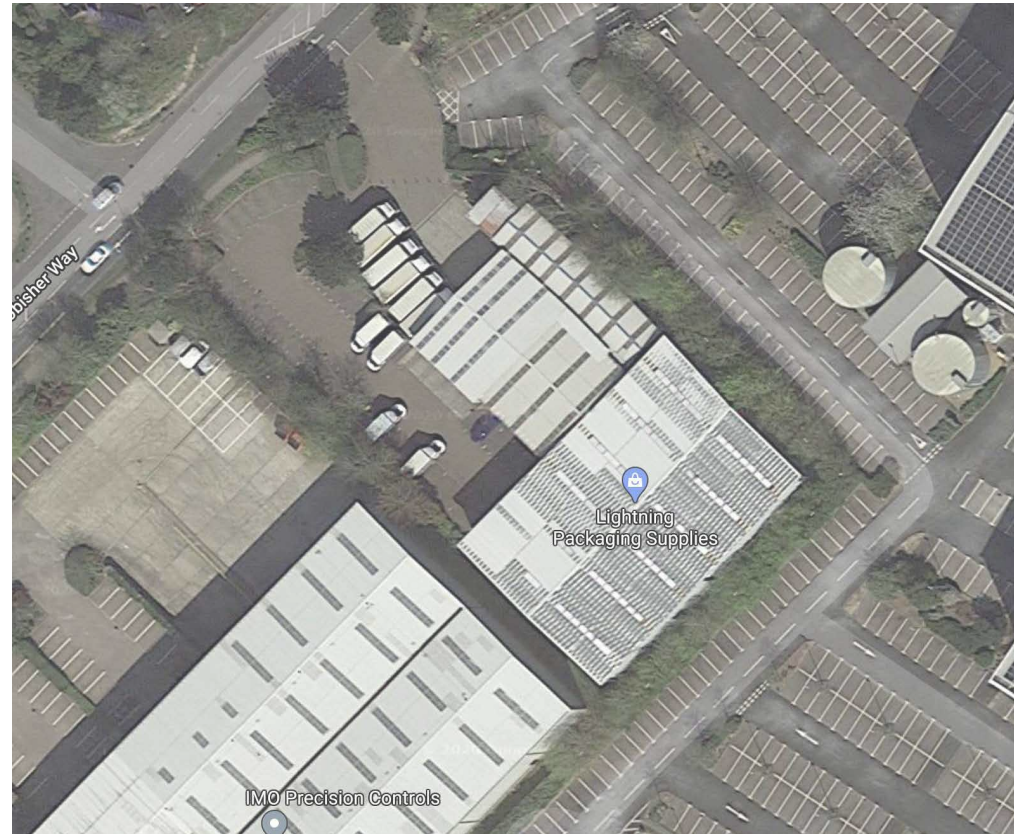

Lightning Packaging Services Hatfield AL10 9TY

Planning Document

February 2021

pbarc

Potters Bar Architects



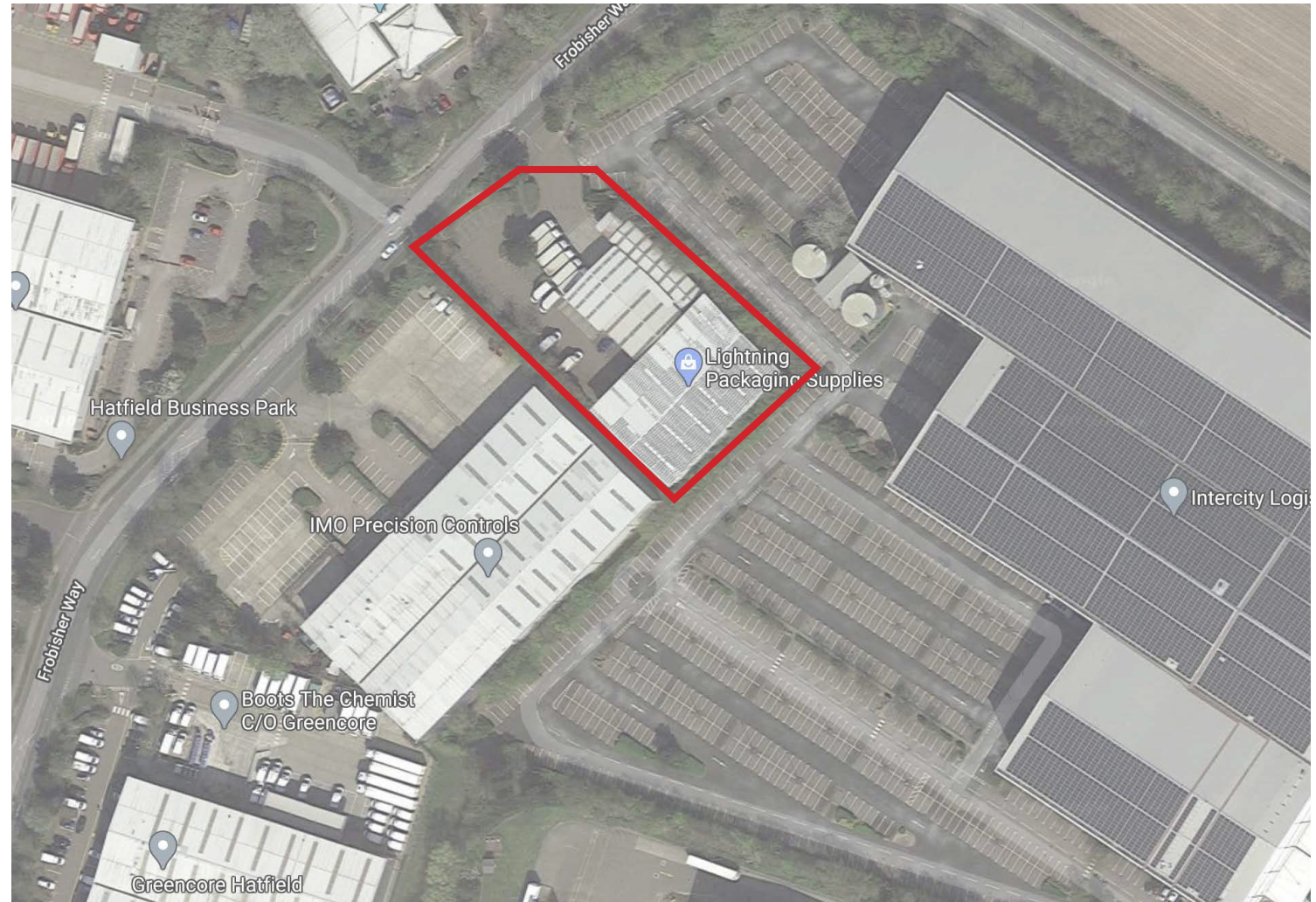
SITE LOCATION

The site occupies close to 2000m² of B8 warehouse space within Hatfield's industrial area.

Compared to neighbouring warehouse sites, the existing complex is relatively small and it is sought to extend the protected canopy space in order to safely house commercial supplies.



