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Residential Scheme - 200 Dwellings, Neverstitch Road, Skelmersdale

Planning Reference Number – 2020/1267/ful

Crime Impact Statement

This Crime Impact Statement relates to a development of 200 dwellings in Skelmersdale, West Lancashire. In order to prevent crime and disorder and to keep people safe and feeling safe, crime prevention strategies should be integrated into the design as early as possible. The security recommendations made below are based on the fact that this is a large development that may potentially create additional demand on local policing services with calls for service.

The Design and Access Statement submitted by the applicant, refers to security and crime prevention in a number of places throughout the document, for example, cycle storage will be provided within the curtilage of the dwellings for residents, the layout has been designed to encourage social cohesion and a reduction in crime, Safer Places – well defined routes will provide movement without compromising security. All of these CPTED – (Crime Prevention Through Environmental Design) principles are supported by the Lancashire Constabulary Designing Out Crime Team.

The types of crimes recorded at large housing developments such as this, include burglary, (a large proportion of burglaries occur whereby the point of entry into the dwelling is via a ground floor rear or side door or window), criminal damage and vehicle crime. If implemented, the following security measures, will help to reduce the opportunities for these types of crimes.

Secured by Design - The scheme should be developed to the police preferred security standard Secured by Design (SBD). The SBD new homes interactive tool kit and the SBD Homes 2019 design guide should be used by the applicant, to help to shape a safe and secure residential development.

Independent academic research shows that Secured by Design certified schemes experience less burglary, criminal damage and vehicle crime. The applicant can contact the Lancashire Constabulary Designing Out Crime team, for further design guidance in respect of Secured by Design - www.securedbydesign.com

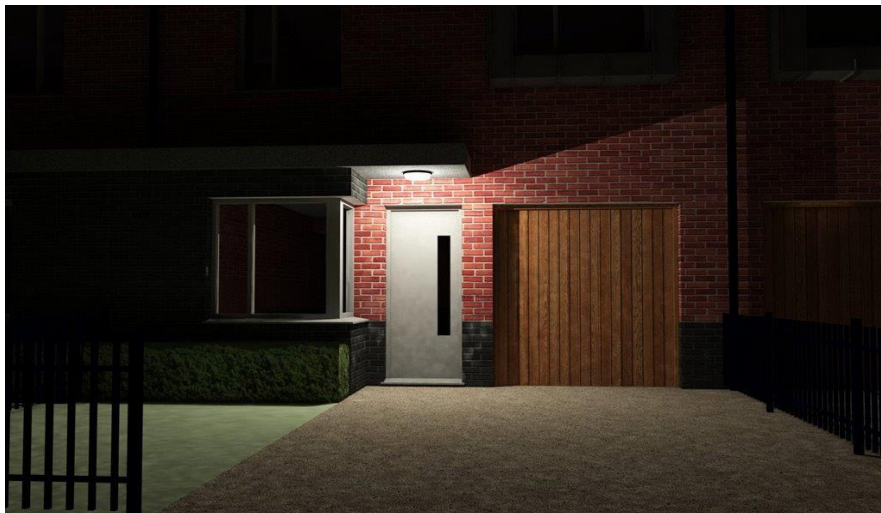
- **Public Open Space & Play Areas** - There will be areas of public open space within the development. Public Open Space is an integral part of residential developments, and can make a valuable contribution towards the quality of the neighbourhood. However, open spaces and play areas have the potential to generate crime, the fear of crime and anti-social behaviour.
- To mitigate these risks, open spaces and play areas should be designed to allow as much natural surveillance as possible from nearby dwellings with safe routes for users to come and go and be well lit. Boundaries between public and private space should be clearly defined and open spaces must have features that prevent unauthorised vehicular access. There should also be a clear on-going maintenance policy for the proposed areas.
- Below is a good design example of a play area and communal space being positioned in a location where it has maximum natural surveillance over it from the frontages of nearby dwellings and passing vehicles and pedestrians.



