

TURNER JACKSON+DAY ASSOCIATES

Design & Access Statement

Proposed Development at Land south east of
A299 slip road at Dargate Interchange, ME13 9EN

June 2020

AMENDED

1.0 Introduction

1.1 Design Approach

This Design and Access statement supports a full planning application, and has been generally structured as per the CABE guidelines, as set out in 'Design and Access Statements: How to read, write and use them'.

1.2 Existing Site

The application site is located alongside the A299 Thanet Way at the Dargate interchange. The site is approximately 1 hectare, and is bounded to the north west by a mature row of trees and vegetation. To the south, the site is bound by Plumpudding Lane, which provides access from the west, with the slip road directly from the A299 providing access from the east

1.3 Proposal

The proposal seeks approval for 13 No industrial units (Class B2/B8) to replace the previously approved café and lorry park within approval 18/506384/FULL.



Aerial view of site.

Proposal area highlighted in red.

Rest of site as approved under application 18/506384/FULL highlighted in blue.

2.0 Context and Site Analysis

2.1 Site Location



2.0 Context and Site Analysis

2.2 Site Description and Context

The site is located on a vacant parcel of land, to the south of the A299 Thanet Way at the Dargate Interchange. To the north, the site is bounded by an embankment from the A299, which is heavily screened with existing trees and hedgerows. To the south and east, the site is bounded by Plumpudding Lane and the westbound slip road.

To the south east of the site lies an existing business park and freight terminal, which is also accessed via the existing slip road. A petrol station and café are situated along this westbound slip road, with a petrol station, café and hotel located along the eastbound carriageway. Beyond these services and commercial premises lies open countryside and the surrounding hamlets and villages.



View along the A299 westbound carriageway, looking south east towards the site



View south west along slip road, looking towards entrance to existing business park with application site to the right

3.0 Planning

3.1 Site Planning History

In 2015 approval was granted under 15/505213/FULL for:

'Part retrospective application for the importation of waste material and engineering operations to form landscape bunds, construction of a 3 metre high Gabion basket stone wall, change of use of land and construction of van and HGV lorry park, access and construction of a roadside transport cafe for A3/A5 uses plus 24 hour WC and driver wash.'

