



**West Yorkshire Police
Kirklees District**

Architectural Liaison Officer

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To: Farzana Tabasum Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2016/62/91573/W Date: 4 th October 2016
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**Cellars Clough Mill, Manchester Road, Marsden
Demolition of mill and erection of 55 dwellings with associated parking**

I am unable to support the application, without clarification of a number of points as follows.

Footpath running along the rear of plots 5-24

Is this a continuous path that runs alongside the windows of the entire row of houses? If so, residents would have no defensible space. There would be no privacy for residents and the potential for nuisance and conflict.

In addition, during periods when residents wish to have those windows open, their homes would be at risk of burglary, given the proximity of the path to the windows.

A redesign would be required, giving residents an adequate amount of private, defensible space around their homes.

Hidden, remote parking spaces

There are several areas where parking spaces appear to be remote from their 'allocated' homes, and hidden from adequate surveillance, by tall garden boundary fences / blank gable elevations.

At the very least, car parking spaces need to be within view from the car owner's home. Residents will resort to parking on the land in front of their home if the 'designated' spaces are out of sight or considered too remote.

Parking spaces between 34-38 & 39-42

The compact parking arrangement here is likely to be a recipe for conflict. The closeness of the spaces will inevitably result in accusations of cars 'taking two spaces up'. There will be a high risk of vehicles being damaged. Residents will resort to parking on land directly adjacent to, or in front of, their homes.

Plot 4. Protection from footpath.

The rear of plot 4 is vulnerable to crime / nuisance because of the footpath running alongside. What boundary treatment provision would there be to protect this house from crime / anti-social behaviour / fear of crime?

For guidance of the applicants:

Crime prevention design features that should be incorporated:

Communal footpaths running at the rear of dwellings

There should be no footpaths that give shared access to rear of houses. Shared rear access paths inevitably raise the opportunity for burglary, and at the very least are likely to become littered, neglected areas with forbidding passageways of tall timber fencing that gets damaged. At the very least, the fear of crime amongst residents would be heightened

Dwelling front boundaries

Where possible, front gardens should have a marked boundary that clearly distinguishes the private space of the garden, from the public space outside it. This should consist of hedge / low wall / fence / railings of around 1m in height.

Open plan frontages often contribute to complaints of nuisance and anti-social behaviour. By having a robust form of boundary treatment, there will be no dispute over ownership and maintenance of particular plots, and it will reduce the probability of desire lines being created across front garden areas.

Rear gardens. Side boundaries dividing house plots from each other

Plot dividers need to be tall and substantial enough to provide both privacy and security. Closed boarded timber fencing should be provided to a minimum 1.5m in height, and include privacy screen (a section of higher fencing) of 1.8m in height projecting out from the building for about 2m, to provide a private amenity area adjacent to the home.

Car parking

Provision should be in curtilage or within view of the car owner's home. Rear parking court areas that are hidden from view behind garden fencing are unacceptable as they are known to become associated with nuisance and anti-social behaviour as well as increasing the opportunity for car crime and rear access burglary.

Public spaces to be well overlooked and illuminated

All public open space and publicly accessible areas should be designed to allow as much supervision as possible from nearby dwellings. This means including windows in gable elevations where appropriate. Lighting provision should be able to support this.

In addition, boundaries between public and private space needs to be clearly defined, including features that prevent unauthorised vehicle access, and POS should not immediately abut residential buildings.

Security of individual dwellings - External door and window specifications

External house doors and accessible windows should meet with the physical security requirements of 'Secured by Design'.

For full details, the applicants should refer to

http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf

In respect of easily accessible doors and windows, meeting with 'Secured by Design' guidance is also requisite for compliance with Building Regulations Approved Document Q (Security-Dwellings)

Supporting guidance

From '**National Planning Policy Framework**':

Planning policies and decisions should aim to ensure that developments:

- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

From '**Planning Practice Guidance**' (2014):

Designing out crime and designing in community safety should be central to the planning and delivery of new development.

From **Policy BE23 (Crime Prevention) of the Kirklees Unitary Development Plan**:

New development should incorporate crime prevention measures to achieve:

- i) Pedestrian safety on footpaths by ensuring through visibility from existing highways
- ii) Natural surveillance of public spaces from existing and proposed development
- iii) Secure locations for car parking areas

This report is submitted in the interests of crime prevention, and addresses our collective responsibilities under Section 17 of the Crime and Disorder Act, 1998

Gerry Gallagher AdCert ED & CP
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