

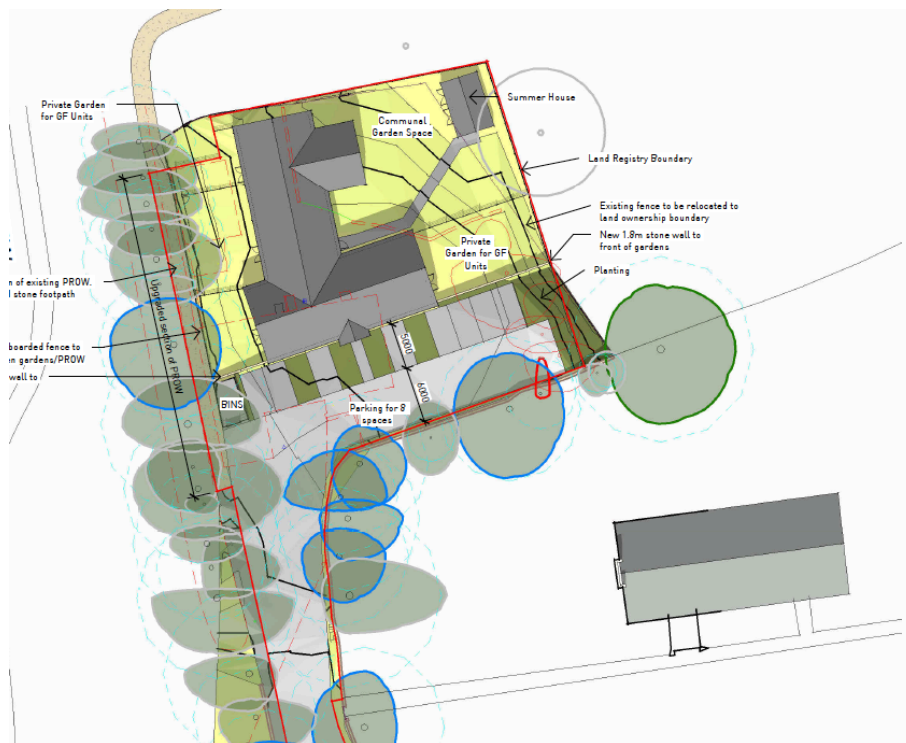


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Designing Out Crime Scheme

Site Address: The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Application Ref: 2025/90655



Introduction

In relation to the above planning application and in response to consultee comments from West Yorkshire Police, this report looks to outline how the proposals have been influenced by key design principles to minimise the risk of crime, detailing how the proposals meet with specific security measures.

For reference WYP requested further clarity on the below:



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From the DAS, I note that Secured by Design measures will be followed in order to protect future residents. External lighting, CCTV and natural surveillance have all been considered by the applicant which is positive to see from a crime reduction perspective.

Can the applicant please confirm/ comment on the following:

- Proposed staffing levels.
- Proposed missing person/ absconder policy.
- Management of resident and visitor access/ egress; will there be an access control system/ visitor door entry system? Or will access/ egress be fully managed by staff?
- How will mail delivery be facilitated?
- The front of the property (South elevation) features a recessed doorway incorporating 2 apparent hiding places, as seen on ground floor plan H24-WC, Rev. A. Is there any scope to abandon this feature and bring the doorway forward, in line with the rest of the building please? Recessed doorways are proven crime generators. If it cannot be avoided, it has to be mitigated with sufficient lighting and CCTV coverage.
- Details of cycle store's intended location and proposed security measures.
- Details of bin store. It must not be used as a climbing aid to breach the site's boundary wall and has to be secure when not in use to prevent ASB, odours and vermin.
- Landscape plan H24-WC, Rev. C mentions that the existing fence to the North and East boundary will be relocated to land ownership boundary. Please confirm the details of this fence (height and material).

The Development Process/Design Stage

The principles of crime reduction have been considered as early as possible within the development process. This has allowed for an integrated approach with density, layout, massing, access and other primary design decisions being made with consideration of their potential to reduce crime.

The development proposals have been drawn up with the key principles of 'Secured By Design' borne in mind. Taking account of the best practice advice on security and design.

Surveillance



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Surveillance can be real or perceived. The object is to turn the tables to make those contemplating crime feel vulnerable, out numbered and under the collective eye. At the same time surveillance can make the legitimate user feel less alone and more secure.

The layout, orientation and fenestration of buildings can influence surveillance. It can also be affected by landscaping, fences and other structures that can impair or enhance views. Care has been taken to appreciate how the development proposals provide and interact with surveillance measures whilst also considering how potential levels of surveillance could be affected by future changes to the development.

