

# DESIGN & ACCESS STATEMENT

PROPOSED NEW DEPOT  
BROAD LANE,  
WILMINGTON,  
DARTFORD,  
KENT

On behalf of

ROGER BULLIVANT LTD

NOVEMBER 2020

20027 DandA



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# 1.0 Introduction

## 1.1 The Brief

To provide a new site within close proximity to Roger Bullivant's existing Dartford site due to site development by existing landlord.

Roger Bullivant Ltd want to maintain their presence within Dartford and this site is ideal for this purpose.

# 2.0 Context

## 2.1 Site Overview

The proposed site is situated in Wilmington off Broad Lane and is approx. 1.5 miles from the existing Depot at Questor Trade Park.

The site is owned by Kent County Council and was operated as a Landscaping Depot although the use ceased approx. 12-18 months ago. The site is currently not used and is falling into a state of disrepair.

We understand the Planning Use for the site is B1, B2 or B8.

## 2.2 Public & Private Transport

The existing driveway to the site off Broad Lane will continue to be utilised for the access to the site.

It is anticipated that on average there will be between 5-10 car movements per day with 3 lorry movements. The Lorry used will be a fixed 11m 4 axle type.

There are no affects on Public Transport as a result of this application.



Site Aerial View

### 2.3 Site Constraints

The current site is currently not used and has a number of buildings located within its boundaries. These will generally remain however one building will be demolished as indicated on the application drawings.

A number of storage containers are on site and these will be removed.

The current surface finish is mainly uneven and there will be some levelling of the surface by introduction of new hardcore. At the entrance it is proposed to install new concrete surfacing to aid vehicle movements and to avoid deterioration of the surface finishes.

The existing site fencing is to remain with the introduction of a new sliding gate to replace the existing gates.



Site Aerial View

# 3.0 Design Proposal

## 3.1 Site Strategy

The proposal is to utilise the site as a Construction Yard for specialist foundation products and to install a modular building for office facilities.

The existing site access will be maintained as the site access for this proposal.

Consideration has been given to the possible conversion of one of the existing buildings to provide the office facilities however the conclusion is that the cost would be prohibitive due to the current buildings state of repair. It is also not possible to carry out the refurbishment of the existing buildings in the timeframe for site relocation.



Proposed Site Layout

# 4.0 Use

## 4.1 Land Use

We understand that the current use in Planning terms is B1, B2 and B8.

As noted above the site was used by Kent County Council as a Landscaping Depot however this use ceased some 12-18 months ago.

Roger Bullivant Ltd will use the site as their local Depot for operations in the South East and London.

Specialist Foundation products will be stored on the site following manufacture elsewhere prior to transport to construction sites for use.

# 5.0 Amount & Scale

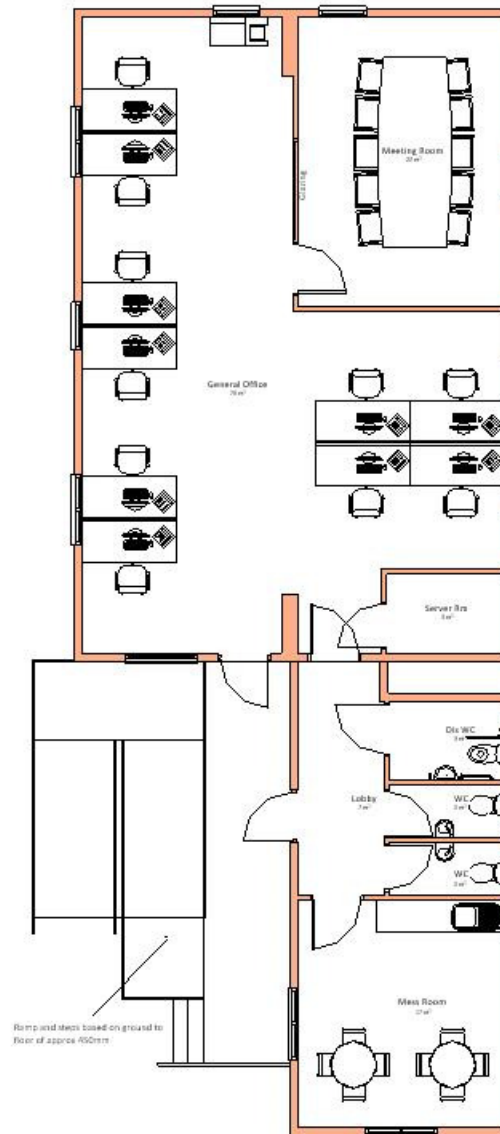
## 5.1 Proposal

The proposal therefore is to re-purpose this currently vacant site and bring it back into use.

This will involve installing a single storey modular type office building of 131 sq m to provide a general office, meeting room, toilets and a mess room. This will accommodate the 5-10 people employed on this site who will be relocated from the current site.

The proposal also includes a disabled car parking space together with ramped access and an accessible toilet.

Roger Bullivant Ltd will therefore be investing in this site to improve the current facilities.



Proposed Modular Building Layout