



## Crime Prevention Statement

The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

### **Introduction**

Crime prevention is key at any design stage and considers potential areas where the design of the development can mitigate any risks of future crime within the area.

The sitting, design of buildings as well as the external space between them can influence the perceived opportunity for crime. There are three areas where environmental design can affect this perception which includes the below:

**Natural Surveillance:** The design and maintenance of the environment allows individuals to easily observe the space around them whilst engaged in day-to-day activities. This eliminates unobserved areas for people wishing to engage in criminal activity or anti-social behavior.

**Access Control:** Aims to discourage unwanted access to areas that are poorly monitored using a range of gates, doors, fences and other barriers to decrease criminal activity.

**Territorial Reinforcement:** Relates to ownership of areas and the demarcation of what is considered public space and private space. Clear designation makes it easier to understand and participate in using the area in the correct way.

### **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.

### **Relevant British standards and policies**

Kirklees Council CCTV Code of Practice

BS EN 62676-1-1 – British Standard on the minimum requirements for a Video Surveillance System.

BS EN 62676-4 – British Standard on the requirements for the selection, planning, installation, commissioning, maintaining and testing of CCTV systems.

National Planning Policy Framework 2019 chapters 8 and 15

BS 5489-1: 2020 – Code of practice for the design of road lighting

Policies LP24 (Design) and 52 (Protection and improvement of environmental quality) of the Kirklees local plan

### **Surveillance**

Surveillance can be real or perceived. The object is to turn the tables to make those contemplating crime feel vulnerable, outnumbered and under the collective eye. At the same time surveillance can make the legitimate user feel less alone and more secure. These design principles have been considered, with the use of windows and neighbours.

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
2. Overlooked parking spaces
3. Open views over low wall sections
4. Straight footpaths
5. Low planting, not obstructing views or providing hiding places.

**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. Grouping houses in clusters maximising surveillance to the front and the rear
4. 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



### **Manage to reduce crime through:**

1. Providing a maintainable and maintained landscaping
2. Considered permanent, managed surveillance
3. Providing external meters to avoid potential bogus callers.

### **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 24:2022+A1:2024 '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 mortise dead/sash locks).
- Provide natural surveillance for doorways.
- Keep glazing to a minimum with glass panels glazed internally into solid rebates.
- Rear doors will be of the same standard as the front door but will be outwardly opening for greater security.
- Front doors will include spy holes as standard.
- Properties will be clearly numbered to help residents, users and emergency services.



### **Windows:**

- Windows to specification PAS 24:2022+A1:2024 "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 purchaser's preference – although the use of window restrictors on ground floor and easily accessible windows will be encouraged.
- 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.
- Triggered security lights have been avoided, that can instill fear in the vulnerable when accidentally triggered.
- Lighting is provided at all possible points of entry - outside lighting (dusk till dawn sensors) on all properties as standard.
- Streetlighting has also been provided, installed to the specification of a design completed by contractors.

### **Car Parking:**

- Private parking has been designed to be visible from the users building.
- Off street parking spaces are provided, they are positioned at the front of the property, with maximum surveillance from windows and neighbours.



### **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 – street lighting along the existing School Street is in situ.
- Paths to be constructed in line with Councils highway policies and therefore as wide as possible.
- The design and shape of the site avoid the potential for footpaths to the rear of buildings or narrow paths bounded by high walls.

### **Surveillance:**

- A CCTV system will be installed covering all external areas of the development include the parking are and bins store.
- CCTV will be monitored within the management office space.
- The development will benefit from a 24/7 support team on site to provide an additional layer of surveillance.

### **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 local planning policies whilst also drawing on Secure By Design guidelines and policy detailed within the NPPC.

