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Job reference: 2025 enquiry 61

Address: **Change of use from a vacant former St Patricks Catholic club (F1f use) to form mixed use open planned foodcourt units (Eb use) on ground floor (which can be subdivided in smaller units to suit); sky restaurant (Eb use); 60 bed hotel (C1 use) with external alterations including an extension to roof to provide upper floors, single storey ground floor extension, and other alterations (within a Conservation Area).**

Date: 7-10-2026

Extra notes: **crime report**

1. Introduction

This Crime Mitigation Strategy has been prepared in support of the proposed redevelopment of the former St Patrick's Catholic Club to create an Octa Hub, comprising a complementary mix of shopping, eating, meeting and sleeping uses, together with a rooftop restaurant, food and leisure facilities, boutique hotel accommodation and a scenic lift.

The purpose of this crime statement is to demonstrate how the proposed development has considered crime prevention, community safety and the reduction of opportunities for anti-social behaviour as an integral part of the design process. The proposal is not based upon the principle of enclosing or fortifying the building. Instead, the design seeks to create an active, attractive and well-used destination in which the presence of legitimate users, staff and visitors provides a high degree of natural surveillance throughout the day and into the evening.

This approach is consistent with the principles of Crime Prevention Through Environmental Design (CPTED) and the recognised principles promoted by Secured by Design principles, including natural surveillance, access control, territorial definition, appropriate lighting, maintenance and management. Secured by Design identifies these principles as important components of crime-prevention design.

2. National Planning Policy Framework (NPPF) Context

The NPPF places considerable importance upon creating safe and inclusive places. The NPPF requires planning policies and decisions to achieve healthy, inclusive and safe places where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. The NPPF also requires good design to create places which are safe, inclusive and accessible. The Government's current design

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guidance similarly emphasises the relationship between good spatial design and safety. The National Design Guide explains that well-designed public and shared spaces should feel safe for occupants, visitors and passers-by and that careful planning and design can create the conditions for people to feel safe without relying upon excessive additional security measures. It specifically identifies active frontages, entrances, windows, balconies and natural surveillance as important design components.

The National Model Design Code also identifies safety, movement, public space, built form and the relationship between buildings and streets as important considerations in creating successful places. At the local level, the Kirklees Local Plan Strategy and Policies, adopted in February 2019, forms part of the adopted development plan for the Borough.

Of particular relevance is Policy LP24 – Design. Criterion (e) requires development to minimise the risk of crime through:

- enhanced security;
- well-defined routes;
- overlooked streets and places;
- high levels of activity; and
- well-designed security features.

Policy LP24 therefore establishes an important principle that crime prevention should be achieved through the quality and arrangement of the development itself rather than being treated solely as an afterthought.

Policy LP47 – Healthy, Active and Safe Lifestyles is also relevant. The policy framework supports the creation of safe environments and the reduction of opportunities for crime and anti-social behaviour. Recent Kirklees planning decisions continue to identify LP24 and LP47 as the principal local policies for crime prevention and community safety.

The proposal is therefore considered to accord with the combined objectives of national and local planning policy by incorporating crime prevention directly into the layout, access arrangements, active uses, surveillance opportunities, lighting, security and management of the proposed development.

3. Existing Site and Opportunity for Improvement

The existing St Patrick's Catholic Club represents an under-utilised building which has experienced a prolonged period of economic and operational difficulty. A

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building which is vacant, poorly utilised or has limited legitimate activity can provide fewer opportunities for natural surveillance and can contribute to perceptions of insecurity.

The Octa Hub provides an opportunity to fundamentally change this situation. Rather than leaving the building as an under-used single-purpose facility, the proposal introduces a diverse range of complementary uses which will generate activity at different times of the day and evening.

The proposed combination of:

SHOPPING – EATING – MEETING – SLEEPING

creates a much more active building and surrounding environment. The presence of customers, residents, hotel guests, restaurant visitors, staff, management and service personnel will provide continuous legitimate activity and passive surveillance. The proposal therefore represents not merely a redevelopment opportunity but an opportunity to design crime out of an under-utilised environment.

4. Crime Prevention Through Environmental Design

The principal design philosophy for the Octa Hub is based upon the following interrelated principles:

- Natural surveillance;
- Active frontages;
- Clear and legible movement;
- Definition of public and private areas;
- Controlled access to sensitive areas;
- Appropriate lighting;
- CCTV and electronic security where appropriate;
- Secure servicing and deliveries;
- Effective management and maintenance; and
- Creation of a strong sense of place.

