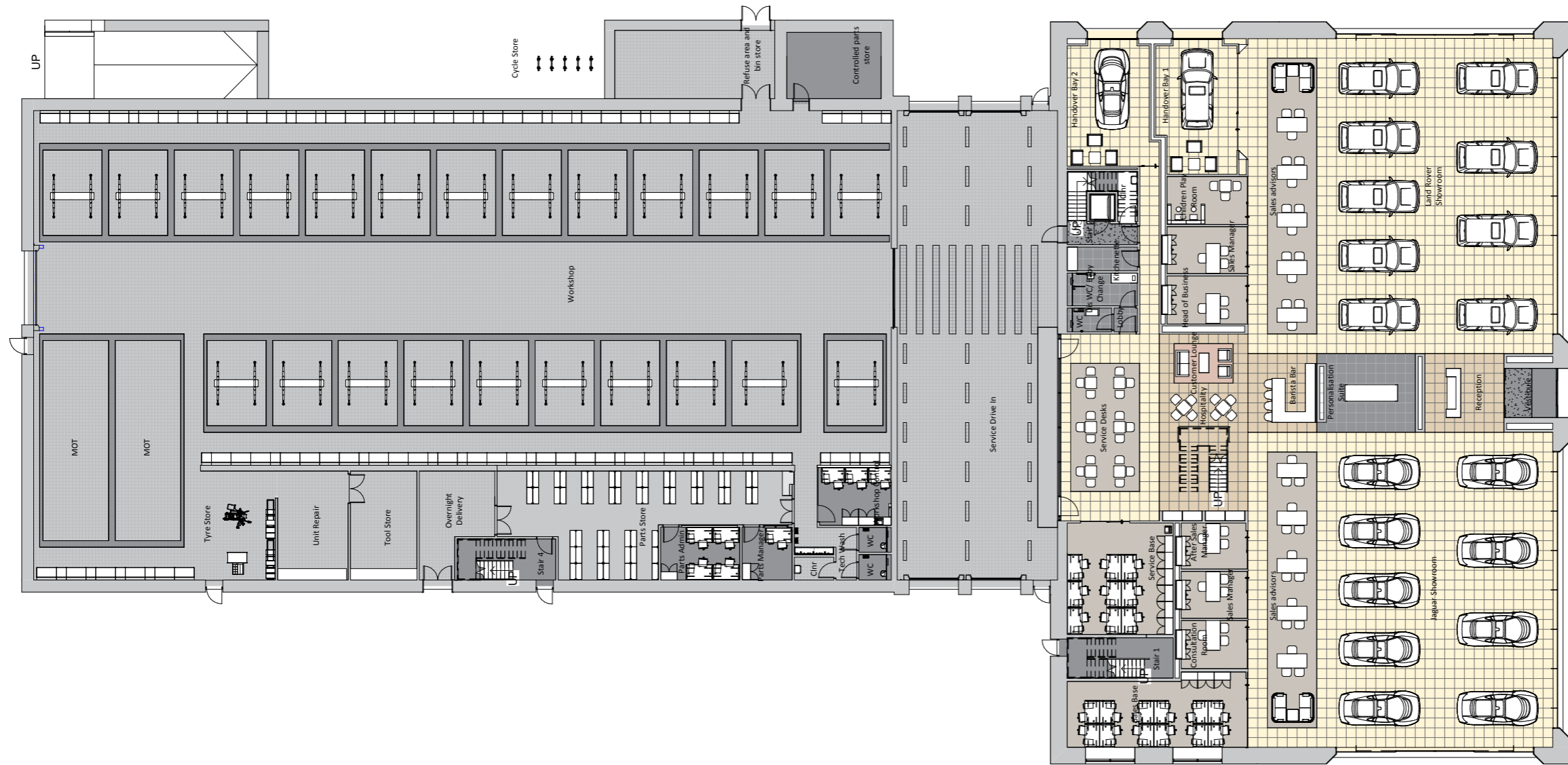
The layout of the site is to maintain a clear division between the service entrance to the North and the more formal customer entrance to the South.