Site map



Location map

SITE PHOTOS



Site panorama



Warehouse interior



SW side elevation

SITE CONTEXT

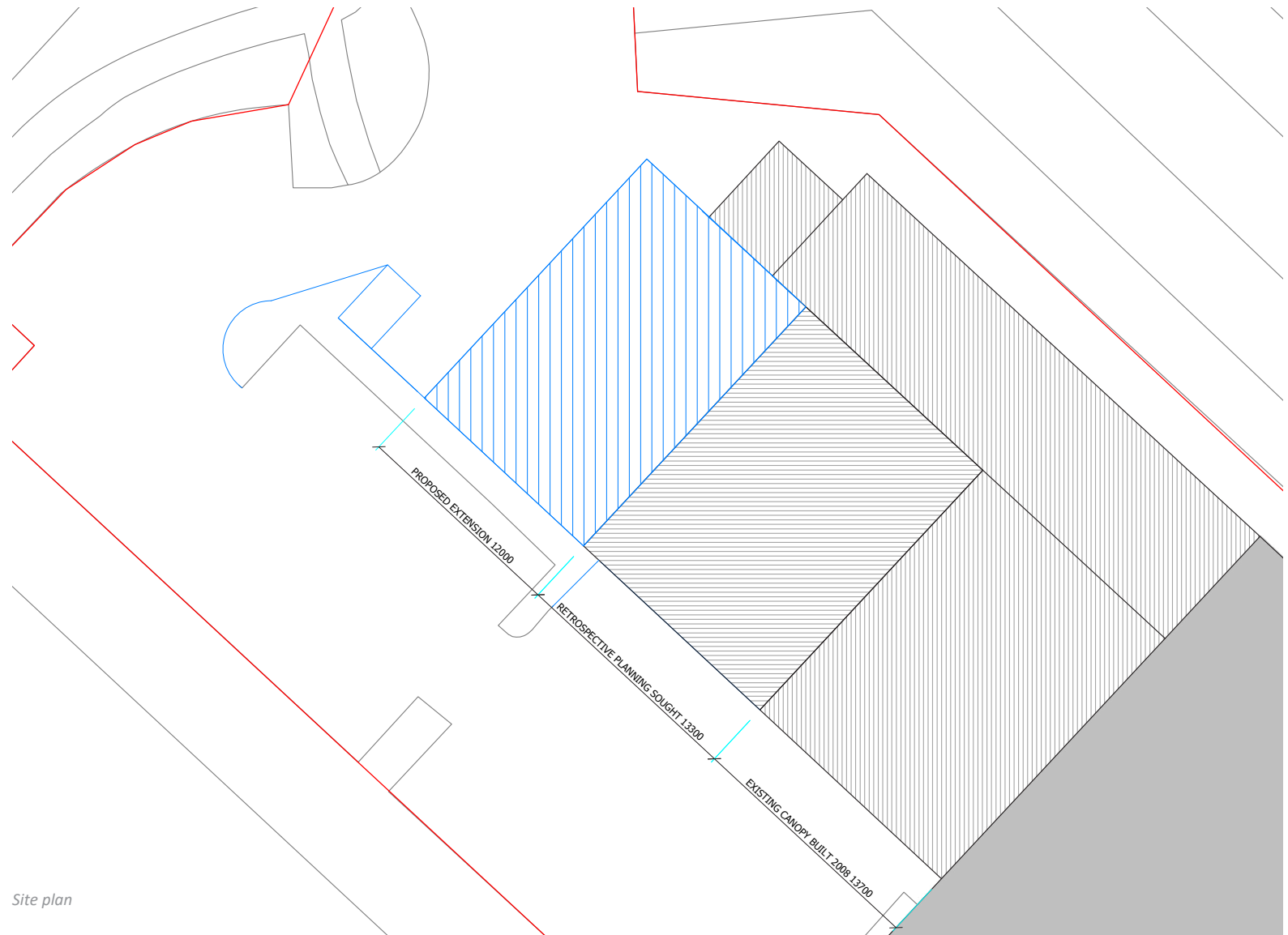
The existing warehouse was extended with a canopy over in 2008.

This was extended 3 years ago in 2017, without planning permission.

Retrospective permission is sought for this extension.