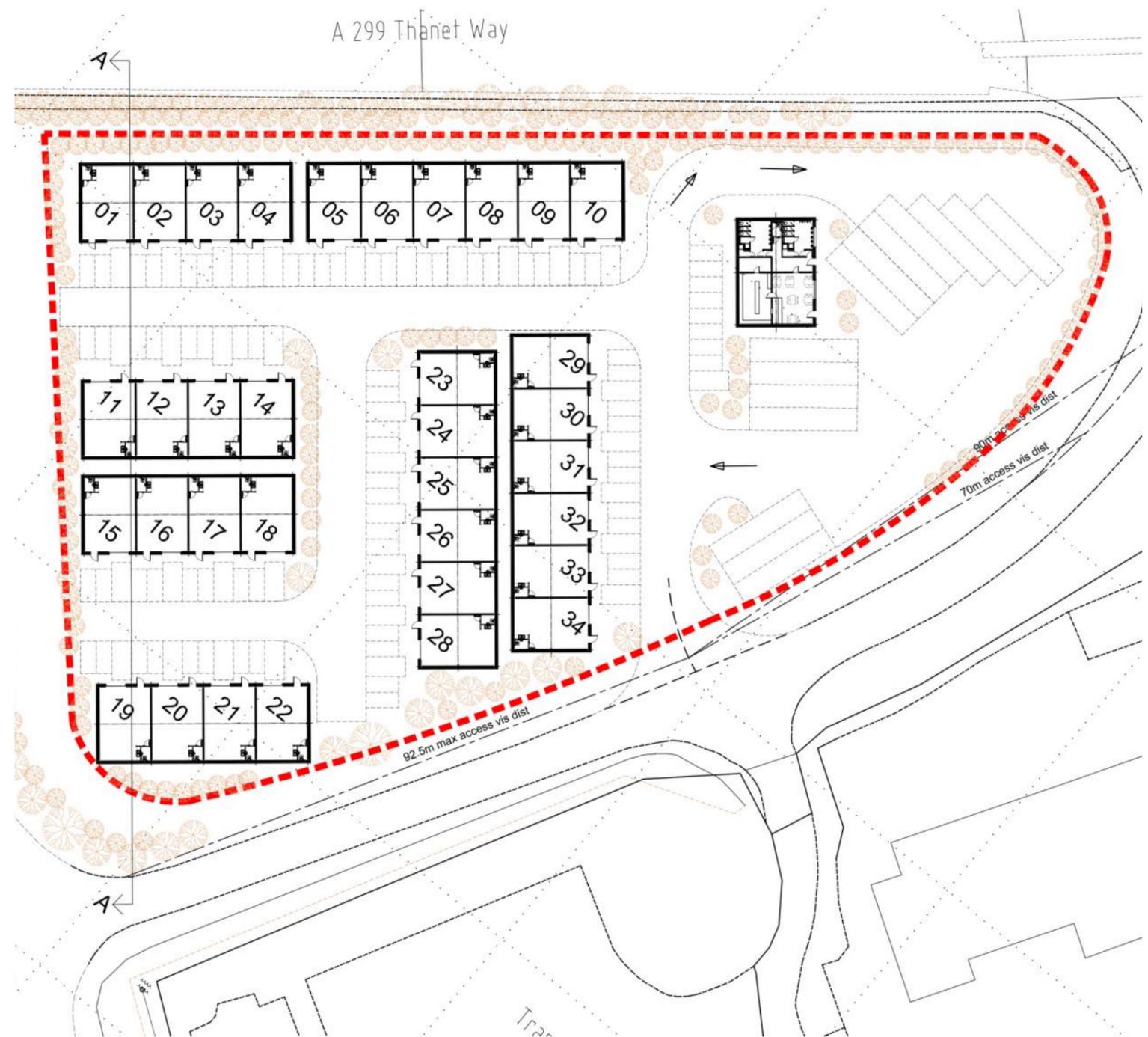


3.0 Planning

3.1 Site Planning History

In 2019, approval was granted under 18/506384/FULL for:

'Change of use of land and development of 34 no. general industrial units, a secure lorry park, café and associated landscaping (Resubmission of 18/504147/FULL) as amended by drawings received 13/03/2019; 04/04/2019; 05/04/2019; 12/04/2019; and 02/05/2019.'



4.0 Design

4.1 Amount

The application site is currently vacant, although works to the existing land levels have already been undertaken under permission 15/505213/FULL and the bund walls have been provided.

The approved scheme 18/506384/FULL consisted of 34 industrial units, a café and a secure lorry park for 14 HGV's.

The new application is for the removal of the café and lorry park and the erection of 13 No. industrial units (Class use B2/B8).

Due to prohibitive costs relating to site clearance, drainage and the supply of utilities, the café and truck stop elements of the previously approved scheme are unviable.

Our clients have also been unable to provide an end user for the truck stop as this is too small.

There are also considerable concerns regarding the size of the café unit and the working of the truck stop due to the coronavirus and social distancing.

It is proposed 13no. B2/B8 industrial units will occupy the area of land to the north east of the site entrance, comprising:

13 x B2/B8 industrial units @ 90 sqm each.

45 parking spaces

(Total commercial floor space proposed: 1170sqm)



4.0 Design

4.2 Scale and Massing

The industrial units are of a modular design and are the same as the approved scheme, providing a continuity in scale and design across the site.



Proposed Site Plan
Scale 1:500

Site Plan.

Proposed development area highlighted in red.

4.0 Design

4.3 Appearance and Landscaping

The buildings will be constructed using materials which are practical, hard wearing and sympathetic to the area:

- Grey powder coated trapezoidal roof panels
- Kingspan Microrib composite wall panels—Moonstone (RAL 7035) for the main wall panels and Adventura (RAL 7000) for the accent panels.
- Light grey/silver insulated roller shutter doors with dark grey powder coated aluminium frame
- Dark grey double glazed Secured by Design compliant windows fitted with anti-vandal glazing
- Solid metal Secured by Design compliant entrance doors

Existing vegetation along the boundary will be retained and enhanced with additional screen planting. Additional screen planting is also proposed along the western, southern and eastern boundaries, allowing the development to sit sympathetically within the landscape.

It is proposed a change of hard surfacing between road and parking areas together with areas of landscaped green space will help to break up the overall appearance of the development. Bollards and post and rail fencing will help to separate different zones without compromising the open nature of the site.



4.0 Design

4.4 Layout

The proposed development has been designed with regards to the surrounding context and topography of the site. The buildings are located to the south west of the site, screened by the existing boundary planting to the north.

The site entrance remains unchanged from the previously approved layout. The main route into the site is lined to the west by commercial units (and their associated parking and landscaping) and now also to the east with the proposed units. The layout has been considered in a way which provides a feeling of seamlessness between the two sites.

4.5 Access

It is proposed the access will remain as that previously approved under 15/505213/FULL.



Proposed Site Plan
Scale 1:500

Site Plan.

Proposal area highlighted in red.

Rest of site as approved under application 18/506384/FULL highlighted in blue.