Key

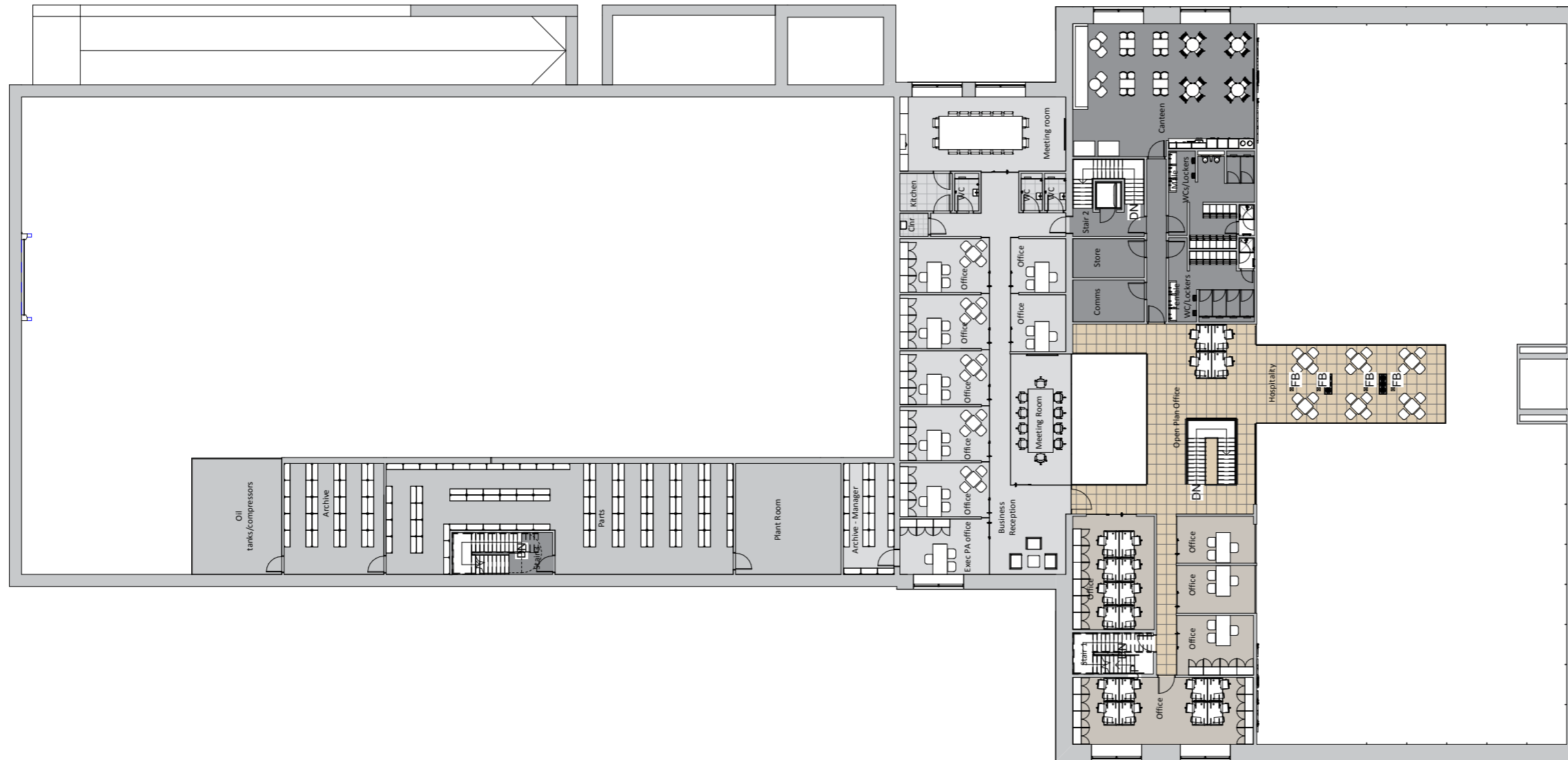
— Site boundary

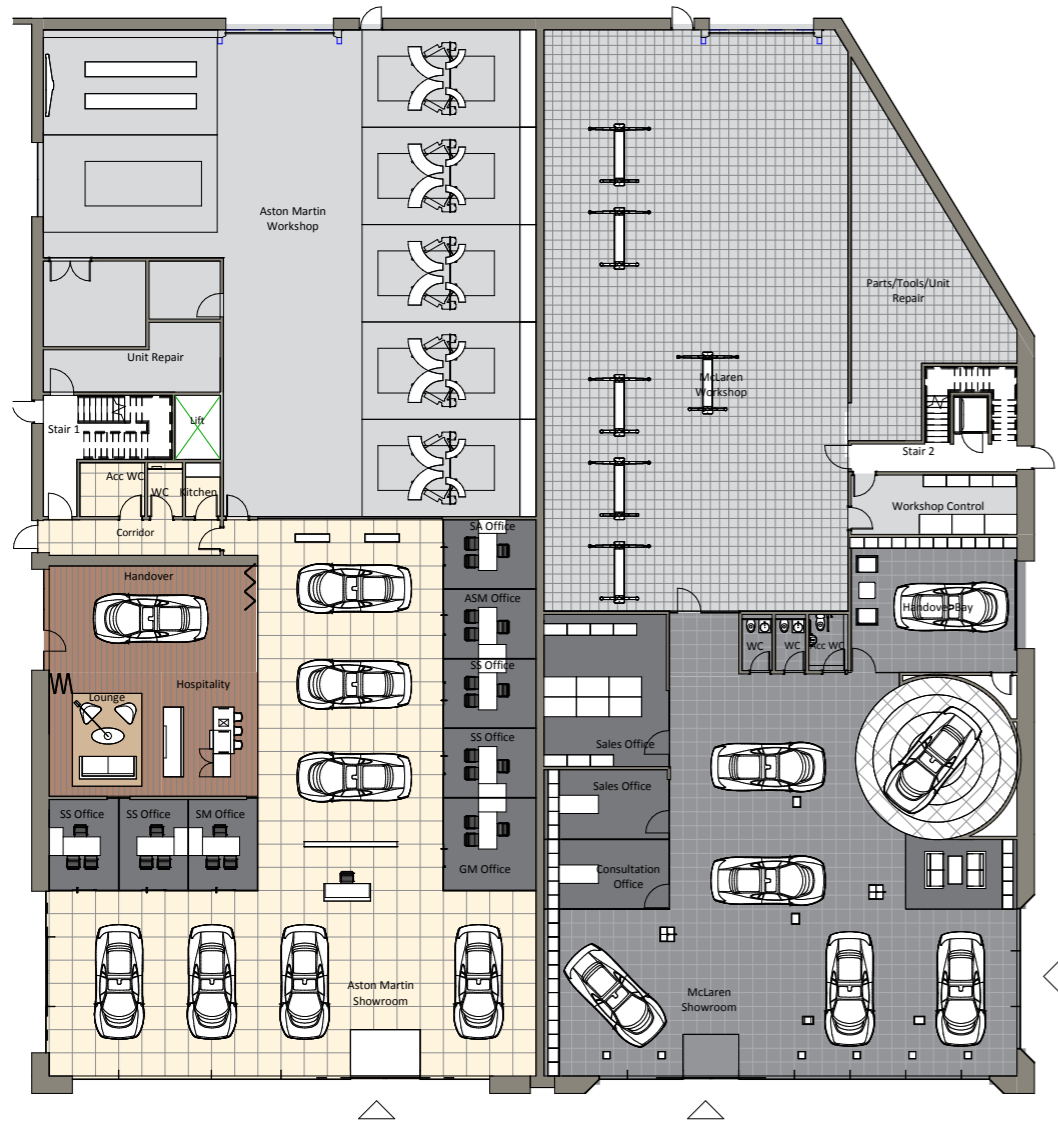
Hatfield Proposed Site Plan



JLR Ground Floor Workshop and Showroom Plan







Aston Martin & McLaren Ground Floor Workshop and Showroom Plan



Aston Martin & McLaren Mezzanine BOH Floor Plan



# Proposals

## Amount- Jaguar Land Rover Showroom and Workshop

### Site

Region: Hertfordshire, West Midlands  
 Location: Hatfield