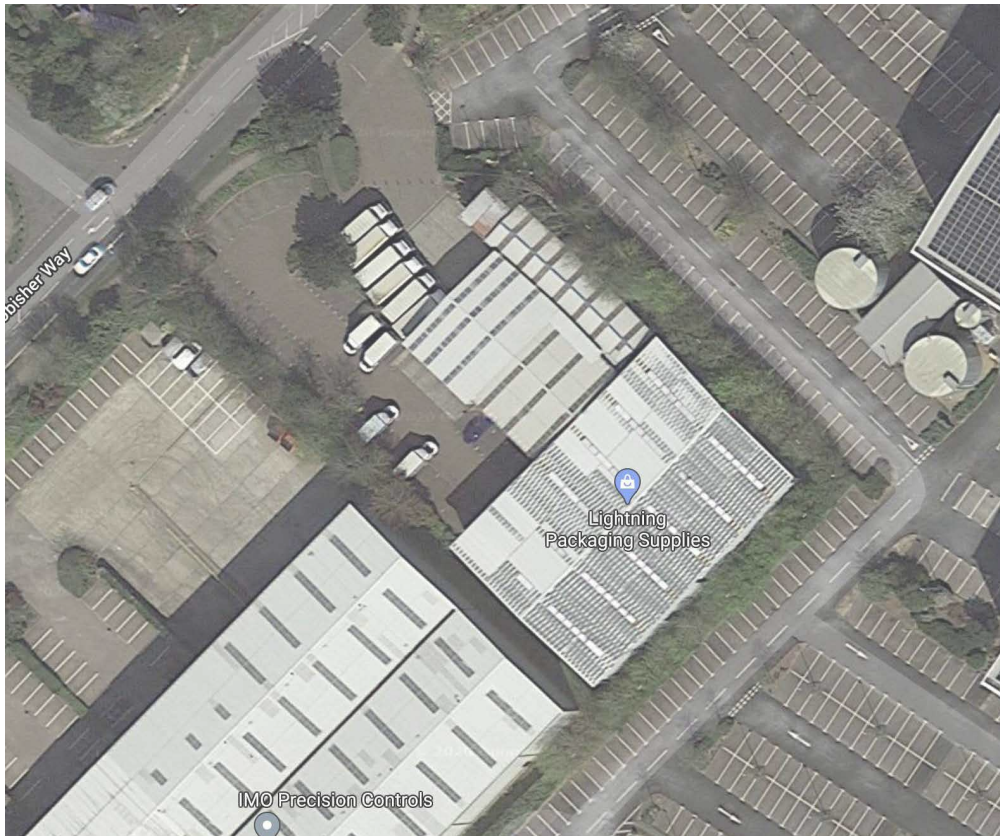
Planning consent is also sought for a new extension, which will replicated the style, scale and massing of the existing canopy.

This will ensure sufficient protection of commercial equipment and supplies, without having an adverse impact on vehicle turning circles or car parking arrangements.



