



**West Yorkshire Police
Kirklees District**

Architectural Liaison Officer

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To: Louise Clarke Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2016/62/91626/W Date: June 2016
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**The New Wharf, 52 Wakefield Road, Aspley, Huddersfield
Partial demolition of public house and erection of extensions to create 45 room student accommodation**

Without further detail being provided by the applicants, I am unable to give informed crime prevention comment or support to this application.

Multi occupancy blocks of students' accommodation in the Huddersfield area have suffered historically from high levels of burglary and other acquisitive crime. The resident student population routinely own the type of disposable and expensive equipment that is attractive to thieves.

Unauthorised individuals who manage to get into the building at the main entrance (possibly by tailgating a resident) would have free roam of the building to try to break in to the individual flats, or steal from communal mail boxes (if applicable).

There is also the possibility of crime being committed by one resident against another.

To address this risk, up to date security specification standards are required to be included in the design of

- Individual flat entrance doors
- Ground floor and other windows accessible from outside
- Any communal mail box facilities
- Access control systems

The measures included to address the above concerns should accord with current *Secured by Design* guidance, and I ask that either this requirement is supported by means of being a condition of planning approval, or that the applicants furnish me with satisfactory further information regarding security measures prior to determination of the application.

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)

The applicants/agents can either contact me or see www.securedbydesign.com for further guidance if required.

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.

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
Kirklees District Architectural Liaison Officer
West Yorkshire Police