



**WEST YORKSHIRE
POLICE**

Architectural Liaison Officer

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**West Yorkshire Police
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To: Nick Hirst Investment & Regeneration Service Kirklees Council Civic Centre 1, Huddersfield, HD1 2EY	Ref: 2017/93396 Date: 7 th November 2017
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**Vale Works, Morley Lane, Milnsbridge
Demolition of existing industrial buildings and erection of 18 apartments**

The proposed development should incorporate the requirements for good crime prevention design, and measures including those detailed below should be included in order to address the site specific requirements of such a development at this location.

I would ask that a condition of planning approval is that the development shall incorporate such measures to minimise the risk of crime and meet with the specific needs of the site.

I would ask that details of crime prevention measures to be used should be submitted to and approved by the Local Planning Authority prior to the development commencing.

Specific areas of concern for the guidance of, and addressing by the applicants:

Control of access into the apartment block

Multiple occupancy buildings need to have a visitor door entry / access control system.

Any persons gaining unauthorised access into the building could have a great degree of anonymity and the opportunity to have free roam within the corridors, possibly looking to burgle individual flats, or commit other crime / anti-social behaviour.

An access control system providing the following attributes is urged:

- Access to the building via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry system panel with an integral camera
- Remote release of the external entrance door from the individual apartment
- Audio and visual communication between the occupant in the apartment and the visitor at the external door
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility in case of a power failure in the system

Consideration of having fob access to individual floor levels should also be made

Parking area lighting

The car parking areas need to be provided with a suitable lighting scheme to maintain adequate surveillance of parked cars and to assist with the safety of residents using the car park, and other external areas during the hours of darkness.

Cycle storage

How is this area intended to be made secure? Unless it is adequately secured, it will not be used for its intended purpose.

Security of individual dwellings - External door and window specifications

Easily accessible doors and windows should meet with the physical security requirements of '*Secured by Design*', in that a security specification such as PAS 24:2012 should be incorporated.

This includes individual apartment entrance doors from corridors.

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).

This building regulations requirement applies to easily accessible doors and windows that provide access in any of the following circumstances:

- Into a dwelling from outside
- Into parts of a building containing flats from outside
- Into a flat from the common parts of the building

General crime prevention advice

The above is not intended to be an exhaustive list of all crime prevention measures that may need to be included. The applicants can contact me directly for further guidance if they wish.

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
Kirklees District Architectural Liaison Officer
West Yorkshire Police