### Total Showroom Accommodation

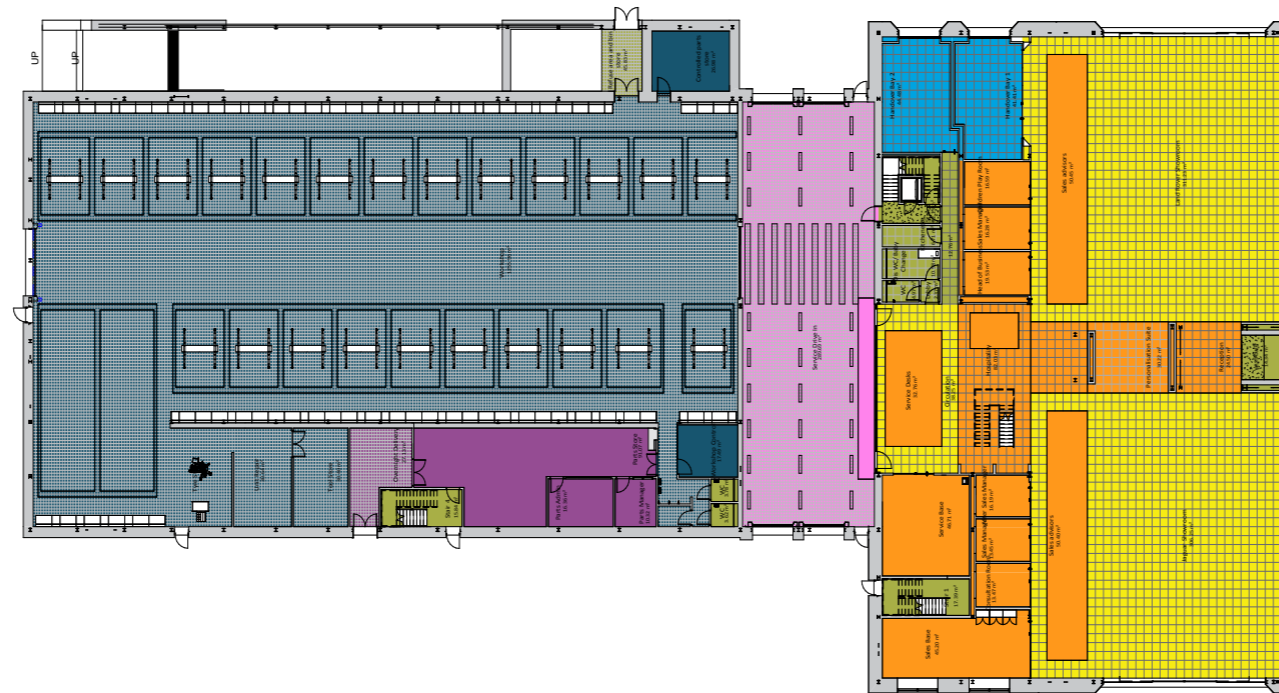
Display vehicles 18  
 Sales desks 18  
 Service desks 6

### Total Site Accommodation

Used car display 139  
 Customer parking 40  
 Other parking (BOH) 86

### Workshop Accommodation

Standard bays 23  
 MOT bays 2



Ground floor plan

### GIA schedule

Yellow	Showroom & reception	656 m <sup>2</sup>
Orange	Sales area & office	458 m <sup>2</sup>
Blue	Handover	86 m <sup>2</sup>
Green	Ancillary	160 m <sup>2</sup>
Pink	Service drive through	290 m <sup>2</sup>
Dark Blue	Workshop	1,361 m <sup>2</sup>
Purple	Parts	145 m <sup>2</sup>
<b>Sub-total:</b>		<b>3,156 m<sup>2</sup></b>



First floor plan

### GIA schedule

Orange	Sales area & office	558 m <sup>2</sup>
Red	Plant	86 m <sup>2</sup>
Green	Ancillary	314 m <sup>2</sup>
Purple	Parts	136m <sup>2</sup>
<b>Sub-total:</b>		<b>1,094 m<sup>2</sup></b>
<b>Jaguar Land Rover GEA Total:</b>		<b>4,619 m<sup>2</sup></b>