Measures to Minimise Crime

The following design principles have been considered throughout the design stage, and will continue to be considered throughout the development stage of the application site:

Designs to reduce crime:

1. Good appropriate lighting on the buildings and in the form of street lighting
2. Overlooked parking spaces across the development
3. Open views over low wall sections
4. Straight footpaths
5. Low planting, not obstructing views or providing hiding places
6. Fob access front doors to apartment blocks with strike locks
7. CCTV covering the site

Surveillance:

1. Providing for at least two means of surveillance on each public space
2. Avoiding blind alleys, 'dead' car parks and dark corners
3. Avoiding blank walls by using windows, doors, detailing and roof shapes.

Local Identity:

Help create an identity and sense of ownership by:

1. Clearly defined boundaries
2. Provision of a visible identity through building designs and materials



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Manage to reduce crime through:

1. Providing a maintainable and maintained landscaping
2. Considered permanent, managed surveillance

Proposed Design Specification

The following includes detail on various design elements that will be incorporated effectively within the development and offer practical opportunities to reduce crime.

Doors

- Doors to specification PAS 24-1 ‘Doors of Enhanced Security’. Doors will be either kite marked, or BBA certificated.
- Solid well-made doors that are not hollow.
- The frame will be strong and properly fixed into the building.
- Door styles will be wide enough to house good quality locks (5 lever BS3621 mortise dead/sash locks).
- Provide natural surveillance for doorways.
- Keep glazing to a minimum with glass panels glazed internally into solid rebates.
- Properties will be clearly numbered to help residents, users and emergency services.
- A door entry system will be installed with fob access to all properties and intercom for visitors/deliveries.

Windows

- Windows to specification BS7950 “Windows of Enhanced Security”. Windows should be either kite marked, or BBA certificated.
- A balance between safety from fire and safety from criminal attack has been considered.
- Windows will overlook wherever possible.
- All windows have key operated locks and optional opening restrictions available depending on the occupier’s preference.
- Windows will be securely fixed to the surrounding structure with at least 600mm centers.

Lighting

- Lighting is a proven deterrent against crime therefore a good level of lighting is provided throughout, paying particular attention to vulnerable areas.
- Lighting is provided at all possible points of entry - outside lighting (dusk till



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dawn sensors) on all properties as standard.

Car Parking

- Private parking has been designed to be visible from the building with maximum surveillance from windows and neighbours.
- Car parking areas are sufficiently lit, to ensure visibility of the maximum levels. We propose solar street lighting which will cover the car park.

Cycle Storage

- Cycle storage will be located externally, visible from the building with natural surveillance in addition to being within the view of CCTV.
- The cycle rack will be certified to Sold Secure SS104 Silver.

Footpaths

- Footpaths are as short and direct as possible.
- Providing as much surveillance as possible from surrounding buildings by incorporating outside lighting (dusk till dawn sensors) on all properties as standard.
- Illuminate paths at a level which allows easy recognition of people
- Paths to be constructed in line with Councils highway policies and therefore as wide as possible.
- The design and shape of the site avoids the potential for footpaths to the rear of buildings or narrow paths bounded by high walls.

CCTV

- A CCTV system will be designed and installed to provide surveillance to all external areas of the development.
- CCTV will be monitored in the staff office.



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Response to specific consultee questions:

Proposed staffing levels – The scheme will accommodate 24/7 support, specific staffing levels will depend on the support provider and resident's needs.

Proposed missing person/ absconder policy – This will be the responsibility of the appointed housing association and care provider.

Management of resident and visitor access/ egress; will there be an access control system/ visitor door entry system? Or will access/ egress be fully managed by staff? – An access control system will be installed on the front door with access only to residents and staff, visitors will be required to use the intercom on the system to gain access.

How will mail delivery be facilitated? – External post boxes will be installed to receive mail delivery with any other deliveries needing to use the intercom system to gain access in order to make the delivery.

The front of the property (South elevation) features a recessed doorway incorporating 2 apparent hiding places, as seen on ground floor plan H24-WC, Rev. A. Is there any scope to abandon this feature and bring the doorway forward, in line with the rest of the building please? Recessed doorways are proven crime generators. If it cannot be avoided, it has to be mitigated with sufficient lighting and CCTV coverage. – CCTV will cover the site external and be monitored in the staff office which will be manned throughout the day/night.

Details of cycle store's intended location and proposed security measures. – The cycle store will be located in the parking area and will be in the view of the CCTV system.

Details of bin store. It must not be used as a climbing aid to breach the site's boundary wall and has to be secure when not in use to prevent ASB, Oduors and vermin. – The bin store will be in the view of the CCTV surveillance and will be anti-climb.



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Landscape plan H24-WC, Rev. C mentions that the existing fence to the North and East boundary will be relocated to land ownership boundary. Please confirm the details of this fence (height and material). – A 1.8m timber fence will be installed to provide privacy and security to the development.

Conclusion

Further to the discussions and design specification outlined above, it is considered that the development proposals have been designed and developed with key security and prevention of crime elements.

The development proposals are considered to be well informed and accord with the Council's policies, whilst also drawing on Secure by Design guidelines and policy detailed within the NPPF.