



Architects

Development at:

21A, 21B King Street Gravesend DA12 2EB

Planning Application for Change of use from Class E to Residential Use Class C3 to the first floor by introducing 2 x 1 B2P Flats along with alterations to front elevation to include the introduction of 2 [no] additional windows at first floor level and associated shopfront alterations

Job No: 5462

REAR SERVICE AREA MANAGEMENT STRATEGY

March 2025



Fig 01 – rear car park area 21 – 21c King street shaded

DAC Architects

21 Stone Street
Gravesend Kent DA11 0NP

The existing rear service yard.

The existing rear service yard to the rear of 21, 21A,22B,21C.



Fig 02 – aerial view rear service area 21 – 21c King street

In response to consultation with LPA it has been requested that a form of management of the rear service area would be welcomed at the above site.

As discussed the rear service area falls within the ownership and right of access of all the properties being 21, 21a, 21b, 21c.

The existing commercial occupants all rely upon the area for refuse storage [within standard euro bins], fire escape paths and informal and temporary car parking / deliveries.

Our client has contacted the adjoining owners to discuss the overall management of the rear service area and also the prospect of an additional floor level and mansard roof across all of the units. Obviously this does not form part of this application; but it is generally considered an option to improve the building holistically and improve the current status of the existing service area.

This said it is possible at this stage to make certain safety improvements.

Security Measures to be implemented to rear service area

We propose defining clear pedestrian pathways for access to refuse bins and for fire escape purposes. We also propose the introduction of surveillance security camera systems and motion triggered lighting along with clear and obvious signage to clearly inform that the area is being monitored.

Criminals or persons indulging in anti-social behaviour do not want to be watched or recorded and this is the main reason they are so effective. Images and audio from CCTV footage play an important role in detecting crime, identifying potential witnesses, identifying and/or eliminating suspects, and identifying potential investigative opportunities, such as event timelines and further CCTV sources.

The system will installed will achieve a SBD [Secure Connected Device accreditation](#).

The system will follow the following design guidelines:

- CCTV, together with appropriate signage, can provide a good deterrent to intruders. The CCTV system may be subject to the Surveillance Camera Commissioner's Guidelines on using surveillance cameras in public places. The Surveillance Camera Code of Practice and further information is available at: www.gov.uk/government/organisations/surveillance-camera-commissioner
- CCTV cameras should provide images of recognition quality and should be positioned in such a way that site lighting does not interfere with picture quality. Refer to the Home Office Operational Requirements Manual for CCTV at: www.gov.uk/government/publications/cctv-guidance
- A CCTV system should be designed to cover vulnerable areas at relevant times, such as the need for infra-red technology to record night time activity
- If the CCTV system is intended for prosecution, it should have a recording and storage capability of 31 days, using a format that is acceptable to the police for evidential purposes
- To prevent police investigations from being hindered, ensure that there is a member of staff who knows how to operate the system available at all times
- The design of the CCTV system should be co-ordinated with the lighting system to ensure that the quality of lighting is sufficient to support it
- In high crime areas, cameras may need protection within vandal-resistant housings
- Larger sites may benefit from an Automatic Number Plate Reader (ANPR) enhancement to the CCTV system. This is an effective way to manage vehicles coming onto site and monitoring any unauthorised vehicles that may attempt to enter
- The CCTV cameras including the housing must be regularly maintained and cleaned to ensure that the quality of the images are not inhibited. This could be the removal of a spider's web or ensuring that moisture is not infiltrating the camera so that remedial measures can be undertaken.

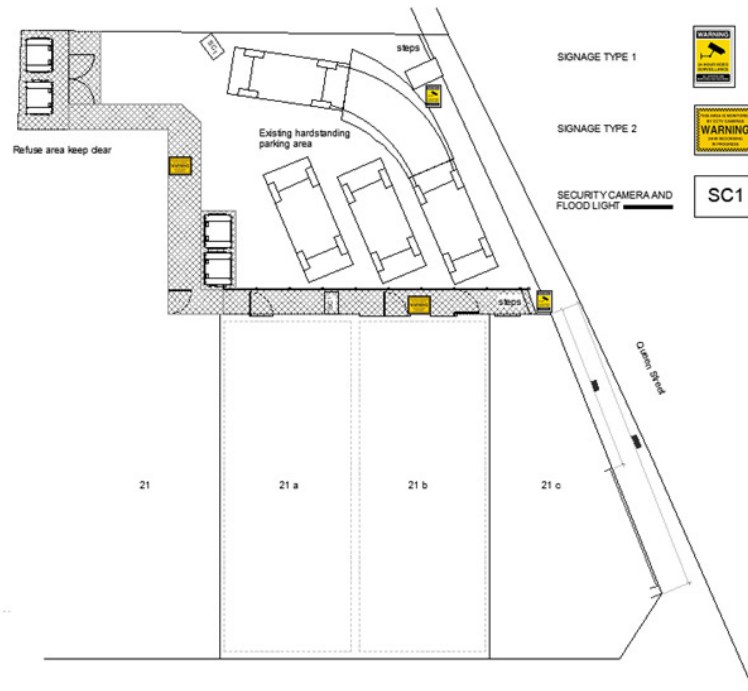


Fig 03 – safety and security measures rear service area 21 – 21c King Street



Fig 04 – rear elevation



Fig 05 – rear car park security measures 21 – 21c King Street



Fig 06 – rear car park area pedestrian safety railing – 21 King Street