Site plan

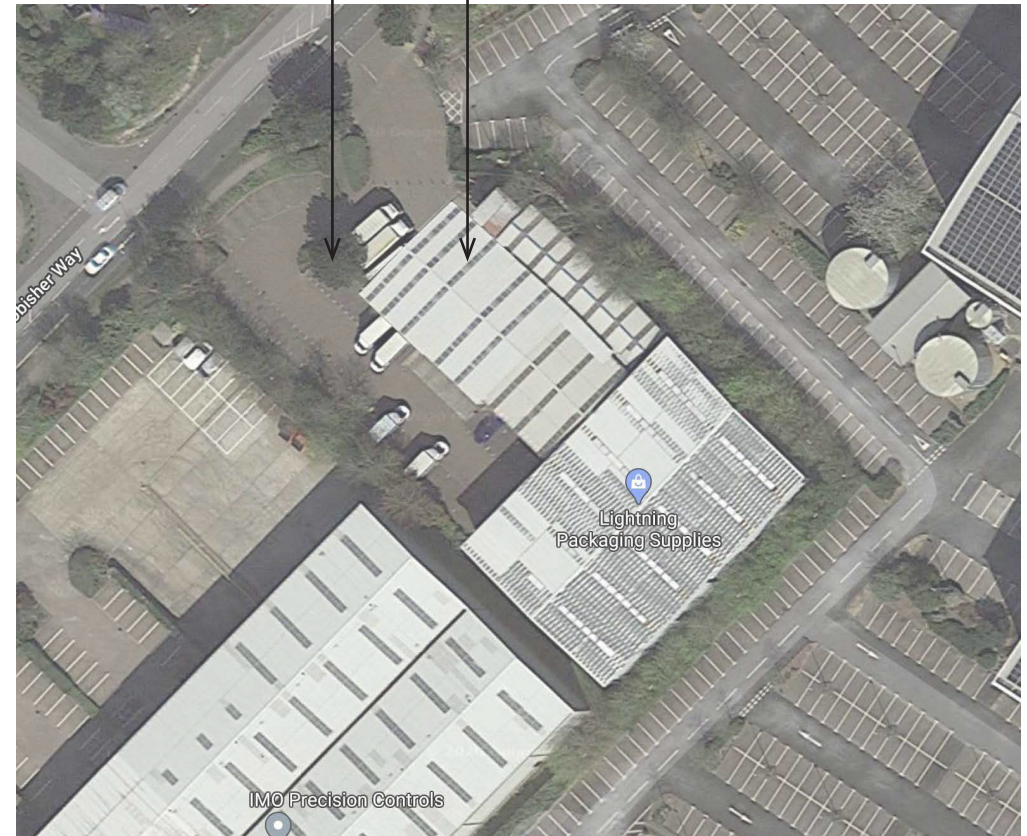
OVERVIEW



Existing warehouse

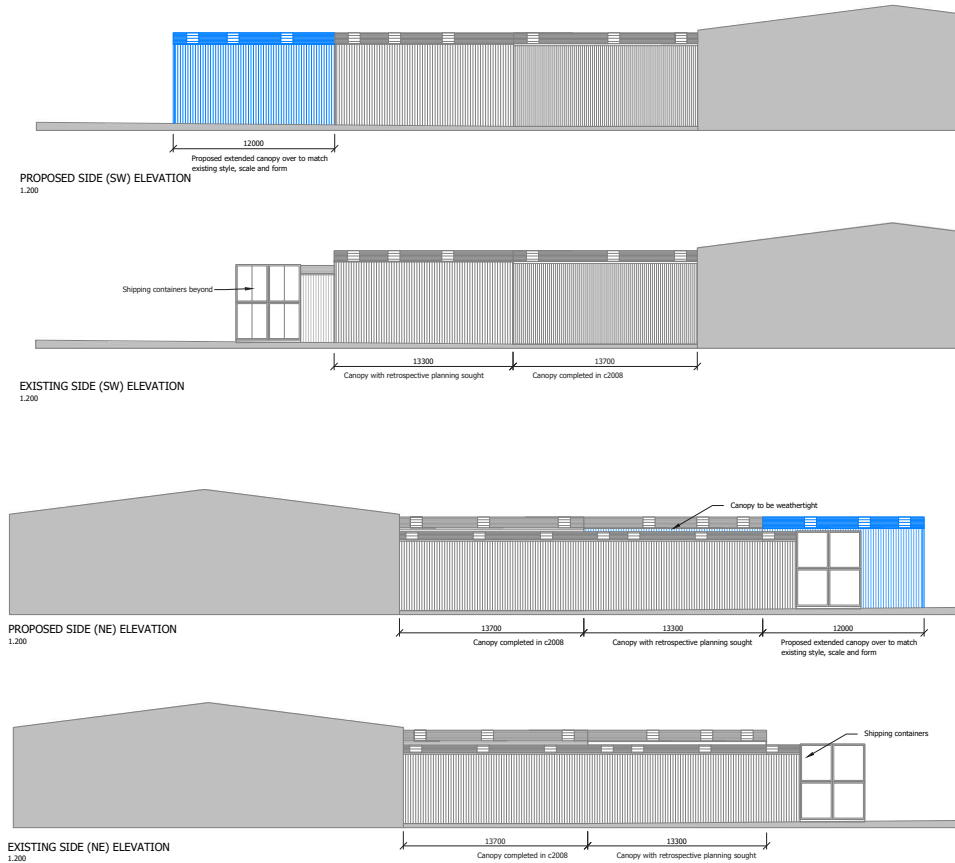
Bushes and tree cleared and armco barrier installed for safety measures