These principles are consistent with Secured by Design and wider CPTED practice. Secured by Design guidance identifies natural surveillance, access control, territorial reinforcement, maintenance, management and sense of place as important components of crime prevention.

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5. Natural Surveillance

Natural surveillance is one of the principal crime-prevention characteristics of the proposed development. The Octa Hub has been conceived as an active destination rather than a building with inactive external elevations. The principal entrances, circulation areas and public spaces will be designed to benefit from overlooking by users of the building. The different uses will provide activity at different times, with the hotel, restaurant and evening economy uses ensuring that the building does not become inactive immediately after conventional daytime commercial hours.

The rooftop restaurant will provide additional activity and occupation during the evening period. The hotel accommodation will provide permanent occupation and supervision, while reception and management functions will provide a controlled point of oversight. The arrangement therefore creates multiple layers of passive surveillance. This approach accords directly with the National Design Guide, which identifies active frontages, entrances, windows and balconies overlooking public spaces as mechanisms by which natural surveillance can contribute to safe places.

6. Active Frontages

The ground-floor and principal public-facing elements of the Octa Hub will be designed to maximise activity and visual interest. The commercial, food, restaurant and meeting functions will provide active uses facing towards the principal public approaches.

This is particularly important because blank elevations, concealed corners and inactive frontages can reduce natural surveillance and increase perceptions of insecurity. The proposal instead seeks to create an environment in which there is a clear relationship between the building and the public realm. The principle is consistent with Policy LP24(e) of the Kirklees Local Plan, which specifically refers to high levels of activity and overlooked streets and places as means of minimising the risk of crime.

7. Clearly Defined Access and Movement

The proposed development will establish a clear hierarchy between:

- public areas;
- semi-public areas;
- hotel accommodation;
- staff areas;
- service areas; and
- restricted plant and maintenance areas.

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Visitors will be able to understand intuitively where they are permitted to go. Hotel accommodation will be separated from unrestricted public areas, with access to guest accommodation controlled through the hotel reception and appropriate electronic access systems.

Staff and service areas will similarly be controlled.

This approach reduces opportunities for unauthorised movement through the building while retaining an open and welcoming environment for legitimate visitors. Clear and legible routes are also consistent with the national planning objective of creating safe and accessible places.

8. Hotel Accommodation

The introduction of boutique hotel accommodation requires particular consideration of access control. The hotel will operate with a defined reception and entrance arrangement. Guest accommodation will be separated from the more publicly accessible elements of the Octa Hub.

Access to bedroom floors will be appropriately controlled, for example through electronic key-card or equivalent access systems. Staff-only areas, plant rooms, storage areas and other sensitive spaces will similarly be restricted.

The hotel management arrangements will incorporate appropriate procedures for:

- guest registration;
- access control;
- lost or compromised access cards;
- incident reporting;
- emergency procedures;
- staff supervision; and
- liaison with emergency services where necessary.

These measures will complement rather than replace the natural surveillance created by the mixed-use character of the development.

9. Rooftop Restaurant and Evening Economy

The rooftop restaurant forms an important element of the Octa Hub concept. Rather than creating an isolated rooftop facility, the restaurant will be connected to the main building through controlled and legible circulation.

Its operation will provide legitimate evening activity and staff presence. Access to areas outside the public restaurant environment, including plant and maintenance

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areas, will be restricted. The restaurant therefore contributes positively to the overall surveillance and vitality of the development while maintaining appropriate control over non-public areas.

10. Scenic Lift

The proposed scenic lift will become an identifiable feature of the Octa Hub and will provide a legible connection between the different levels of the development. Its use will be controlled as part of the overall building management strategy. Scenic lift entrances and associated circulation areas should be designed to remain visually open and well illuminated, avoiding concealed or poorly supervised spaces. The scenic lift should therefore contribute to the overall legibility of the development rather than creating isolated areas.

11. Lighting

A comprehensive lighting strategy will form part of the detailed design. Lighting will be provided to ensure that principal entrances, pedestrian approaches, circulation areas, parking and servicing areas can be safely used during periods of darkness.

The design will seek to avoid:

- dark recesses;
- poorly illuminated entrances;
- concealed corners;
- excessive glare; and
- unnecessary areas of shadow.

