



**WEST YORKSHIRE  
POLICE**

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Kirklees District*

**Designing Out Crime Officer**

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To: Victor Grayson	Ref: 2019/92962 Date: 14 <sup>th</sup> October 2019
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**Proposed site: Field House, 15 Wellington Street, Dewsbury, WF13 1HF  
Pre application for: Mixed use of restaurant and apartment dwellings**

Dear Victor

Please see my response below to the Pre-Application planning proposal 2019/20065 dated 7<sup>th</sup> March 2019. The development has not changed significantly in this application. I will identify each of the areas of concern and address them directly within the paragraphs.

**Detailed crime prevention design at planning application stage**

The proposed development should be built in accordance with the requirements for good crime prevention design. Measures including those detailed below should be included in order to obtain the support of the Police for a detailed planning application.

**At detailed planning application stage, West Yorkshire Police will ask that as a condition of planning approval, the development shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development.**

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.

The purpose of SBD is to guide and encourage those engaged in the specification, design and build industry into adopting crime prevention measures which have been proven to reduce the opportunity for crime and the fear of crime as well as creating safer, more secure and sustainable environments.

To assist the applicants and agents, I attach a web-link for their attention to the *Secured by Design* 'Homes' design document. This document gives comprehensive guidance towards addressing the security and crime prevention needs that will be appropriate for inclusion in the development.

The document can be found via the following link:

[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf)

[https://www.securedbydesign.com/images/downloads/SBD\\_Commercial\\_2015\\_V2.pdf](https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf)

Established in 1989, *Secured by Design* is the title for a group of national police projects focusing on the design and security for new and refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of 'designing out crime' through physical security and processes.

*Secured by Design* works with the industry and test houses to create high-level security standards responding to trends in crime, and has given input on a number of key standards. The principles of the scheme have been proven to reduce the risk of crime and the fear of crime.

### **General crime prevention design guidance for inclusion at planning application stage**

For guidance, some general measures requested to be included to address crime prevention needs are as follows:

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

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

This development would require access control systems on the main entrance to the apartments in the building.

#### **Visitor door entry system**

##### **Definition**

A door entry system is a visitor system that is able to call a dwelling, whether individual or served from a communal entrance. It shall allow a visitor to ring any selected dwelling within the particular system and/or building, and hold a two-way simultaneous conversation between the visitor and occupant of the dwelling.

It will allow the occupant to see and identify the visitor and their location, and will enable the occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby unlocking the communal entrance door(s) associated with the action and allowing the visitor access. This should be repeated at any subsequent communal entrance and landing if compartmentation of the building is required.

Visitor door entry systems shall be easy to operate and understand and have the ability to display the image of the caller before the call is answered so the resident can choose whether to answer the call or not.

#### **Communal entrance doorsets**

It is advised that this application shall meet the following:

Communal entrance doorsets serving 10 dwellings or more, but less than 25 controlled by visitor door entry systems, can enable residents to gain access without the use of a key and grant entry to visitors by

means of an electronic door release system. An increased number of dwellings results in doorsets being used more frequently. Likewise the proximity of the development to a high crime area can subject doorsets to more abuse. Therefore, it is advised that the doorset is fit for its intended purpose and environment. Certification to PAS 24:2016 or STS 201 may be acceptable for some developments, but full third party certification to one of the following standards can demonstrate the doorset is of a more robust construction and is able to withstand the day to day use in a communal application:

- STS 202 Issue 6:2015 Burglary Rating 2;
- LPS 1175 Issue 7.2:2014 Security Rating 2+;
- LPS 1175 Issue 8:2018 B3 Security Rating 2+;
- LPS 2081 Issue 1.1:2016 Security Rating B;
- PAS 24:2016, paragraph 4.4.3 i.e. tested to BS EN 1627 Resistance Class 3

*Applicants are reminded that doorsets utilising non-mechanical magnetic locks fall within the scope of PAS 24:2016 but outside the scope of EN 1627. All testing to this standard utilising a mechanical lock shall be conducted in accordance with the 'UK Police Service (Secured by Design) Interpretation document for BS EN 1627, BS EN 1628, BS EN 1629 & BS EN 1630'. This is a requirement within the UK national forward of BS EN 1627.*

There have been numerous examples of sub-standard doorsets failing, due to poor general performance, leading to insecure properties. In some cases, particularly heavy communal entrance/ exit doors have become detached from the frame, which could have resulted in serious injury or worse. Certification to BS 6375 (Parts 1, 2 and 3) provides reassurance that the doorset is fit for purpose and safe in use.

Applicants should be satisfied that the following attributes are addressed:

- Duty level – this is the number of door operations (opening and closing actions) that it has been tested to. In simple terms the more dwellings that are served the higher the duty level should be (BS 6375 Part 2 provides further guidance);
- Weather performance - which may be influenced by the geographical location, temperature and climate (BS 6375 Part 1 provides further guidance);
- Wind resistance – also influenced by the location of the building (BS 6375 Part 1 provides further guidance);
- And relevant sections of BS 6375 Part 3 (applicable to the installation).

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).

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

Bespoke wooden doors should be a solid or laminated timber with a minimum density of 600kg/m<sup>3</sup> 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.

For full details, the applicants should refer to

[https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf)

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:**

It is recommended that all windows are installed to the below standards;

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

#### **External lighting**

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

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

#### **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.

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 report is submitted in the interests of crime prevention, and addresses our collective responsibilities under Section 17 of the Crime and Disorder Act, 1998. Further crime prevention comments may be required upon the submission of a full planning application.

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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