# Proposals

## Amount- Aston Martin & McLaren Ground & Mezzanine Floor Plan & Valet Building

### Site

Region: Hertfordshire, West Midlands  
 Location: Hatfield

### Total Showroom Accommodation

Display vehicles 13  
 Sales desks 10

### Total Site Accommodation

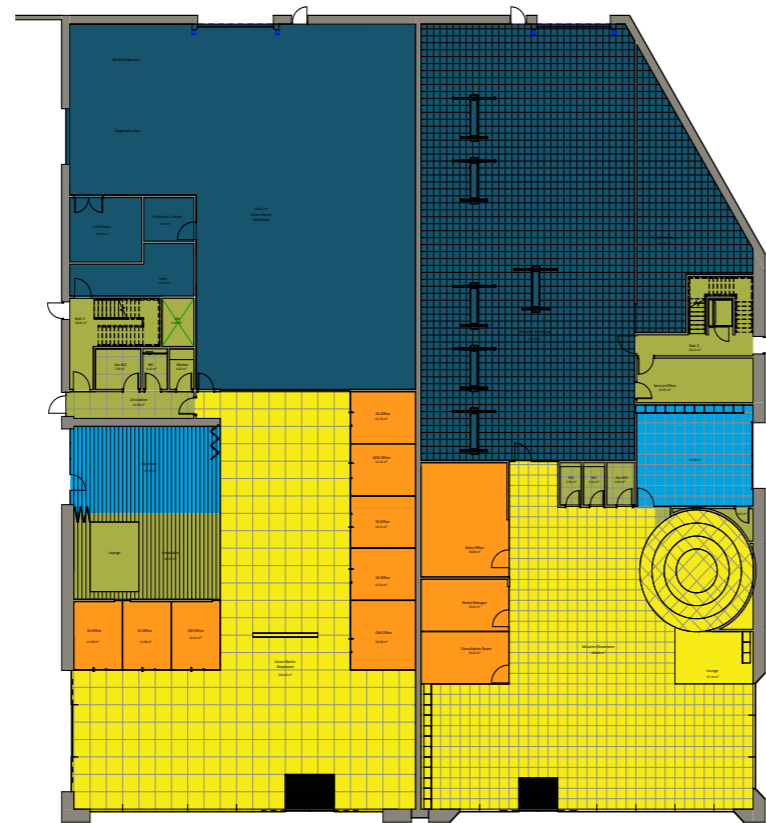
Used car display 25  
 Customer parking 14  
 Other parking (BOH) 9

### Workshop Accommodation

Standard bays 9  
 MOT bays 2

### Areas

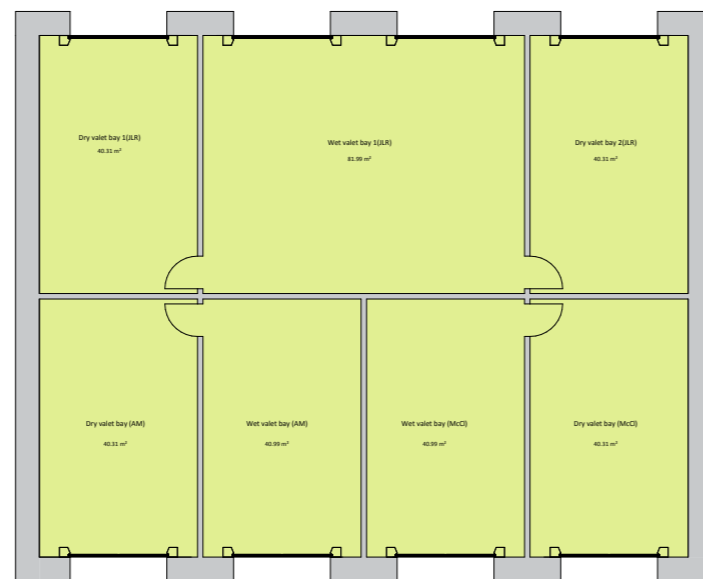
Total GIA 6,415 m<sup>2</sup>  
 Total GEA 7,351 m<sup>2</sup>  
 Total Site Area 4.31 Acres/1.75 ha  
 Units of Development 73.5 UD



Aston Martin & McLaren Ground Floor Plan



Aston Martin & McLaren Mezzanine Floor Plan



CB Valet GIA Total: 325 m<sup>2</sup>  
 CB Valet GEA Total: 381 m<sup>2</sup>

### GIA schedule

Yellow	Showroom	602m <sup>2</sup>
Orange	Sales area & office	171 m <sup>2</sup>
Blue	Handover	91 m <sup>2</sup>
Green	Ancillary	159 m <sup>2</sup>
Dark Blue	Workshop	817 m <sup>2</sup>
<b>Total:</b>		<b>1,840 m<sup>2</sup></b>

### GIA schedule

Purple	Parts	100 m <sup>2</sup>
Orange	Sales area & office	45 m <sup>2</sup>
Green	Ancillary	195 m <sup>2</sup>
<b>Total:</b>		<b>340 m<sup>2</sup></b>

Combined Brand Building GEA Total: 2,351 m<sup>2</sup>



## Proposals

### Materials Jaguar Land Rover

All materials are prescribed in compliance with the Jaguar Land Rover Global Corporate Identity.

#### Site materials

The new pedestrian walkways are clearly defined by the use of fine buff coloured gravel bonded within resin and an external wipe off mat to the entrance.

