

DESIGN AND ACCESS STATEMENT

Project Reference: 6668

Project Name: Kia – MB Salisbury

Prepared For: Sandown Motor Ltd

Date: 02nd July 2026

Revision: P1

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1.0 INTRODUCTION

1.1 PREFACE

This planning statement has been prepared by Taylor Design Architects Ltd, on behalf of Sandown Group Ltd, as a supporting document to accompany the full planning application for the installation of an additional layer of cladding panels and a door canopy on the west elevation.

1.2 PROJECT DIRECTORY

Client:
Sandown Motor Ltd
Mercedes-Benz of Poole
Holes Bay Road,
Poole
BH15 2BD

Architects:
Taylor Design Architects Ltd
Norcliffe House, Station Road,
Wilmslow,
SK9 1BU



2.0 THE SITE

2.1 THE LOCAL AREA

The proposed development is circa 1530 sqm and is located within an existing car dealership site at the intersection between Southampton Road/A36 and Tollgate Road, less than a mile South-East from Salisbury's city centre.



- Application site boundary
- Property owned by the applicant



2.2 SITE ANALYSIS

Site Boundaries

The site is surrounded by residential properties in the immediate vicinity on North/West/East boundaries and defined by Southampton Rd baking onto large open fields on the South.

Further away, as highlighted on the plan, there are numerous building designated to other functions such as commercial, industrial, offices and education.



-  Commercial/Industrial properties
-  Offices
-  School
-  Residential

2.3 KEY VIEWS

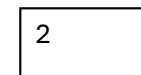
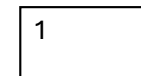


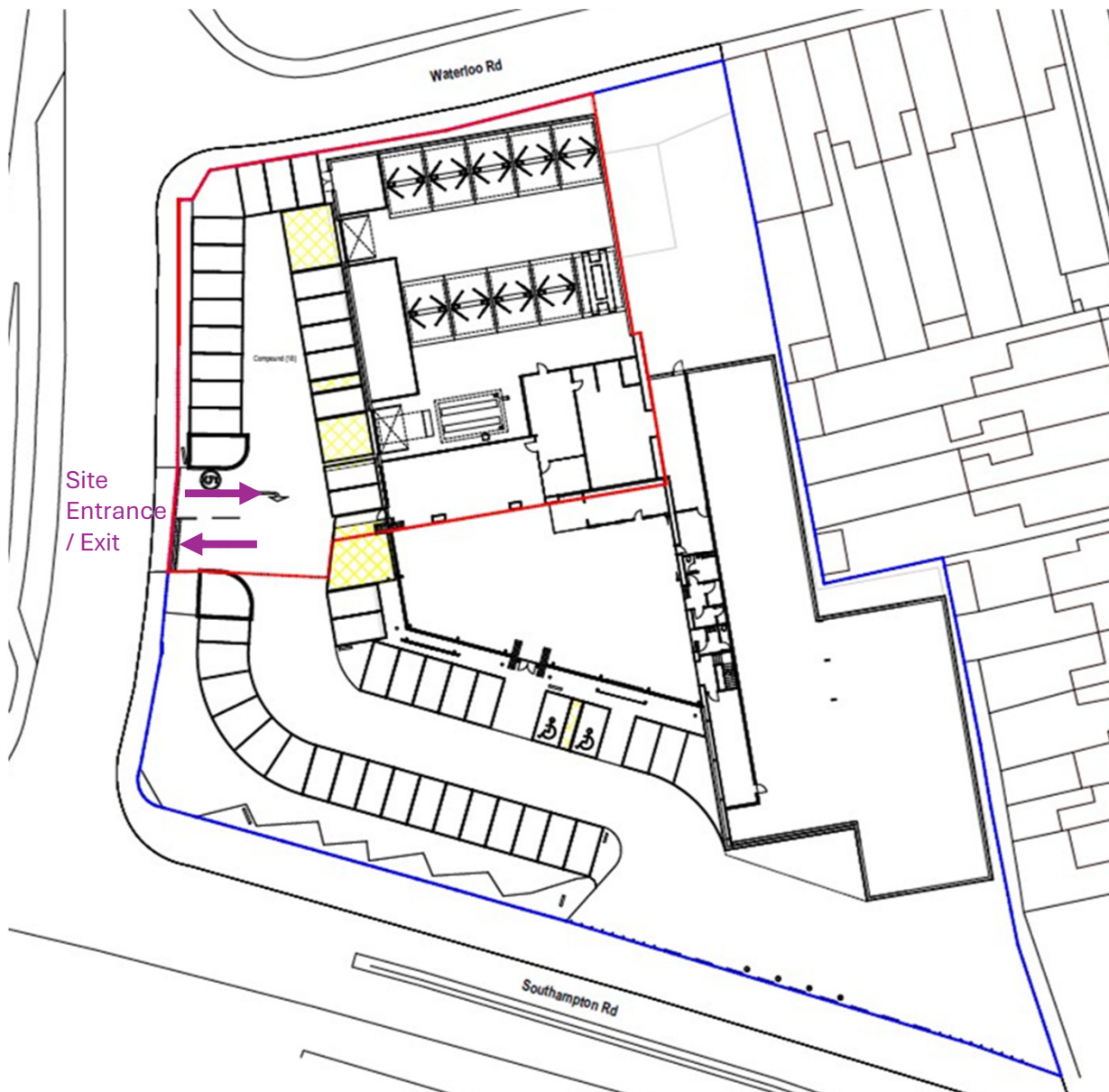
View 1:

