

**Design and Access Statement for the Planning Application for the proposal of Access and Egress Gates**

**At Strategy 365, The Old Chapel, Blakeley Lane, Dilhorne, Stoke-on-Trent, ST10 2PS**

**April 2024**

**Reasons for Gate Installation**

Since moving into the premises in November 2023, the applicant has seen constant criminal/unwanted activity and trespassing on their property on a weekly basis, and sometimes more often. The property benefits from CCTV cameras with all required warning signage, but this has not deterred this unwanted activity. Examples of this activity is shown below.

1. Members of the public defecating/urinating at the rear of the property.
2. Vehicles pulling onto the property to hide following criminal activity (reported to police).
3. Vehicles using the rear of the property as a social car park in the evenings including drug and alcohol use (evidenced by litter left behind).
4. Vehicles using the property to wait for other vehicles.
5. Vehicles using the property to turn around.
6. Drivers of vehicles and pedestrians suspiciously looking through windows and doors.

A report was made with Staffordshire Police for number 2 above which was recorded as Incident reference number: 724 - 15/10/2023

**Design Considerations**

Both gates will be electrically operated with remotes and will have easy override features. One gate will also have a pedestrian gate. The 'in' gate has been set back 5m to ensure vehicles can pull completely off the road when entering. Both gates will be left fully open during normal office hours of 9am to 5:30pm for all employees, visitors, deliveries, etc.

The physical design of the gates provides visual privacy and a sleek, modern, and subordinate approach to the existing building, reflecting the building's new lease of life in the form of a tech-based business. The design offers a robust and resilient construction, to prevent potential break-ins.

The property is located on a busy yet remote main road, with little to no natural or manmade privacy element to the front. Clearly defined boundaries around medium depth are an example of defensible space. These visual impediments imply a boundary past which many intruders will be reluctant to step. In public spaces, everyone has a right to be there, and wrongdoers become indistinguishable from legitimate users.