

Outline planning application for the demolition of an existing workshop and the erection of a single storey building comprising a valet booth, video/photographic studio and parts store together with the laying out of six car parking spaces.

G+M Motors 85 Milton Road Gravesend DA12 2PP

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Design and access statement

Preamble

Outline planning consent was granted on 21st Dec 1995, under ref. GR/95/610, for the demolition of existing workshop and erection of a two storey building comprising a car showroom and workshop at ground floor level and two no. single bedroom flats and storerooms on the first floor, together with the laying out of 12 no. car parking spaces.

Design

The existing workshop that it is proposed to demolish is a run-down state of repair which does not fit into the overall design policy for the dealership of clean, well-designed and fit-for-purpose building. The space it occupies is not being used efficiently.

The design aesthetic is a simple brickwork structure with flat roof. Due to the nature of the ground conditions and to safeguard against any damage to the trees situated on the other side of the Northern boundary (Railway embankment) it is proposed that piling will be employed as foundations.

The approval for extra showroom space as granted in 1995 is not considered to be a requirement now. The process of selling cars has moved on dramatically from when the original approval was granted. Online selling and promotion now accounts for a large section of G+M Motors' portfolio. It is essential that facilities to produce professional promotional videos and photography be located on site. A separate car valet space is also seen as essential these days.

Notwithstanding that sound reduction and insulation measures would be taken to safeguard against extraneous site noise, the use of the ground floor would not produce high-sound levels of any kind. There are no mechanical processes proposed in this location. (Video/photographic, valeting and storage operations)

Access

The main vehicular and pedestrian entrance to the site (for showroom and workshops) is located on the southern boundary onto Milton Road. There is minimal activity via the existing entrance onto Raphael Road.

Access to the proposed ground floor activities would be specifically for existing G+M personnel; there is no change so far as access arrangements in this respect.

Although six extra parking spaces are indicated, it is not envisaged that they will be required as the staff employed will be existing embers.