- **Pedestrian & Cycle Routes** -There are various footpaths designed into the layout. Routes for pedestrians and cyclists should be integrated into the design to provide a network of supervised areas to reduce crime and anti-social behaviour. Pedestrian/cycle links must be straight, well lit, as wide as possible, devoid of hiding places, overlooked by surrounding buildings and activities and well maintained so as to enable natural surveillance along the path and its borders.
- **Boundary Treatments & Access Control** – Boundary treatments should be a sufficient height and design to deter intruders. A height of 1.8m close boarded fencing is recommended for the perimeter of rear gardens and dividing fences of the dwellings. Panels in the system should be secured so that they cannot be easily removed. Where rear garden fencing borders areas that would benefit from natural surveillance, such as the parking areas for the apartments, fencing should be 1.5m high close boarded timber with a 300mm trellis topping up to 1.8m to allow overlooking by residents.
- **Access Control** - A 1.8m high lockable gate should be fitted as close to the front building line as possible to restrict access to the rear and side of the dwellings.
- **Defensible Space** - A 1m high physical buffer of landscaping such as hostile planting and/or railings should be incorporated at the side of all dwellings from the pavement edge so that access cannot be easily gained to the building shell in particular ground floor windows. Below is an image showing a good design example of low-level railings around new dwellings to clearly define public and private space.



- **Physical Security – Doors** - All external doors should be certified to PAS 24/2016 security standards or an alternative accepted standard, such as Loss Prevention Standard (LPS) 1175 Issue 7/8. This is a requirement of Building Regulation Approved Document 'Q'. By proceeding with the scheme as a **Secured by Design Silver development**, requirements under Part Q will be covered as well as additional security measures for keeping the resident's safe and feeling safe.
- **Windows** - All ground floor and other accessible windows should be certified to PAS 24/2016 security standards or an equivalent standard in compliance with Building Regulations Approved Document 'Q'. Those that abut public areas should also include key operated window 'restrictors' to reduce the opportunity of 'sneak-in' type thefts. Ground floor glazing should be laminated to a minimum of P1A standards.
- **Landscaping** – Areas of landscaping should be carefully designed; species selection should consider future maintenance requirements e.g. growth should not be above 1m high so as not to create areas of concealment for offenders or restrict the opportunities for natural surveillance.
- **Intruder Attack Alarm** - The dwellings should be fitted with an intruder attack alarm that gives security coverage via PIR motion detectors internally and impact sensors on doors and windows that will activate the alarm if triggered. The installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB).
- **Lighting** - Lights should be fitted to all elevations that contain an external doorset. LED Photoelectric cell 'dusk until dawn fittings' are recommended to give a constant level of illumination. The image below shows a good design example of a light fitting illuminating a front doorset area. The street lighting scheme should be developed to BS 5489:2013 and designed by a qualified lighting engineer.



- **Utility meters** – If Smart meters are not being specified, Utility meters should be located as close to the front elevation of the dwellings as possible, so access into secure/private areas is not required to read the meters.
- **Garage Security** – Pedestrian garage doors should be Security Rated to a standard such as PAS 24/2016 and vehicle access doorsets should be tested to a standard such as LPS 1175. The exterior of the garages should be illuminated to promote feelings of safety and deter intruders.
- **Apartments Security Measures**
- **Surveillance & Defensible Space** - Natural surveillance should be promoted around the apartment blocks, and the communal entrances to deter intruders. Entrances should be well overlooked to help to deter offenders from attempting to gain forced entry. Anti-social behaviour can be problematic in apartment blocks as intruders gain access into entrance lobby areas by tailgating or forcing communal entrance doors. Once inside access is then freely gained to the entire building including lifts/stairwells/landings etc. This can negatively impact upon the quality of life of residents living in the block.

