London Road, Riverhead

Welcome

Thank you very much for attending this public presentation by Cinch Self Storage of the plans for new self-storage space at 114–115 London Road, Riverhead, Sevenoaks, TN13 2DN.

The main purpose of today is to share information with the local community and receive feedback prior to the finalisation and submission of a planning application to Sevenoaks Council.

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Cinch Self Storage is an expanding business. This will be the company's first self-storage site in the Sevenoaks area.

At a typical Cinch facility, approximately 60% of customers are households and 40% are small businesses.

If we can help you with any questions, please do not hesitate to ask a member of the team.



Business self-storage



Personal self-storage



E-commerce self-storage



Moving home self-storage

Find out more at www.cinchriverhead.info

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London Road, Riverhead

Context



The 0.4-hectare site is located on London Road and is reached from the access road connected to the London Road roundabout. Cinch acquired the property in September 2026.

The site has been vacant for some time. Its two existing buildings were previously occupied by Jaguar and Aston Martin vehicle dealerships, with showrooms and offices at the front and workshops to the rear.

Buildings along this part of London Road vary in their design, age, size and use. Most are around two-storeys high, often with pitched roofs, but there is no consistent building line or architectural style.

The site is surrounded by a variety of uses:

- To the east is the South Eastern Main Line.
- To the west, on the opposite side of London Road, is the Tesco superstore.
- To the south is an operating scrapyard, with homes on Hamlin Road beyond it.
- Immediately to the north is Ryedale Court, a two-storey development of 16 flats with its own access.
- Further north are Busy Bees nursery and a mixture of offices, light-industrial premises and shops.

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What is proposed?

The two existing buildings would be demolished and replaced with one modern, purpose-built self-storage facility providing approximately 5,839 sq. m of internal floorspace.

The new building would be positioned towards the southern part of the site and set back from London Road. This would increase the distance between the building and the neighbouring homes at Ryedale Court.

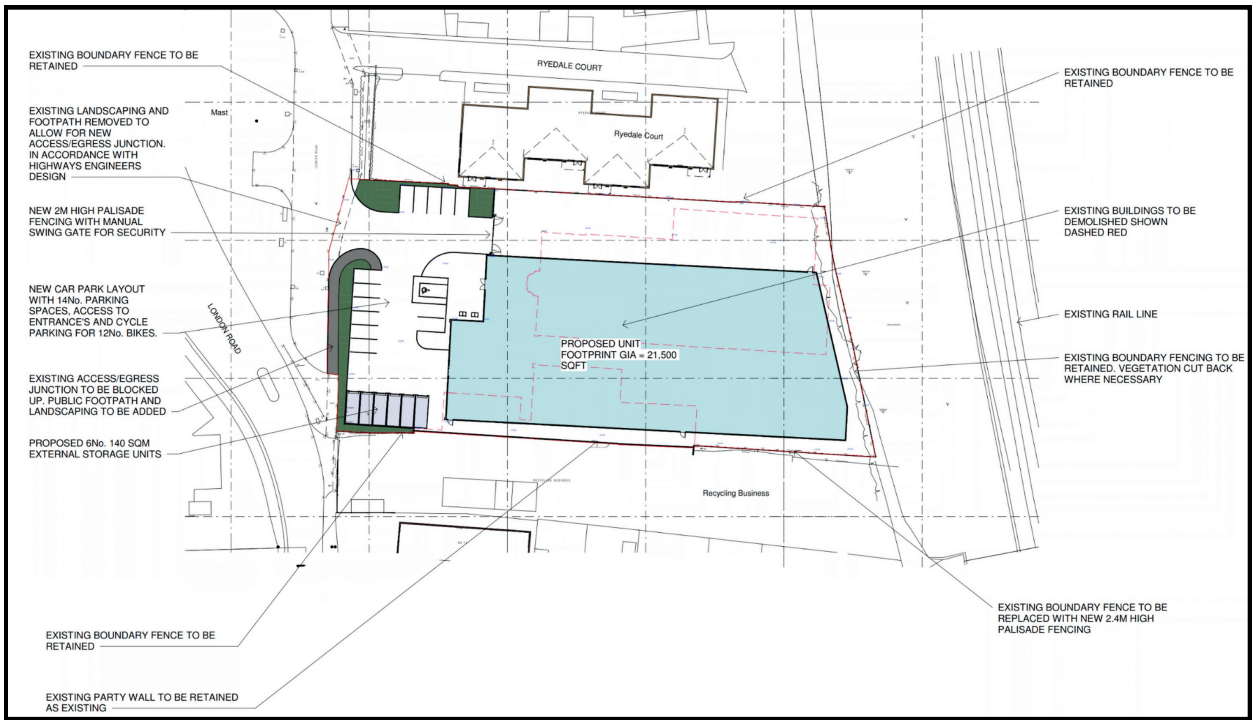
At its closest point, the new building would be:

- 12.2 metres from the northern site boundary; and
- 14.1 metres from the nearest part of Ryedale Court.

