

Safety and Security Measures

Outline application for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls.

2023/60/92079/E

Introduction

This document has been prepared pursuant to Condition 7 attached to the Outline Planning Permission for the development at Moor Lane, Gomersal referenced above, and identifies the measures taken by the developer to ensure safety and security measures have been considered at the earliest possible stage of the design process. This will ensure future use of the housing development is enjoyed by residents and visitors alike knowing they are in a safe environment that assists in discouraging criminal behaviour in around private dwellings.

Layout

A combination of well-designed perimeter block forms and property orientation creates natural surveillance across the Site. This natural surveillance will assist in enhancing the security to fronts of buildings. The proposed fenestration of the dwellings have been designed to respond to the street with an outward facing development. Front doors are designed to be clearly visible and located in a logical relationship to the accessible routes that serve them, the ensures the creation of an active street scene.

Active Frontages

Street scenes have been designed to accommodate house types which have a mixture of active frontages, incorporate lounges to front elevations so that all streets will have elements of passive surveillance from continued use of main rooms of each house.

Lighting

Predominantly plots directly address the highway, where a street lighting scheme will provide illumination around the front of plots.

All properties will have external lighting fitted above the front and rear access doors. Suitable types are low energy photo electric cell or dusk until dawn lights. Fittings and wiring will be vandal resistant.

Boundaries

The separation between the public and private curtilage is well defined. This will either be by footpath arrangements adjacent properties or with physical barriers in the form of metal railings and or walls.

Secure, 1800mm high close boarded fences or walls will enclose the rear private gardens with gates positioned as close to the front of the properties as possible, to avoid any areas down the side of gable walls that may be unlit and potential

concealment areas for criminals and anti-social behaviour in general. In terms of gates, these should be 1800mm and include a Suffolk latch and either slide on pad bolt or hasp and staple which allows the gates to be secured from inside of the rear gardens.

Fencing between properties will incorporate an element of intervisibility between the secure rear gardens to provide surveillance between neighbours, to discourage criminals from loitering in the rear gardens as the chance of being noticed is high. This intervisibility will be provided by areas of trellis and open sections of divisional fencing, although all plots will retain a 2000 mm long privacy panel of 1800 mm high close boarded fencing.

Where shared paths between properties are required to give access to the rear of properties they will be gated with 1200mm high timber gates. The gates will be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street.

Each gated path will serve no more than two properties, with each property having its own secure 1800mm high gated boundary as described above.

Parking Arrangements

Parking arrangements have been made for all properties away from the adopted highway in either a driveway immediately adjacent or to the front of the dwelling with either surface or garage parking.

Dwelling Security

Doors and windows should be to one of the standards as per Building Regulations (Approved Document Q).

We have recommended that doors and windows have 3rd party certification held in the fabricator's name to ensure that all components, hardware, and materials used on the doors and windows are fully tested and certified, which creates more reassurance in terms of security and performance.

Door Sets

PAS 24:2022+A1:2024*

Any doors which include a euro cylinder lock should include a 3-star rated lock to standards; TS007, STS 217 or Sold secure Diamond, which provides better resistance against lock snap attacks. We have also recommended that a TS007 2-star rated handle or door escutcheon is included for additional security which provides more resistance against blow torch burglaries.

Windows

PAS 24:2022+A1:2024

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

STS 222 Issue 4 BR1(S)

STS 202 Issue 12 BR1
LPS 2081 Issue 1 Security Rating A
LPS 1175 Issue 8 Security Rating A1
LPS 1673 Issue 1 Attack Rating AR.A60

Ideally laminated glazing should be installed within ground floor or accessible levels, certificated to BS EN 356 P1A which reduces the risk of injury should there be any criminal damage or attempt of entry.

Alarms

Installing an Intruder alarm within each plot, allows properties to be alarmed at night or when unoccupied. They should meet the requirements of BS EN 50131 (wired and wire free systems). All installations shall be in accordance with the current electrical regulations.

Bicycle storage

Any bicycle storage should be located within the garage or rear gardens behind the lockable gates. Suitable standards are noted below.

- Sold Secure SS104 gold, Silver, bronze
- STS 501 Security Rating TR2, (tow resistant)
- STS 503 Security Rating TR2
- STS 205 Issue 7 Burglar Resistance BR2
- STS 225 Issue 2 Burglar Resistance BR2(S)
- LPS 1175 Issue 8 Security Rating 2
- LPS 2081 Issue 1 Security Rating B

Site construction

There should be good security measures in place during construction, as many building sites are targeted for products, materials, plant equipment and tools.