

Sent: 10 July 2025 14:39

Subject: DOCO comments for application 2025/91384 at 17 Market Street, Heckmondwike, WF16 0JY

Re: 2025/91384- Change of use of existing basement from storage (Class B8) to a single-person House in Multiple Occupation (Class Sui Generis), including internal alterations at 17 Market Street, Heckmondwike, WF16 0JY

Thank you for your request for consultation on the above application. The comments are made with the intention of reducing opportunities for future crime and antisocial activity which addresses our collective responsibilities outlined in Section 17 of the Crime and Disorder Act 1998, by creating safe and secure developments where people will want to reside, visit or work.

The recommendations are supported by the following guidance:

NPPF National Planning Policy Framework (Section 8. Promoting healthy and safe communities)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Kirklees Council Planning and development policy <https://www.kirklees.gov.uk/beta/planning-and-development.aspx>

Kirklees Local Plan <https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf>

Secured by Design www.securedbydesign.com

Crime Prevention Through Environmental Design (CPTED).

This advice is given as a view as to what measures might reduce the risk of crime; there can be no guarantee that the recommendations will prevent crime.

Current crime statistics in the locality:

I have conducted a search using WYP crime data and mapping tool. The search covered offences committed between 09/07/2024 and 09/07/2025 and included residential burglary, robbery, arson and criminal damage in the partial postcode area of WF16 0*. This returned 73 results: 11x residential burglary, 3x robbery, 10x arson, 49x criminal damage (12x non-dwelling, 14x dwelling, 10x motor vehicle, 13x non-specific).

Arson- 2 of the offences related to refuse being set alight. It must be ensured that bins and litter belonging to all properties within the site (HMO bedrooms as well as retail) are stored securely and away from the new proposed entryway to the basement dwelling.

Robbery- nothing of note for this application.

Residential burglary- the predominant method of entry was by attacking the door or its hardware. 2 of the properties were entered via window.

Criminal damage- amongst targeted dwellings, damage to glazing was the most common occurrence, followed by damage to doorsets. Nuisance youths are mentioned in some of the reports.

Current ASB statistics in the locality:

I have conducted a search using WYP incident data and mapping tool. The search covered ASB/ nuisance type incidents which occurred in WF16 0* area between 09/07/2024 and 09/07/2025. This produced 116 results, over 50% of which were recorded in the vicinity of the site. Whilst majority relate to nuisance youths at commercial premises, it is worth noting as the site is partially used for retail and the plans do not provide any details in relation to boundary treatment plan at the rear of the premises- I have no information to ascertain whether this side of the building is adequately protected.

Recommended minimum standards

- for new doorsets:

PAS 24:2022

PAS 24:2022+A1:2024

STS 201 (certified to PAS 24:2022+A1:2024)

LPS 2081 Issue 1 Security Rating B+

STS 222 Issue 4 Burglar Resistance BR2(S)

LPS 1175 Issue 8 Security Rating A3+

STS 202 Issue 12 Burglar Resistance BR2

LPS 1673 Issue 1 Attack Rating AR.A180+

Door frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

Flat/ apartment entrance doorsets are required to be security, fire and smoke rated.

The role of the flat or apartment entrance doorset (the final doorset providing access to the dwelling) must not be underestimated in the event of a fire. It is therefore imperative that fire resistance is professionally assessed and measured and the doorset is installed by a competent person who possesses the appropriate qualifications. Part B of the current Building Regulations and the associated guidance in Approved Document B state such doorsets must achieve at least 30 minutes of fire resistance. Additional requirements are also specified for smoke leakage.

Any glazing within PAS 24 or STS 201 certified doorsets, including glazed panels/ windows adjacent to doors installed within an integral door frame and windows adjacent to doorsets (within 400mm), must incorporate one pane of laminated glass certified to BS EN 356:2000 Class P1A, or above. This

is a specific requirement within PAS 24, which is referenced within the GB Building Regulations. This is not necessary for doorsets certified to LPS 2081, STS 222, LPS 1175, STS 202 or LPS 1673 as glazing security requirements are significantly more stringent within these standards, even at the lowest levels. However, if there is a separate adjacent window assembly, the glazing must be certified to BS EN 356:2000 Class P1A, or above.

- for the new window:

PAS 24:2022

PAS 24:2022+A1:2024

STS 204 (certified to PAS 24:2022+A1:2024)

LPS 2081 Issue 1 Security Rating A

STS 222 Issue 4 Burglar Resistance BR1(S)

LPS 1175 Issue 8 Security Rating A1

STS 202 Issue 12 Burglar Resistance BR1

LPS 1673 Issue 1 Attack Rating AR.A60

Window frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

Laminated glass certified to BS EN 356:2000 Class P1A or above, is required in the following areas:

- any window located within 400mm of a doorset (to ensure the integrity of the locking system)
- easily accessible emergency egress windows with non-lockable hardware (a requirement of PAS 24).

Alternatively, if the window is tested and accredited to LPS 2081, LPS 1175 or LPS 1673, it must be supplied complete with the glass approved (see LPS certification documentation) for use within that window.

West Yorkshire Police have no objection in principle to this application provided the above advice is considered and incorporated into the project.

Kind regards,

Agnieszka Boryn
Designing Out Crime Officer
Kirklees District

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