

Wellsfield Associates

York House, Westview Drive, Rayleigh Essex SS6 7AU

DESIGN/ACCESS STATEMENT

Re. Co-op Store, 1-2 East Milton Road, Gravesend, Kent, DA12 2JL



Local Authority: Gravesham Borough Council.

Summary

The proposal is to install 3no lights to the front elevation. The purpose of the lights is to provide additional lighting for the staff whilst opening and closing the store. The lights will be set on a timer to come on 15-20 mins to when the first member of staff arrives to open up the store and then will be switched on again 15-20mins once the last member of staff leaves the store and locks up. The lights are purely to provide the members of staff a safe working environment.

Site analysis

Whilst the store is adjacent a listed building, St Peter & Paul Church, the proposed external lights will be on the front elevation only, positioned downwards to provide lighting to the immediate shopfront area only. As mentioned previously the lights will be on a timer and only in operation for a maximum of 15-20 mins at the beginning of the store's working day and 15-20mins at the end of the store's working day.

Hours:

Thursday	7 am–10 pm
Friday	7 am–10 pm
Saturday	7 am–10 pm
Sunday	7 am–10 pm

Monday 7 am–10 pm
Tuesday 7 am–10 pm
Wednesday 7 am–10 pm

As mentioned in the delegated report, there is indeed a street lamp which is located in the middle of the store. This has a short extension and is facing the road. If this had been sufficient then I'm sure the Co-op would have felt so and not gone down the route of submitting an application at their own expense!

The crime data for this area stated in the delegated report confirming that issues had occurred;

Looking at the Crime Data for the area, it is noted there have been some local issues of varying nature that have occurred in the area and so there may well be some benefit in installing additional lighting. (Note crime data is per month only) <https://www.police.uk/pu/your-area/kent-police/central/?yourlocalpolicingteam=about-us&tab=crimemap>

Officers Analysis

Paragraph 130 of the National Planning Policy Framework 2021 (NPPF 2021) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 134 of the NPPF 2021 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

The building is of a modern design juxtapose to the adjacent Grade II Listed building, The proposals will be sympathetic by the fact that they will not be permanently on and used only for a short period of time at the beginning of the working day and at the end.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposed lights will have minimal impact, opposite is a school playing field. They will be angled to provide lighting of the footpath area only.

Paragraph 199 of the NPPF 2021 requires great weight to be given to the conservation of heritage assets (the more important the asset, the greater the weight should be), irrespective of whether any potential harm to them amounts to substantial harm, total loss or less than substantial harm.

Paragraph 200 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset should be clearly justified and that substantial harm to, or loss of, assets of the highest significance (including grade I and II* listed buildings) should be wholly exceptional. At paragraph 201, it sets out that LPAs should refuse consent where a proposal would lead to substantial harm (or total loss of significance of) a designated heritage asset unless the loss is necessary to achieve substantial public benefits that

outweigh the harm or loss or where four criteria are met (which are not relevant in this instance).

In this instance there will be no impact on the adjacent property. The benefit will be to the staffs safety and well being.

Context Analysis

The proposal will have minimum impact on the surrounding area.

Access

Site access and egress is via a ramp or steps from the pavement on King Street.

Character: amount of development

The amount of development is minimal, only to the front elevation.

Character: layout

The proposed lights will have minimal impact to the shopfront. They will be positioned so as to illuminate the footpath and not the surrounding area. The aim is to provide safety and security to the staff accessing the store and leaving the store.

Character: scale

The revised lights are less intrusive from those previously applied for.

Character: appearance

The revised lights are less intrusive from those previously applied for.

Character: landscaping

Not applicable to this application.

Environmental sustainability

Not applicable to this application.

Conservation area impact

Flood risk analysis

This site does not fall within the flood risk zone.

Conclusion

The application for additional lighting has been requested by those members of staff that open and close the store. They feel that they are at their most vulnerable at this time.

Whilst we cannot anticipate every scenario, if we can provide additional lighting we can attempt to provide a safer environment for the staff and safeguard their wellbeing.