All external parking bays will be finished with block paving in a charcoal grey with silver grey demarcation blocks. The back of house parking bays will be tarmac with white line thermostatic demarcation.

All areas subjected to frequent or high loads of vehicular traffic will be tarmac surfaces suitable for the levels of traffic.

#### Building materials

The proposal aims to create an open showroom element of the building with a light airy and modern display environment for the cars.

The showroom will largely be clad using a flat dark grey metal cladding system. The chamfered edges around the windows and break between the two brands will be the same flat cladding, but in a light grey colour.

The showroom will also have large areas of glazing for the passing pedestrians and vehicles to see the display cars. The glazing will be a structural glazing system to minimise physical framing obstacles to the front of the showroom.

The workshop activities occur to the rear of the site, including the valet bays at the right of the building. These back of house areas will be clad in a light grey trapezoidal cladding that matches the tone of the light grey flat cladding, with highlight panels.



Resin bonded gravel path with gravel margin and external wipe off matting



'Sunshine Grey' cladding with structural glazing to showroom



Dark grey block paving, asphalt and resin bonded gravel



Light grey horizontal trapezoidal cladding and workshop doors



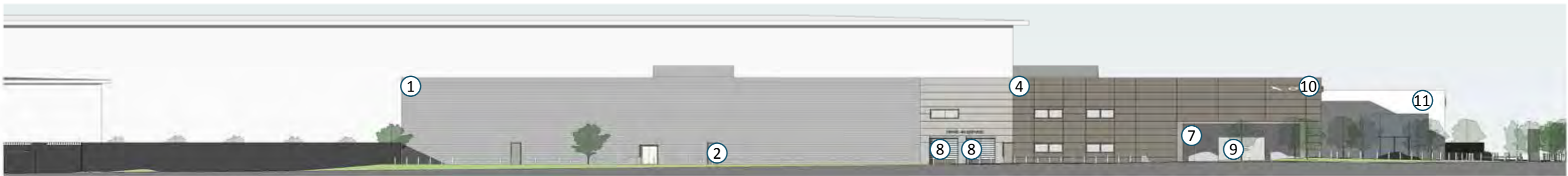
Stainless steel security bollards around customer facing perimeter



Site security fence



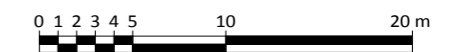
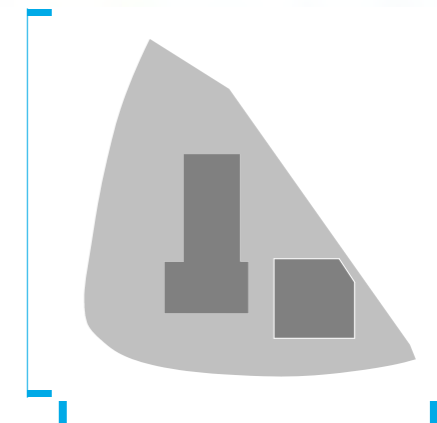
Proposed Site Elevation 1



Proposed Site Elevation 2

Key

- 1. Horizontal trapezoidal cladding to RAL 9006
- 2. Light grey personnel door to match cladding
- 3. Roller shutter door with translucent panels
- 4. New rain-screen panels - JLR 'Sunshine Grey'
- 5. New rain-screen panels- JLR 'Champagne Silver'
- 6. Double glazed curtain walling- silver
- 7. Frameless structural glazing
- 8. Glazed vehicle doors
- 9. Glazed entrance doors
- 10. Brand compliant signage
- 11. White cladding
- 12. Black cladding





## Proposals Materials

All materials are prescribed in compliance with the respective brands global corporate identity.

### Site materials

#### Driveways and Parking Bays - Resin Bound Gravel

To add warmth, a fine gravel bonded with resin is used as a general external finish, instead of black asphalt or tarmac.

#### Flag Pavers 500mm x 500mm Prestige Black or White

Due to the low profile of the vehicle's tyres and alloys, it is recommended to have a kerb stone's (including splayed kerbs) lowest vertical point no higher than 7cm from ground level to avoid alloy contact.

Square metal studs delineate parking bays and stainless steel bump stops prevent any vehicle impacting signs or fences.

Retractable and fixed security square or round posts finished in stainless steel.

