

Design Statement: Installation of external pump and water storage tank enclosure for a fire system.

This statement is provided in support of our client's application for full planning permission for the installation of an external water storage tank and associated pump set to serve the proposed installation of sprinklers to each existing apartment at Lady Elizabeth House, Boyn Hill Avenue, Maidenhead, SL6 4EP.

The existing site

The existing site is occupied by a large, 3-storey, extra care housing facility built in 2005. The building houses 29 self-contained flats with access to shared communal areas. Alongside ample living space, an on-site laundry room and specially adapted bathroom is provided. The residents benefit from a wheelchair accessible site as well as 24/7 service from caring professionals.

The site is accessed from Boyn Hill Avenue through an access road of some 40m to an enclosed area that offers privacy for the occupants. A car park fronts the building which provides parking for staff and visitors. There is a secured gate that provides access to the rear of the site through an archway formed in the building for refuse collection.

The building is bounded but a 2m high timber fence that surrounds the site. The existing tree planting also offers privacy along the boundary fence. Ample soft-scaping is provided around the site with grassed areas to the north, east and west areas, in the company of various planters, garden seating and bird houses.

There is a mature oak tree at the rear of the building on top of a mound of some 2.4m in elevation from the building threshold level.

Proposal

The client has confirmed the fire sprinklers will require an external water storage tank and pump set to be located within the curtilage of site. The proposed location of the enclosure is to be within the grassed area at the rear of the building adjacent the current buggy store as indicated on the attached plans.

The proposal respects the natural contour of the site as the tank and pump enclosure is situated on the most flat part of the grassed area bearing the least amount of disturbance to the slope that carries up to the mature oak tree further west. Additionally, the proposed location is furthest away from the oak so it would have minimal impact to it and the surrounding landscaping.

This location is deemed more suitable with respect to accessibility for installation and future maintenance as it has direct access from the car park and furthermore reducing disruption to the residents.

The proposal shows an open enclosure to be treated with a timber fence surround that provides a soft and natural façade which is in keeping with the landscaping which will blend with the existing timber fence. This enclosure will also be secured and only be accessible normally by maintenance personnel or specialist installers.

The installation will be secured and maintained by specialists. It is highly unlikely that access to the provision will be required by persons with disabilities or those in wheelchairs. Safe access for the maintenance personally will be provided.