

COLDHARBOUR ROAD GRAVESEND

DESIGN & ACCESS STATEMENT

01.07.2021

Project No. 170285

INTRODUCTION

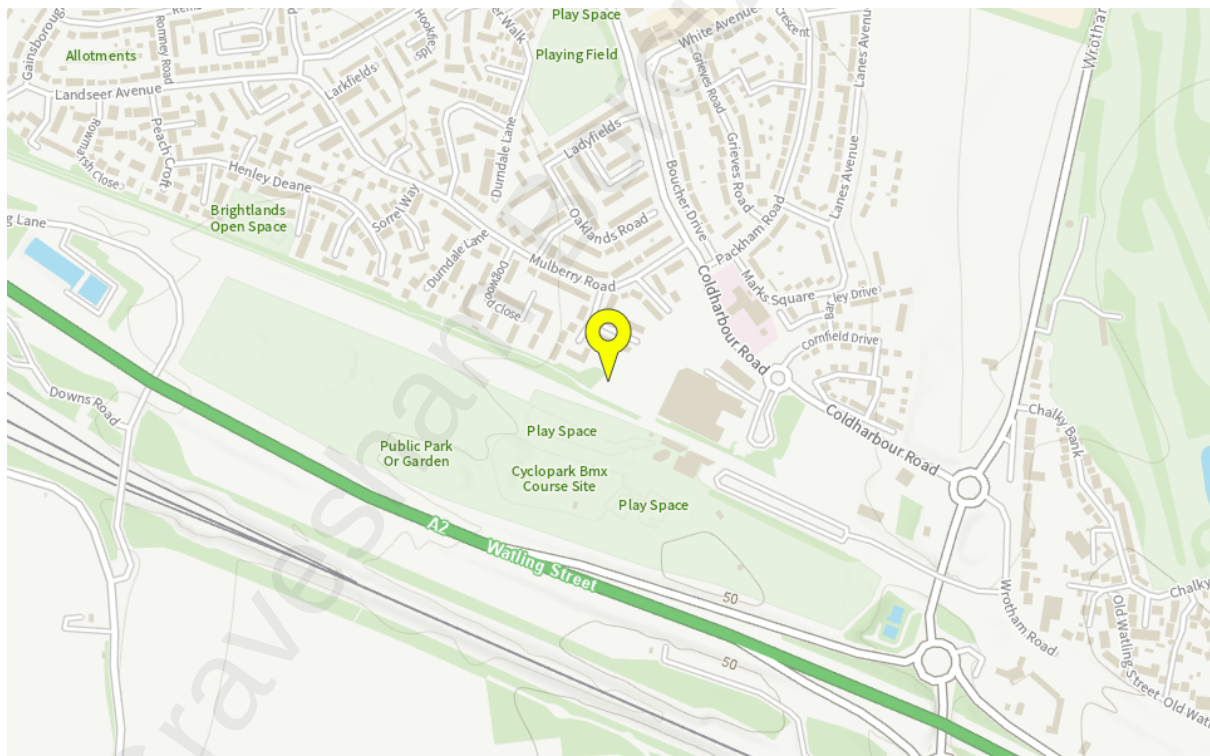
Whittam Cox Architects have been commissioned by Wm Morrison Supermarkets plc to extend the existing retail offer at Morrisons Coldharbour Road, Gravesend. Our brief was to provide a new WeBuyAnyCar.com pod, to be located within the existing car park.

SITE CONTEXT

The site is bounded by Coldharbour Road to the north; the future site of Gravesend Trade City (under construction) to the east; Roman Road and CycloPark to the south; and a residential neighbourhood to the west. Wm Morrisons car park is accessed via Coldharbour Road with pedestrian links also provided via Coldharbour Road and Roman Road. There is a bus stop located adjacent to the superstore on the access road off Coldharbour Road and additional stops are located a short distance away on Coldharbour Road, Mulberry Road and Wrotham Road, further providing accessibility to the site.

SITE ANALYSIS

The site is located within the existing Wm Morrisons car park and as such is comprised of a maintained tarmac surface and some landscaping. The proposed WeBuyAnyCar.com pod has good access from the existing car park area to the west of the store entrance. The existing site lies within flood zone level 1 which noted a low probability of flooding. Please see GOV.UK flood map for planning.



SITE LAYOUT

Careful consideration has been placed in the positioning of the pods to ensure that there is no disruption to vehicular and pedestrian circulation and that site will continue to operate as existing. The pods are positioned on existing park bays which will reduce the total parking numbers by 3 standard car parking bays. Existing white lines will be burnt off and the new area will be de-marked to provide safe access into the new pods.

THE DESIGN

The WeBuyAnyCar.com sales pod is a prefabricated single storey unit which occupies 3 car parking spaces with space in front to allow customers / staff to exit the pod without entering directly into oncoming traffic. The WeBuyAnyCar.com pod will display vinyl signage. For further information please refer to supplied drawings. The pod proposed is the 'off grid' model; which generates electricity from PV solar located on the roof, with heating generated combustion of HVO fuel.

WeBuyAnyCar.com purchase vehicles from the general public, as a quick easy sale, offering customers an alternative to private sales. The nature of the business operating from the site is such that customers are offered an online quotation for the sale of their vehicle which, if accepted, can be taken at one of 140 local purchasing points across the UK.

No cars are sold from these sites, all WeBuyAnyCar.com branches only purchase cars, and all cars are taken off site and sold at auction. WeBuyAnyCar.com's online service allows for the agreement of a mutually convenient collection time at the site where inspection of the vehicle and agreement of the sale will occur. There is a maximum of 10 cars on a site at one time, however this is more likely to 4-6 on a normal day. The sold vehicles will remain in a parking space until collection.

WeBuyAnyCar.com ensure that there is always space available for appointments within 10 (undesignated) car parking spaces and therefore through regular collection there is no overspill on to adjoining areas of car park.

The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period. Before they are removed from site by a vehicle transporter, which will collect the vehicles utilising Morrison's service road and area; and will not enter the public car park. Sold vehicles are moved to the transporter by WeBuyAnyCar.com's plate driver. WeBuyAnyCar.com have very little impact on a site as they make use of spaces out of the way from where Morrison's customers normally park. The sites are controlled by their national systems, to which all their transport teams have access to and can prioritise collections accordingly.

Morrisons would also add that WeBuyAnyCar.com offer a service which is highly valued by Morrisons customers and firmly aligns with their plan to bring more and more popular and useful services to the communities that they serve. There is no disruption to their normal operation.

With regards to drainage the pods will link into the existing car park drainage system

CONCLUSION

The scheme seeks to revitalise the existing Wm Morrisons car park by offering more choice to customers and generating new employment opportunities through the provision of a WeBuyAnyCar.com pod.

Wm Morrison Supermarkets plc hope that the advantages of this proposal as well as the overall benefits to the local community will be supported.