### Building materials

The external glazing will follow the internal glass specification. A full height seamless frameless option with minimal framing to be used. The lighting specified and smooth rendered solid white ceilings play a very important role in the retail environment. They help define the overall brand space, ensure vehicles are lit correctly, creating an appropriate sense of exclusivity throughout.

The showroom will largely be clad using a flat dark grey metal cladding system. The chamfered edges around the windows and break between the two brands will be the same flat cladding, but in a light grey colour.

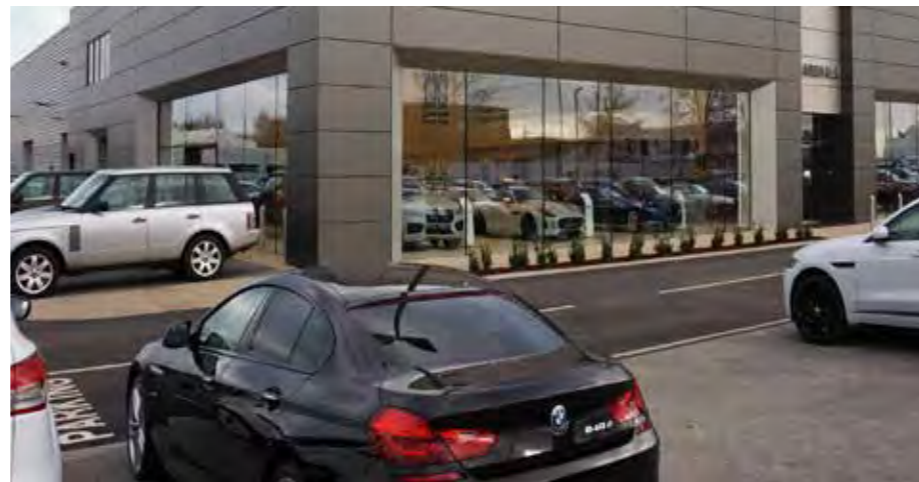
The showroom will also have large areas of glazing for the passing pedestrians and vehicles to see the display cars. The glazing will be a structural glazing system to minimise physical framing obstacles to the front of the showroom.



Lockable timber bin store, (without roof)



South, main road and entrance facade to be white render, black cladding on all other elevations



Differing surface materials to delineate between different areas and kept level where possible



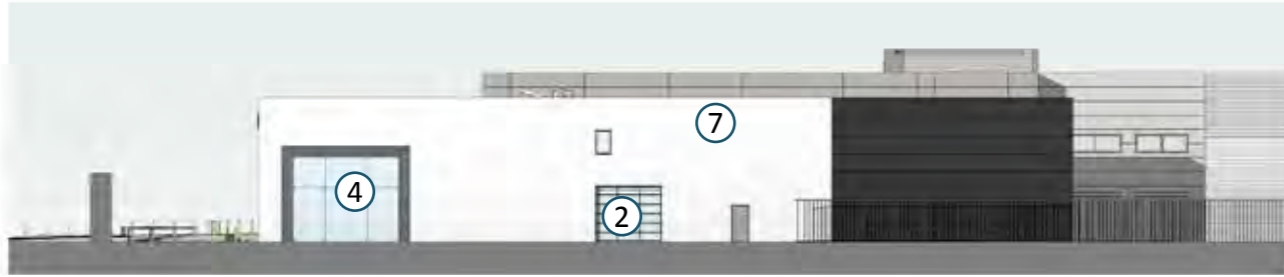
Light grey horizontal trapezoidal cladding and workshop doors



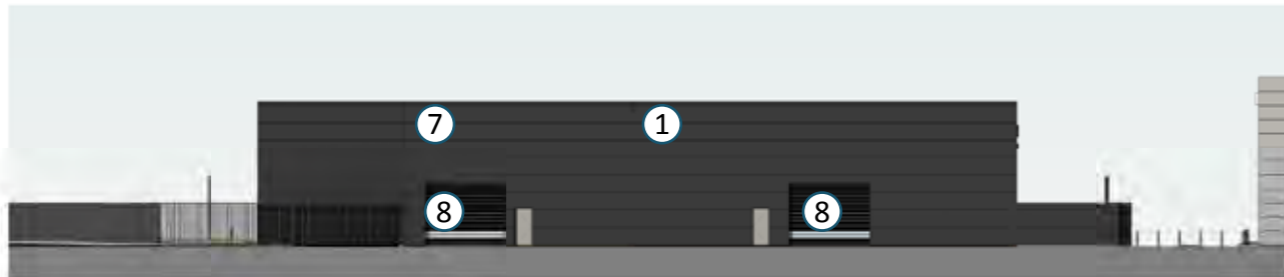
Internal structural glazing to form office spaces