The image shows the entrance to the site on Tollgate Rd and the elevation to which we are proposing works to.

View 2:

The image shows the building West Elevation from Waterloo Rd





3.0 PROPOSED DESIGN

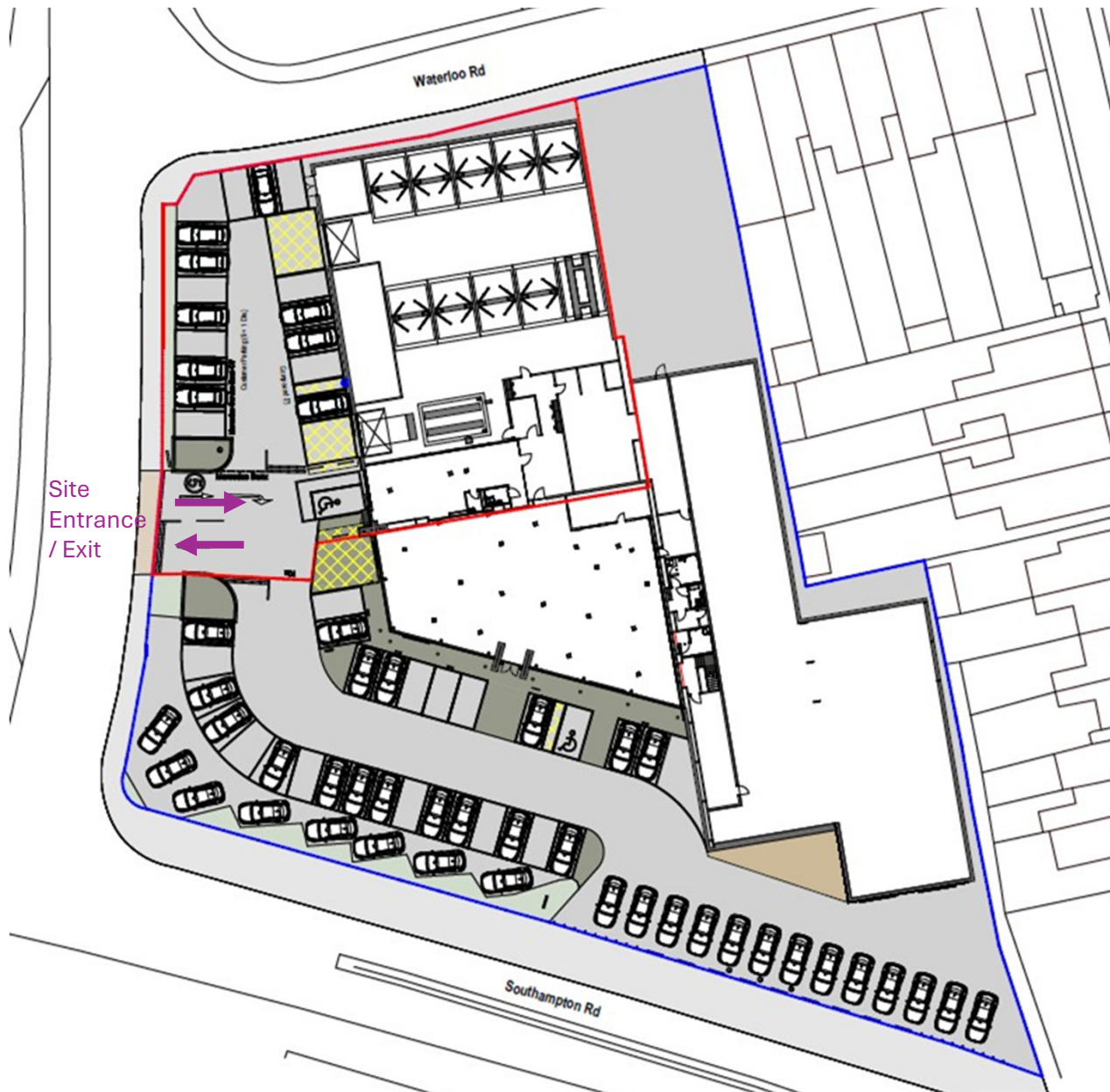
3.1 EXISTING SITE LAYOUT

The site is currently used as car dealership and will retain the same function.

The site is accessible through Tollgate Road, just out of the A36.

The site includes 18 parking spaces, however they are not for customer use, but used as compound, for workshop staff only.





3.2 PROPOSED SITE LAYOUT

The proposed development is to upgrade the West Elevation partially over cladding it with anthracite grey cladding panels, the Mercedes Benz corporate colour, refreshing the doors frame colour to match and add a flat door canopy.

For further information on the site plan, please refer to drawings TD6668_02_100, and 101.



3.3 EXISTING AND PROPOSED ELEVATIONS

The existing West Elevation consists in corrugated silver cladding for back of house area and mostly glazed façade for Showroom area.

The proposed works includes for new anthracite grey over-clad, new glazed pedestrian door and new door canopy.

New signage will be covered by a separate Advertisement application.