Canopy extended to replicated scale and massing of existing

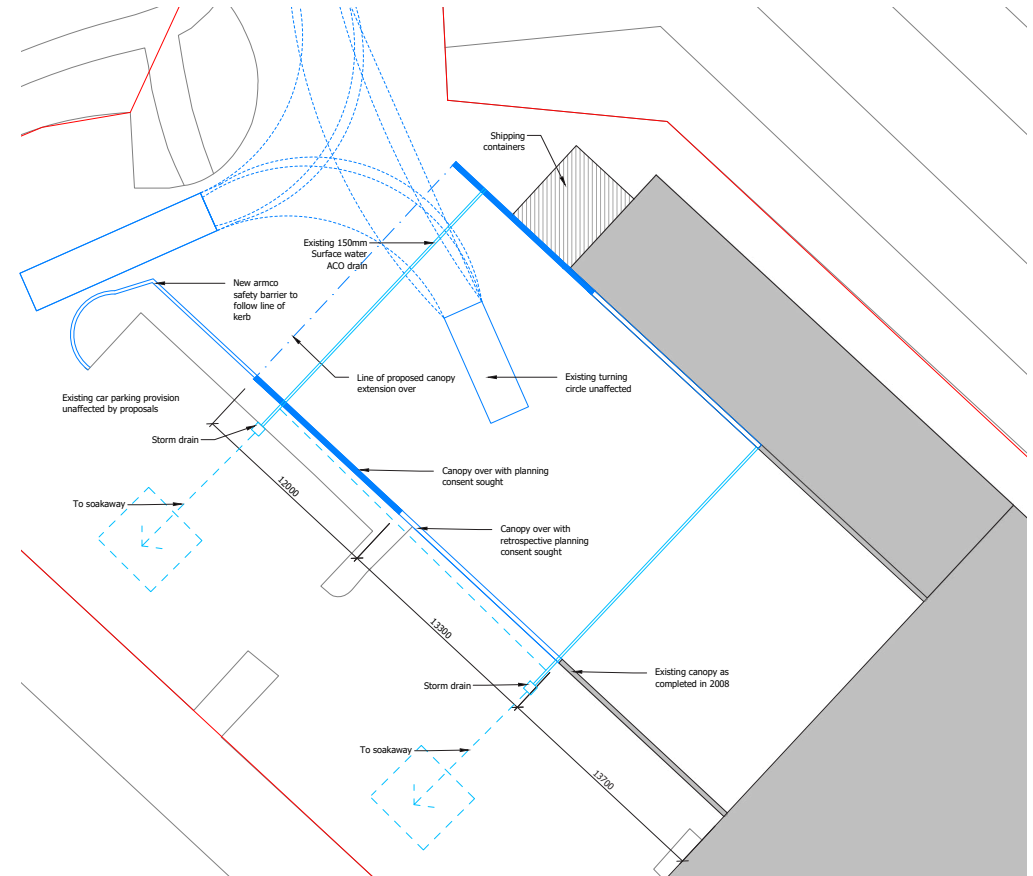


Proposed extension

PROPOSALS



Elevations



Floorplan

FLOOD RISK

The existing area is identified as having a **Low risk** of surface water flooding and **Very low** risk of river flooding.

Where the canopy is proposed, there is a low chance of surface water flooding.

An existing drainage course (150mm ACO drain) runs to a soakaway located approx 10m from the existing building.

It is proposed to provide an additional soakaway to allow for the discharge of additional water collected by the canopy. The guttering is to be 150mm- which is significantly more than required as per Part H building regulations.

Ground level surface water will be reduced by the canopy (as less water reaches the ground) and the water captured by the canopy is sustainably released by the additional soakaway- all of which will be to Part H building regulations.

A soakaway is identified as the optimum method of surface water drainage.

Flood risk summary for the area around:

**LIGHTNING PACKAGING SUPPLIES LTD, FROBISHER WAY
HATFIELD BUSINESS PARK, HATFIELD, AL10 9TY**

Surface water

Low risk

▶ [What this information means](#)

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

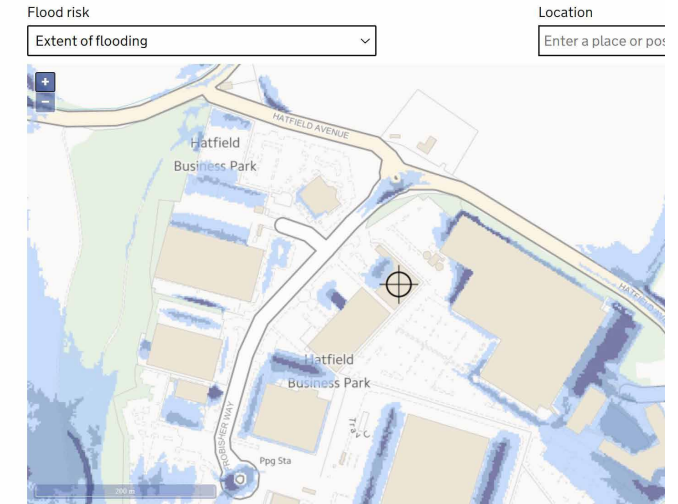
Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Hertfordshire council**.

[View a map of the risk of flooding from surface water](#)

Rivers and the sea

Very low risk



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