Steel framed and timber slated gates



Aston Martin & McLaren Building East Elevation



Aston Martin & McLaren Building North Elevation



Aston Martin & McLaren South Elevation



Aston Martin & McLaren West Elevation

Key

- 1. Composite cladding
- 2. Roller shutter door with translucent panels
- 3. Curtain wall glazing
- 4. Frameless structural glazing
- 5. Glazed entrance doors
- 6. Brand compliant signage
- 7. White cladding
- 8. Roller shutter door

The proposed landscaping is to have structural landscaping along the site perimeters. The landscaping within the site is to be low level with some trees. There are low box hedges proposed to the south facing JLR frontage. The landscaping concept for this proposal contributes to the estate wide scheme.

- Key
- Site boundary
  - Low level vegetation within site
  - Indicative existing tree location outside of site
  - Buildings



Hatfield Multi Brand Landscape Plan



Jaguar Land Rover view looking north along Mosquito Way



Aston Martin and McLaren view looking south along Mosquito Way

#### Introduction

This Access Statement forms an integral part of this planning application and design statement for the development of the JLR, Aston Martin and McLaren dealerships along Mosquito Way, Hatfield.

The client endeavours to offer a unique experience for their visitors and staff by providing inclusive premises. They seek to foster an inclusive approach to meet the needs of all people who use the premises. Grange Automotive seeks to meet the requirements of current statutory legislation, Planning and Building regulations, the Equality Act 2010 and British Standard BS8300 but also seeks to promote best practice with regard to accessibility as this legislation describes.

Though, at present, there are no specific staff accessibility requirements, the buildings have been designed to be accessible for any user, whether customer or future staff member.

Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration, these include:

The Approved Document M (2015 edition) of the Building Regulations BS8300:2010 'Design of buildings and their approaches to meet the needs of disabled people – Code of practice' Equality Act 2010

'Design for Accessibility' (20121) Centre for Accessible Environment & RIBA Enterprises

#### External Access Issues

Within the site clear signage guides staff and visitors to designated parking zones. Accessible parking for disabled visitors is provided near to the entrance to the showroom building.

Within the site pedestrian access from the public highway, up a dedicated walkway, is clearly marked by a change in surface finish. Where pedestrian routes cross the internal vehicular routes, drop-kerbs are provided.

Considered landscaping is to be installed across the site specifically around the used car display, providing sensory orientation for those with visual or sensory impairment. Careful planting means that all pedestrian routes are kept clear. External lighting systems will avoid direct light.

All staff and visitors enter through the clearly identifiable showroom main entrance via glazed doors. Glazing, which is clearly defined with appropriate manifestation, provides a clear view of the inside of the premises before entering.

#### Maintenance

All building maintenance and cleaning of the proposal will be undertaken by the use of a cherry picker and trained personnel, where access is otherwise unavailable.

The cladding systems to both buildings will be cleaned from ground level using an adjustable pole system.

## Access

### External lighting

#### General lighting

Pedestrian crossings must have a higher level of light. Bollards with LED lights will delineate pedestrian walkways, these are separate from the security bollards.



#### Vehicle parking and approved vehicle display lighting

Car park lighting will be LED mounted on conical poles at 8m high. To minimise neighbourhood distraction, lights 'spill' must be contained to the back and the sides of surfaces being illuminated.



All external lighting will be controlled and remain off during daylight hours

#### Key

- 1 General lighting
- 2 Vehicle parking area lighting
- 3 Approved vehicles display lighting



The site is accessed off Gypsy Moth Avenue and Mosquito way. The road networks have well maintained surfaces and are wide which allows for easy access. On either side of the roads, there are pedestrian and cycle lanes separated by a grass verge which provides an elevated level of safety for commuters. Road side lighting is provided by ample street lamps.



Looking towards the site from Mosquito Way



Looking down Gypsy Moth Avenue with the site to the right of the photograph



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SRA Architects LLP  
Queen Square House  
Charlotte Street  
Bath BA1 5BG  
01225 827444

Registered in England OC394598

[sra-architects.co.uk](http://sra-architects.co.uk) | [@sra\\_architects](https://www.instagram.com/sra_architects)

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