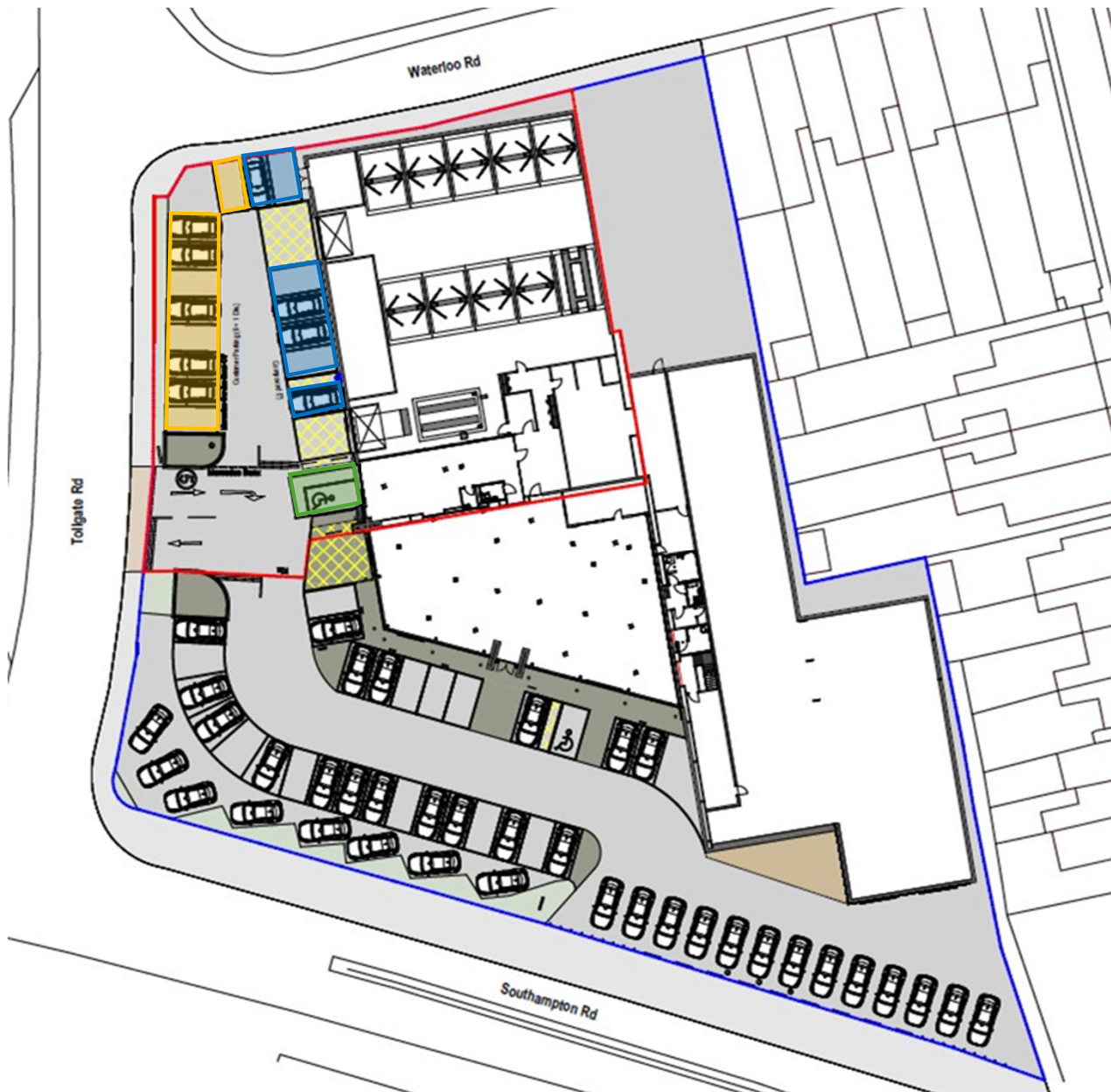
For further information, please refer to drawings TD6668_02_300



West Elevation Extract _ Existing



West Elevation Extract _ Proposed



3.4 BOUNDARY TREATMENT AND MATERIALS

There are existing steel hoops and balustrade along the North and West boundary to which no works are proposed.

The existing external surfaces are mainly tarmac and paving to which no works are proposed.