Lighting will be coordinated with the CCTV strategy so that security systems can operate effectively. At the same time, lighting will be designed sensitively to avoid unnecessary light spill and disturbance to neighbouring properties.

12. CCTV and Electronic Security

CCTV will be considered as part of the overall security strategy. Cameras may be located at appropriate points including:

- principal entrances;
- public circulation areas;
- car parking and servicing areas;
- key external approaches;
- vulnerable corners;
- lift entrances; and
- other locations identified through detailed security review.

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The system will be designed to complement the architectural principles of natural surveillance rather than being relied upon as the sole method of crime prevention. Where appropriate, security systems should be capable of integration with the operational management of the building.

13. Servicing and Deliveries

Service and delivery activity will be controlled to prevent uncontrolled access to the building. The servicing arrangements will distinguish operational areas from customer and visitor routes. Deliveries will be managed by the building operator and will not normally require unrestricted access to hotel accommodation or other secure areas. The clear separation of service and public functions will reduce opportunities for unauthorised access and improve the general safety and legibility of the site.

14. Parking and External Areas

Parking areas and external pedestrian routes should be designed to maximise visibility and avoid hidden or isolated spaces.

The design will seek to provide:

- clear pedestrian routes;
- appropriate lighting;
- good visibility;
- defined parking areas;
- surveillance from occupied parts of the building; and
- appropriate CCTV coverage.

The National Design Guide emphasises that safe places can be achieved through the relationship between buildings, entrances, windows, public spaces and routes rather than through excessive physical security.

15. Landscaping

Landscaping will be designed to enhance the appearance of the development without compromising security. Planting should avoid creating concealed spaces immediately adjacent to entrances, pedestrian routes or vulnerable areas. This approach is consistent with the way Kirklees has recently applied LP24 and LP47 in planning decisions, including requirements for landscaping and boundary treatments to incorporate measures that prevent and deter crime and anti-social behaviour.

16. Public and Private Territory

The design will establish a clear distinction between publicly accessible and controlled areas. The public will be able to access the principal commercial,

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restaurant and meeting functions during their normal operating periods. By contrast, hotel bedrooms, staff areas, plant rooms, storage areas, service areas and maintenance spaces will be clearly identified as controlled or private areas. This distinction assists users in understanding the intended function of each space and reduces ambiguity regarding access. Such territorial definition is a recognised component of Secured by Design principles.

17. Management and Maintenance

Physical design alone cannot eliminate crime. Effective management and maintenance are therefore important components of the strategy.

The building operator will be expected to maintain:

- lighting;
- CCTV;
- access-control equipment;
- doors and locks;
- external areas;
- signage;
- landscaping; and
- public circulation areas.

Any defects affecting security should be addressed promptly.

Management procedures should also provide for the recording and reporting of significant incidents and, where appropriate, liaison with West Yorkshire Police and other relevant agencies. The objective is to ensure that the high-quality environment proposed by the development is maintained throughout its operational life.

18. Community Safety

The Octa Hub is intended to become an active destination serving the local community rather than an isolated commercial development. This is consistent with the wider objectives of the Kirklees Communities Partnership Plan, which identifies community safety priorities including reducing anti-social behaviour and neighbourhood crime, tackling violence and exploitation, creating safer town centres and building resilient and inclusive communities. The development's combination of employment, hospitality, leisure, meeting and accommodation uses can contribute positively to these objectives by bringing legitimate activity back to an under-used site. The proposal should therefore be viewed in terms of both physical crime prevention and place-making.

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19. Secured by Design and Police Engagement

The applicant recognises the value of early engagement with the West Yorkshire Police Designing Out Crime Officer where considered necessary. The development has been designed around principles compatible with Secured by Design, including natural surveillance, access control, territorial definition, lighting, maintenance and management. Secured by Design provides specific guidance for non-residential development and identifies crime prevention measures including access control, CCTV, lighting and security measures. The applicant would support appropriate consultation with the Designing Out Crime Officer at the detailed design stage should the Local Planning Authority or West Yorkshire Police consider this necessary.

20. Hotel Accommodation and Controlled Access

The introduction of boutique hotel accommodation requires particular consideration of access control, privacy and the prevention of unauthorised access to guest accommodation. The hotel will have a clearly defined reception and entrance arrangement, allowing the initial movement of guests to be supervised and managed. A particularly important feature of the Octa Hub design is the separation of the principal stair and lift circulation from direct access to the hotel bedrooms.