There would be no windows in the elevation facing Ryedale Court. This means the development would not overlook neighbouring flats or affect residents' privacy.

Viewed from Ryedale Court, the existing and proposed buildings would be broadly similar in length. However, the new building would be further away than the existing building (just over 6m further away at the closest point), helping to reduce its visual effect.

The position and separation from Ryedale Court have been designed to avoid an unacceptable effect on the daylight and sunlight received by neighbouring homes.

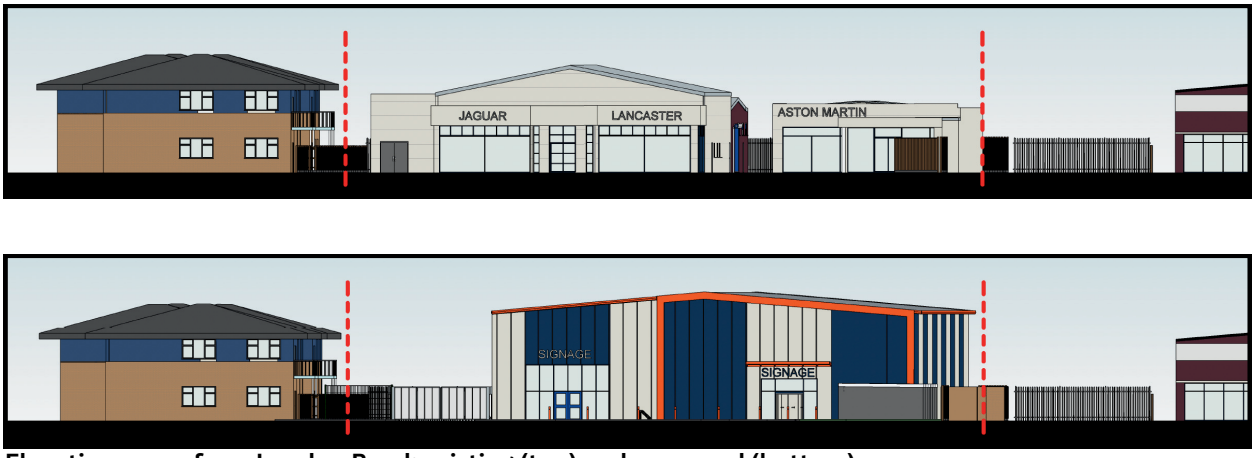


Site plan: red dotted line shows position of existing buildings, light blue shows new building

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Height & appearance



Elevations seen from London Road: existing (top) and proposed (bottom)

The surrounding area contains buildings of different ages, styles and uses. Many are around two storeys high, have pitched roofs and are set back from London Road.

The proposed building would be 7.8 metres high at the point closest to Ryedale Court, rising to 9.25 metres at the highest point of its shallow-pitched roof. This is around 1.6m higher than the existing buildings and would be similar to the height of Ryedale Court.

The visuals show how the proposed new building would be positioned further away from the nearest residents in Ryedale Court.

The side and rear elevations would be finished in coloured metal cladding, reflecting the building's purpose and the character of other commercial buildings in the area.

As the building would be set well back from London Road, these elevations would not be prominent in views from the street.

A full-height glazed reception area would mark the main entrance on the London Road side of the building. Glazing would also be used around the loading-bay entrance on the western elevation, helping to create a more welcoming and visually interesting appearance.

Landscaping is an important feature along parts of London Road, where it helps soften views of buildings, parking areas and hard surfaces.

The proposals would introduce:

- improved planting along the London Road frontage; and
- a new landscaped area along the northern boundary, close to the new site entrance.

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Access & parking



View of existing site entrance (to be reocated closer to London Road roundabout)

Self-storage facilities generate relatively little traffic because customers tend to store their belongings for extended periods and visit only occasionally.

Vehicles would continue to reach the site from the existing Ryedale Court access road. The entrance into the site would be moved to its north-western corner to create a safe and practical layout.

The proposals allow for vehicles to turn within the site, together with 14 parking spaces, including one accessible space. These would be located along the northern and western boundaries and close to the entrance of the new building.

Based on typical visits to Cinch sites, the development would generate a similar or lower level of traffic than the previous car showrooms and would not adversely affect the local road network.

The largest vehicle likely to visit the site would be a refuse collection vehicle, and this would happen only occasionally. The site layout has been designed to allow these vehicles to enter, turn and leave safely.

The loading bay would be positioned close to the site's southern boundary, as far away as reasonably possible from the nearest homes at Ryedale Court.

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What happens next?



View of existing site from London Road showing Ryedale Court in background and adjacent scrapyard

Thank you very much for visiting our drop-in session today.

Our community engagement includes the launch of a dedicated website, a webinar and discussions with key local stakeholders.

We will consider potential adjustments to the proposals resulting from feedback received from the local community.

Sevenoaks District Council will also carry out its own consultation on the eventual planning application by Cinch. This will be submitted in the final quarter of 2026.

If you would like more information our contact details are:

contact@cinchriverhead.info

0800 246 5890 (free to call)

Find out more at www.cinchriverhead.info

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