- Communal entrances should be open, be well lit and any proposals for recessed or concealed areas where intruders could hide should be designed out of the scheme. Landscaping should not restrict natural surveillance over communal entrances and ground floor windows. Large, flat canopies over entrances are discouraged as they encourage loitering/sheltering in wet weather which can result in anti-social behaviour and intimidation to residents.
- As part of the security strategy, consideration should be given to the apartments being covered by a monitored day/night capable digital CCTV system installed to BS EN 6267 series. Coverage should be provided of the exterior and interior of apartment blocks including the main communal entrance doorsets, lobby areas, as well as the car park. CCTV cameras should be positioned where they cannot be easily reached and tampered with. The recording equipment must be stored in a securely locked room. The system should comply with all relevant acts such as the General Data Protection Regulation (GDPR) and Freedom of Information Act 2000.
- **Defensible Space** - Where possible it is advisable that open access to non-residents is not created around the blocks. Boundary treatments should be introduced that restrict non-resident access around the side and rear of the buildings. Boundary treatments should be a sufficient height and design to deter intruders. A height of 1.8m is recommended for the rear and side with a 1m high fence/railing arrangement at the front.
- Access to the rear of the blocks should be restricted by introducing a 1.8m high lockable gate with resident access only as close to the front building line as possible. There must be clear demarcation between public and private space around the blocks to deter intruders. A physical buffer such as a railing arrangement or defensible planting should be introduced so that passers-by cannot easily gain access to ground floor windows with no physical barrier as a deterrent.
- **Physical Security** - All individual entrance doors to the apartments should be certified to PAS 24(16) or an alternative accepted equivalent standard such as LPS 1175. Doors should be fitted with a viewer and a chain. All glazed panels in doorsets should be laminated glass. The Secured by Design guide for selecting flat entrance doorsets should be used when specifying products. Section 3 and 4 of the brochure refer to fire safety and certification – the guide can be found on the Secured by Design website. https://www.securedbydesign.com/images/downloads/DOORSET_BROCHURE_200319.pdf
- Windows should be certified to PAS 24/2016 standards or an equivalent/high security standard and be fitted with laminated glazing. Restrictors are recommended for all opening windows to prevent opportunist theft.
- Communal entrance doorsets must be security rated to a standard such as LPS 1175 Issue 7/8 or PAS 24/2016 so that they cannot be forced or damaged. Communal entrance doorsets with a separate adjacent access control panel are subjected to greater use and abuse due to the number of dwellings served.
- Communal entrance doorsets should be fitted with anti-vandal proof access control arrangements for resident's entry only. The trade release button should be disabled. Access to the buildings should be via the use of a restricted electronic keyfob or card and there should be remote release of the primary entrance doorset from each apartment with a video or audio door entry system.
- **Mail Delivery** - There are increasing problems associated with the delivery of mail to buildings containing multiple dwellings. Systems should be located at the primary entrance/exit point of the building within an internal area covered by CCTV. Alternatively, they should be located within an airlock access-controlled entrance hall or externally at the front of the building within view of those using the building. They should be robust, have anti-fishing properties, the apertures size of the individual letter boxes should be 260mm x40mm, be fire retardant and installed in accordance with the manufacturer's instructions.
- **Lighting** - Dusk till dawn lighting that is operated by photoelectric cell is required to each elevation that contains a doorset where the public, visitors or occupants of the building are expected to use. Emergency exits should be well illuminated. Internally the communal entrance lobby, landings, corridors, stairwells and all entrances/exits should be illuminated as well as the car park.

- **Loft Hatches** -Loft hatches located in a communal area such as over landings in blocks of apartments must be locked to prevent unauthorised access and misuse. Padlocks and hasps and staples must be certified to BS EN 12320:2012, Sold Secure 'Silver' or LPS 1654 and should be fitted in accordance with the manufacturer's instructions.
- **Vehicle Parking** -The scheme incorporates parking arrangements for residents for the apartments. These parking courts should be designed in accordance with the Park Mark Safer Parking scheme. The scheme is the national standard for UK car parks that incorporates measures to ensure the safety of people and vehicles. The car parks should be positioned at the front of dwellings where they are well overlooked, be covered by CCTV and well illuminated. Further security advice and guidance on parking arrangements can be found at www.parkmark.co.uk
- **Construction Site Security** - The site should be secured throughout the construction phase with security measures, including a; robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates; a monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored; and a monitored and/or recorded HD digital colour CCTV system, accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.

I make the above comments and recommendations in respect of security in order to **keep people safe and feeling safe in accordance with-**

Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); and (b) the misuse of drugs, alcohol and other substances in its area crime and disorder in its area.

Please do not hesitate to contact me at the above office for anything else in respect of this matter as the scheme progresses.

Rachel Hines, Designing Out Crime Officer, Lancashire Constabulary