The vertical circulation arrangement has been deliberately conceived so that the principal stair and lift do not provide a direct route immediately past or through the bedroom accommodation. Hotel guests and other users can therefore move vertically through the building without creating a continuous circulation route immediately adjacent to guest bedroom doors.

This arrangement provides an additional layer of security because it reduces opportunities for persons to follow legitimate users through controlled hotel access points and subsequently gain access to the bedroom accommodation. It also reduces the potential for tailgating, whereby an unauthorised person follows an authorised guest through an access-controlled door.

Access to the hotel bedroom accommodation will remain controlled through an appropriate electronic access-control system, such as key-card or equivalent technology. The detailed system will be selected at the building-design stage having regard to the final hotel operator's operational requirements.

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The arrangement will provide a hierarchy of security:

- Public arrival → Hotel reception → Controlled hotel circulation → Guest accommodation
- rather than allowing unrestricted movement from the public areas directly into the bedroom accommodation.

The separation of public vertical circulation from the bedroom access zone also provides a clear distinction between the active public elements of the Octa Hub and the more private hotel environment.

21. Doors, Locks and Access-Control Systems

Doors providing access to hotel accommodation, staff areas, plant rooms, storage areas and other restricted spaces will incorporate appropriate security-rated locking and access-control systems.

Hotel bedroom doors will be fitted with suitable electronic locking systems capable of controlling guest access while allowing authorised hotel staff to enter where operationally necessary. The detailed specification will be determined at the technical-design stage and should be appropriate to the final use, occupancy and operator requirements.

Particular consideration will be given to:

- robust door construction;
- secure frames and ironmongery;
- electronic access control;
- restricted master-key or override arrangements;
- automatic locking;
- controlled access to guest floors;
- staff-only access;
- prevention of unauthorised duplication of keys or access credentials; and
- appropriate emergency override arrangements.

The access-control system will be designed so that the security of the hotel is not dependent upon a single physical barrier. The combination of controlled access, natural surveillance, staff presence, appropriate locking systems and the separation of vertical circulation provides a layered approach to security.

22. Windows and PAS 24 Security

Windows serving areas which are considered vulnerable to unauthorised access will be designed with appropriate regard to recognised security standards.

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Where appropriate and proportionate to the risk and detailed window design, accessible windows will incorporate PAS 24-compliant window sets or equivalent independently certificated security performance. PAS 24 provides a recognised method of assessing the security performance of doorsets and windows against common forms of attack. The detailed specification will have regard to the final position, accessibility and function of each window rather than applying a blanket specification where it is unnecessary.

Particular attention will be given to windows at:

- ground-floor level;
- accessible lower-level areas;
- locations adjacent to roofs, balconies or external structures;
- areas where a window could provide access to a restricted part of the building; and
- other locations identified through detailed security review.

Hotel bedroom windows will also be designed with appropriate security, safety and child-safety considerations where applicable, while maintaining the architectural objective of maximising natural light and outlook. The use of security-rated window and door systems will therefore be integrated into the architectural design without compromising the character or appearance of the Octa Hub.

24. Doors and windows.

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact. Easily accessible main entrance doors and windows are to be proposed to meet the physical security requirements of '*Secured by Design*', in that a security specification such as PAS 24:2012 should be incorporated. Any replacement doors or windows should be to Building Regulations (Approved Document Q) standards below;

Door sets:

- BS PAS 24-2016
- STS 201 Issue 7:2015.
- LPS1175 Issue 7.2:2014 Security Rating 2+
- LPS 1175 Issue 8:2018 security rating 2+
- STS 202 Issue 6:2015 Burglary Rating 2.
- LPS 2081 Issue1:1:2016 Security Rating B.

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- Bespoke wooden doors are to be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness. Any panels within the door set are to be at least 15mm thickness and securely held in place. Beading is to be mechanically fixed and glued in place. The door to include a 5 lever mortice lock to standards BS 3621 /8621 with a night latch or rim lock which are tested to the same standards.

Some of the above door sets can include a minimum standard euro cylinder lock to BS EN 1303 standards which 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 District. Any doors which will include a euro cylinder lock is to be 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer more resistance to this type of attack and will reduce the risk of burglary and gaining access.

Windows:

- BS PAS 24-2016
- LPS1175 Issue 7:2010 Security Rating 2
- STS 204 Issue 3:2012
- LPS 2081 Issue 1:1:2016 Security Rating B
- Ideally laminated glazing is to be installed within ground floor and accessible windows which is certificated to BS EN 356 P1A rating, so that if there were any damage or attempts of entry glass would remain intact.

