



WEST YORKSHIRE POLICE

**West Yorkshire Police
Kirklees District**

Designing Out Crime Officer

West Yorkshire Police
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| To: Rebecca Drake | Ref: 2019/90443 Date: 5 th April 2019 |
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Site Location: 316 Middle Road, Earlsheaton, Dewsbury, WF12 8BT

Application Type: Dwelling conversion to 9 apartments

Dear Rebecca

Thank you for your request for consultation for the above outline application. Having read the available information, I would like to offer the following comments;

The '*National Planning Policy Framework*' makes clear that developments should create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Policy PLP24 of the Kirklees Local Plan 2019 supports the above statement and mentions that new developments should incorporate crime prevention measures to achieve:

Section (e). – "*the risk of crime is minimised by enhanced security, and the promotion of well – defined routes, overlooked streets and places, high levels of activity and well –designed security features*";

This is in pursuance of the Council's duty under **Section 17 of the Crime and Disorder Act 1998**.

West Yorkshire Police encourages applicants to seek to build / refurbish a development incorporating the guidelines of **Crime Prevention Through Environmental Design (CPTED)**, together with **Secured by Design (SBD)**, a crime prevention initiative operated by the Police Service and supported by the Home Office.

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

Layout of site

Referring to site plan drawing number **2018-281-005 dated Dec 18.**

Boundary treatments

Looking at the above plans and the **proposed visuals document 2018-281**, I would recommend the rear lower ground floor external terrace is either removed or defended from external access from across the greenspace to the sides and rear of the building . Boundary treatments for the terrace should be to a height of 1800mm constructed from such as masonry materials, close boarded timber fencing or other durable materials. It should be installed where there is a change in the ground level beyond the perimeter wall. In the proposed visuals, the North elevation shows the perimeter wall reducing to a small height from the greenspace. This could easily be climbed giving access to the terrace. There is a large gap in the perimeter wall on the South elevation onto the terrace. This would be an access point for an offender to attack the building at this level.

From the drawings there is no access shown from within the building onto the external terrace.

There is a deep recess shown between the two sections of the building on the West facing elevation. There would be direct access from the terrace to the lower ground floor bathroom window of the Northern most block. The recess would provide a considerable amount of cover for offenders to commit crime on the building. I would advise that this recess is removed by bringing the building line flush with the West elevation.

Access must be restricted from the front of the building by a 1800mm lockable gate. This gate should be positioned near to the front building line to increase natural surveillance and restrict unauthorised access to the rear of the building and entrances.

From the East elevation to the front entrance of the property, the Northern block entrance is shown as being on the ground floor from drawing number **2018-281-006**. This is not clear in the proposed visuals of this elevation. Could it be confirmed that the North block entrance is actually on the ground floor level and not the lower ground floor. Should the preferred entrance be on the lower ground floor, it is advised that access controlled gates and open aspect fencing such as close link welded mesh fencing is installed. This would create defensible space and make sure that natural surveillance of the entrance is not compromised.

External lighting

Street lighting levels should conform to BS5489-2:2016 standard and should provide good colour rendition of RA60 or above.

External lighting such as low energy photoelectric cell or dusk until dawn lighting should be installed above all access doors of the building. Any fittings and wiring should be vandal resistant and located within inaccessible positions to deter any criminal attack.

Security measures

Security of individual dwellings - External door and window specifications (includes apartment entrance doors)

Where there are multiple dwellings within a building, it is recommended that there is access control installed to all entrances. These should be maintained and residents to be advised about the building security.

Internal walls between dwellings should be made from solid material such as concrete block or brick etc. Should partition walls be used, it is important to install security wall products that conform to Secured by Design standards.

As per Building Regulations (Approved Document Q), doors and windows should be to one of the following standards;

Door sets:

PAS 24:2016 or
STS 201 Issue 7:2015 or
LPS 1175 Issue 7.2:2014 Security Rating 2+ or
LPS 1175 Issue 8:2018 B3 Security Rating 2+
STS 202 Issue 6:2015 Burglary Rating 2 or
LPS 2081 Issue 1.1:2016 Security Rating B

Bespoke wooden doors should be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness and include a 5 lever mortice lock to standards BS 3621 with a night latch or rim lock which are tested to the same standards.

External fire doors should be PAS24 2016 rated. I would recommend that internal doors are also PAS24 2016 rated and subject to a security management programme. These door standards can be found on;

<https://www.securedbydesign.com/member-companies/accredited-product-search?view=cainfo&sbdoldcatid=70#advanced-search>

Particular attention is drawn to installing the best possible door locks on all new builds, especially the euro-profile cylinder lock types. Some of the door sets quoted above can include a minimum standard euro cylinder lock which meets BS EN 1303 standards and is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire. **I would strongly recommend that any doors that include a euro cylinder lock are rated to standards; TS007 3 Star, STS 217 or Sold Secure Diamond Standards** which offer more resistance to this type of attack and will prevent crime.

Windows:

BS PAS 24-2016
STS 202 Issue 3:2011 BR 1
STS 204 Issue 3:2012
LPS1175 Issue 8:2018 B3+ (SR2) or above.
LPS 2081 Issue 1:2015 SR A

Ideally laminated glazing should be installed and certificated to BS EN 356 1A rating, so that if there are any attempts of entry the glass will remain intact.

Car parking

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

Motorcycle Parking

Motorcycle parking bays can be made more secure by the installation of ground anchors, or robust metal support stands running at the side of adjacent paving. They provide a firm and immovable object to affix the rear wheel of a motorcycle. Ground anchors should be installed at the rear of motorcycle parking

bays near to the kerb line and relatively flush to the road surface to prevent them being a trip hazard and meet one of the following security standards:

- Sold Secure Gold;
- STS 503

Secondary measures can be added by the rider, such as disc locks, grip locks, bike covers to one of the following security standards:

- Sold Secure Gold;
- STS 501

If metal support stands are provided, these should consist of galvanised steel bars (minimum thickness 3mm), with minimum foundation depths of 300mm with welded anchor bars.

Cycle storage

At this stage of the application, there is no mention as to whether cycle storage will be included or not, however, if there are to be sheds or cycle storage, further details are required on the security and fabrication. If cycle storage is to be a wooden shed, there should not be any windows installed. The door hinges, including the hasp and staple should be coach-bolted through the shed structure. Any padlocks should look to be certified to Sold Secure Silver or LPS 1654 issue 1:2013 SR1.

The bicycle security anchor should look to be certified to Sold Secure Silver Standard or LPS 1175 issue 7.2 (2014) SR1 and securely fixed to the concrete foundation.

Intruder alarms

I would recommended installing an intruder alarm into each plot to provide additional security. Suitable standards are to BS EN 50131 or PD6662 (wired alarm system) or BS 6799 (wire free alarm system).

Alternatively if intruder alarms are not being provided by the Developer, installing a 13 amp spur point is a cost effective measure to apply and will allow residents the option of purchasing their own intruder alarms.

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.**

Whilst there is no objection in principle to the application, West Yorkshire Police feel that the above recommendations would be beneficial to the security and safety of the site users. Therefore, it is advised that the points raised in this document should be implemented.

Yours sincerely
Richard Thornton
Designing Out Crime Officer

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