

DESIGN AND ACCESS STATEMENT

REFERENCE NO. 20240454

PROPOSED DEVELOPMENT: Erection of temporary structure for workshop/office to include installation of foundation slab.

LOCATION: Unit 23 Apex Business Park Queens Farm Road Shorne Gravesend Kent

This statement has been prepared in support of the application for Full Planning Permission for the erection of a temporary structure with a foundation slab at Unit 23 Apex Business Park Queens Farm Road Shorne Gravesend Kent for Hireheat Ltd.

APPLICATION SITE APPRAISAL: setting and site analysis

The application site is currently a storage yard at Apex Business Park. It is a large open space situated wholly within an industrial area. The application site is accessed Queens Farm Road.

DESIGN PROPOSAL

The applicant has leased the yard for a five year period (expiring 31 January 2029) and wishes to erect a temporary workshop area so that storage and works can be carried out under cover rather than in the open.

As such the following considerations have therefore been taken into account

1. The temporary erection will provide accommodation for use by the applicant. This will mean that the applicant can move from its current premises which are the subject of a Planning Enforcement Notice APP/K2230/C/24/3342736: Oakleigh Farm Buckland Road, ME3 7HY and it can more securely store its equipment.
2. By storing the equipment inside rather than in the yard it produces a tidier and safer area for workers, and will discourage theft. There will be a cleaner outside environment.
3. The proposed building has been sited close to the existing site boundary so as to reduce its impact on the wider business park area. It is suggested that this presents the least obtrusive location within the whole of the application, and does not harm or intrude upon any existing views, light or air. There are no residential dwellings within close proximity therefore no likelihood of nuisance caused.

HIGHWAY CONSIDERATIONS

There are no Highway considerations relevant to this proposal, as the existing access from Queens Farm Road is to be used.

ENVIRONMENTAL

The yard is currently used for industrial storage and is not home to any endangered wildlife. There are no trees or shrubs on the land. There is only minimal weed growth as the premises comprise of a gravelled yard area with some areas of hardstanding and perimeter fencing.

FLOODING

Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

ACCESS

This application is in a sustainable location as it is sited at an existing industrial business park. The proposal will not lead to any increase in traffic therefore it is considered to be a sustainable use of the site.

CONCLUSION

Overall, therefore, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

Hireheat Ltd

22 May 2024