The windows located on ground floor levels or deemed accessible, would propose installing internal retractable style of window shutters to standards LPS 1175 SR2 or above, which will provide additional security for ground floor. If windows are being retained and made good, fitting window locks will provide additional security or anti-shatter film which will prevent glass from shattering inside of the building. Secondary windows will assist with noise issue especially on the primary frontages but they are also useful as theft deterrent.

25. Reduction of Tailgating and Unauthorised Access

The design specifically seeks to reduce the opportunity for tailgating into secure hotel areas. The principal strategy is not simply to install additional access-control doors but to minimise the number of situations in which an unauthorised person can physically follow an authorised hotel guest into the private accommodation area. The separation of the main stair and lift circulation from the hotel bedroom access zone is therefore an important design measure.

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The hotel access arrangement will be configured so that:

- public visitors enter through defined public entrances;
- hotel guests are directed towards the hotel reception;
- access to guest accommodation is controlled;
- the main vertical circulation does not provide an uncontrolled route directly alongside bedroom doors;
- staff and service access is separately controlled where practicable; and
- restricted areas remain inaccessible to general visitors.

Where an access-controlled door is required, the detailed system may incorporate appropriate measures such as automatic locking, door-position monitoring or other suitable controls, subject to the final operator's requirements. The objective is to create layered security rather than reliance upon a single access-control point.

26. Integration with Architectural Design

The security measures described above are deliberately integrated into the architectural concept. The Octa Hub is not intended to appear defensive or institutional. Its security strategy instead relies upon a combination of:

- active uses;
- natural surveillance;
- staff presence;
- controlled access;
- secure doors and windows;
- appropriate electronic locking;
- separation of public and private circulation;
- restricted service areas;
- suitable lighting; and
- CCTV where appropriate.

This approach is consistent with the principles of Secured by Design and with Kirklees Local Plan Policy LP24, which seeks to minimise the risk of crime through enhanced security, well-defined routes, overlooked streets and places, high levels of activity and well-designed security features.

The proposed separation of hotel accommodation from the principal vertical circulation is particularly beneficial because it demonstrates that crime prevention has influenced the fundamental planning and layout of the building, rather than simply resulting in security equipment being added after the architectural design has been established.

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27. Overall Security Philosophy

The overall security philosophy for the Octa Hub can therefore be summarised as:

- DESIGN → SURVEILLANCE → CONTROL → DELAY → RESPONSE
- The first line of defence is the design of the building itself, providing active uses and natural surveillance.
- The second is clear circulation and territorial definition.
- The third is controlled access to private and sensitive areas.
- The fourth is the physical resistance provided by appropriate doors, locks and security-rated windows.
- The fifth is the ability of staff, management, CCTV and other systems to identify and respond to inappropriate activity.

This layered line of security defence approach provides proportionate security while retaining the open, welcoming and active character intended for the Octa Hub.

28. Planning Balance and Conclusion

The proposed Octa Hub represents a significant opportunity to transform an under-used building into an active, mixed-use destination. From a crime-prevention perspective, the principal benefit of the proposal is the introduction of legitimate activity throughout a much greater proportion of the day and evening.

The development will provide:

- active frontages;
- natural surveillance;
- clear pedestrian movement;
- clearly defined public and private areas;
- controlled hotel access;
- managed servicing;
- appropriate lighting;
- CCTV where appropriate;
- secure staff and service areas;
- effective management and maintenance; and
- a strong sense of place.

These measures respond directly to Kirklees Local Plan Policy LP24, particularly its requirement for enhanced security, well-defined routes, overlooked streets and places, high levels of activity and well-designed security features. They also support the objectives of Policy LP47 in relation to healthy, active and safe environments.

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At national level, the proposal accords with the NPPF's objectives for healthy, inclusive and safe places and the Government's design guidance concerning active frontages, natural surveillance, safe public spaces and clear movement routes. Most importantly, crime prevention has been considered as an integral component of the architectural concept, rather than as a collection of security products added after the design has been completed.

The Octa Hub therefore has the potential not only to secure the building but to create a safer and more active environment than the present under-utilised condition of the site. The applicant considers that the proposed development satisfactorily addresses the requirement for crime mitigation and community safety and is consistent with the relevant national and local planning policy framework.

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