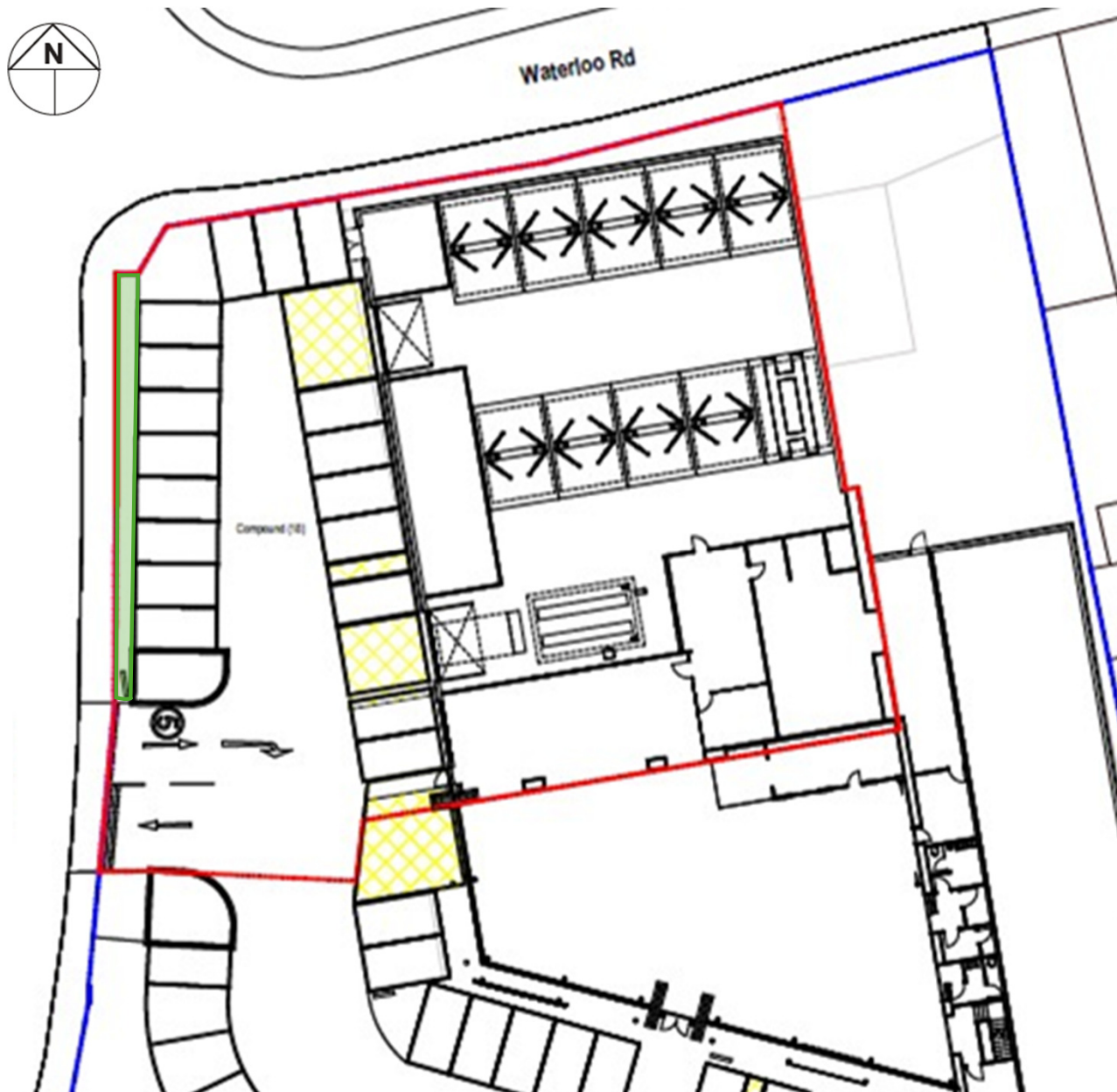
4.0 ACCESSIBILITY

4.1 SCHEME DESIGN

Access/exit to site is from Tollgate Road on a levelled hard surface.

The scheme proposes to reassign the existing 18 compound car spaces as follow:

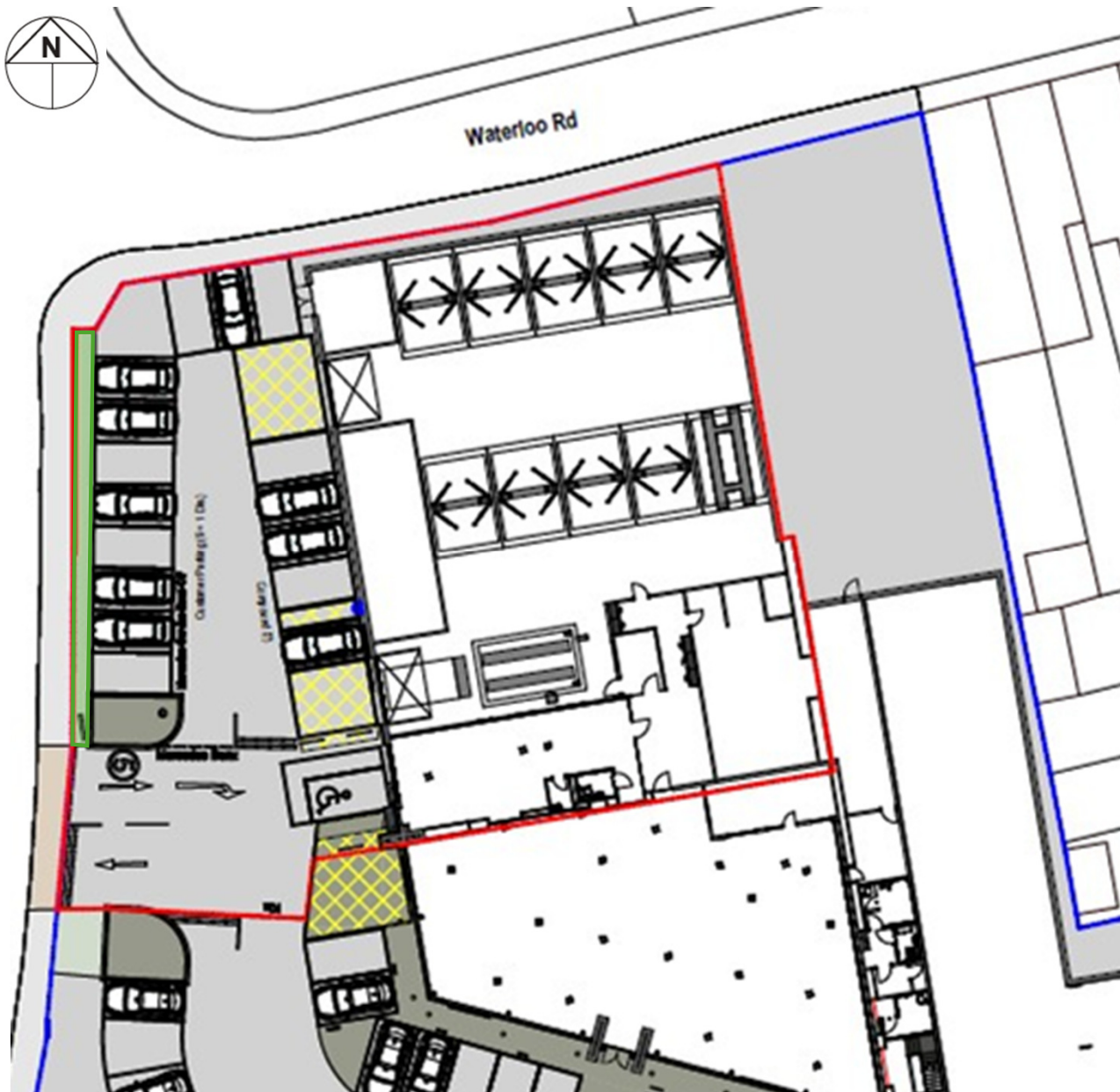
- 9 customer spaces
- 7 compound spaces
- 1 Accessible space



5.0 BIODIVERSITY NET GAIN EXEMPTION STATEMENT

5.1 EXISTING SITE PLAN_GREEN AREAS & HABITATS

The site plan on the side highlights that there is an existing small green area, to which no works are proposed.



5.2 PROPOSED SITE PLAN_GREEN AREAS & HABITATS

The plan on the side highlights that there are no changes proposed to the existing green area and external surfaces, they will remain as existing.

5.3 BNG EXEMPTION CONCLUSION

This statement, through comparison of existing and proposed site plans, demonstrates that the proposed development aims to retain all the existing surfaces, with no implication on any existing green area, tree or habitat. The proposal only includes white lining adjustments to accommodate an Accessible parking.

The impact of the proposed development on existing green areas and habitats is less than 25 sqm, therefore we believe it is exempted from the mandatory biodiversity net gain (BNG) requirements as per Gov.UK guidance – Biodiversity net gain: exempt development.

Reference:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

6.0 CONCLUSION

The proposal is the result of careful consideration and respond to the requirements and opportunities of the existing location and client.

This statement demonstrate that the proposed development adheres to the principles of good design and sustainable access.