

Application comments for 20/05805/F

Application summary

Address: Backfields House Upper York Street Bristol BS2 8QJ

Proposal: Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major)

Case officer: Peter Westbury

Customer details

Name: The Avon & Somerset Constabulary Designing Out Crime Officer

Address: Avon & Somerset Constabulary 1 Bridewell Street Bristol BS1 2AA

Comments

Site Address - Backfields House Upper York Street Bristol BS2 8QJ
App. Ref - 20/05805/F
Development description - Delivery of 15 low carbon, affordable, modular homes and associated amenity space to create a new rooftop community. (Major)
. Response Date -
10/02/2021
Designing Out Crime Officer -
Jason Price - Local Support Team - Bristol
The Bridewell, 1-2 Bridewell Street, Bristol, BS1 2AA
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Summary Response
NOT ACCEPTABLE IN ITS CURRENT FORMAT x

Detailed Response

I am a Designing Out Crime Officer (DOCO) with a responsibility for Crime Prevention Through Environmental Design (CPTED) projects within the City of Bristol. As a Constabulary we offer advice and guidance on how the built environment can influence crime and disorder.

My comments are consistent with current planning legislation as set out below, and cross referenced to Secured By Design Homes 2019.
Paragraphs 91, 95 and 127 of the National Planning Policy Framework February 2019 require crime and disorder and fear of crime to be considered in the design stage of a development.

Other paragraphs such as 8, 104, 106, 110, and 117 also require the creation of safe environments within the context of the appropriate section.

The Bristol Development Framework Core Strategy (adopted June 2011) states that one of the overarching issues for ensuring a sustainable future is reducing the opportunity for crime.

Bristol Local Plan - Site Allocations and Development Management Policies - (Adopted July 2014) section DM28: Public Realm states that Development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourages appropriate levels of activity and social interaction. Section 4 adds that development will be expected to: Reduce crime and fear of crime by creating a well-surveyed public realm that is well managed and cared for;

Where a Design and Access Statement is required CABE does recommend that the statement includes a section that shows that security and safety have been considered and demonstrates how this will be achieved.

We strongly recommend that this information is provided with any subsequent planning application.

Selected recorded crime figures within 300 metres of Backfields House over 12 months.

Recorded crime Incident Count
ASB 731
Violence Against The Person 275
Public Order Offences 193
Theft 147
Arson and Criminal Damage 93
Theft of a pedal cycle 50
Burglary 42
Vehicle Offences 37
Drug Offences 37
Robbery 35
Sexual Offences 21

DUE TO THE COMMENTS BELOW WE FEEL THAT THIS APPLICATION DOES NOT MEET THE SAFETY AND SECURITY REQUIREMENTS OF THE NATIONAL PLANNING POLICY FRAMEWORK OR THE BRISTOL CORE STRATEGY.

This application is for the provision of 15 modular rooftop homes, accessed via a communal entrance through the existing Emmaus shop/warehouse/office building.

We have reviewed the Design and access statement which states, "the proposal

promotes a high quality, safe, healthy, attractive, usable development".

However, contrary to CABE recommendations above, we can find no supporting information as to how safety and security will be delivered.

Until this is addressed and we have the opportunity to comment further on such provisions, this development does not demonstrate that sufficient thought has gone in to safety and security at this location.

We would strongly suggest that key areas such as, but not limited to; access control, visitor access, Lighting and CCTV are included going forwards.

SBD Homes 2019 security standards gives full guidance and explanations on standards of security which are recognised by Police Nationally and Planning offices as setting out security standards for compliance to planning legislation (numbers in brackets below refer to SBD sections, follow the link to read).

Based on the information provided we would make the additional following comments;

Mail and parcel theft are increasing across the City and particularly in central areas. Multi occupancy developments with communal access with no secure provision are particularly vulnerable. (SBD sec32). Whilst there is no secure standard for secure parcel storage there are solutions available that provide secure drop off and receipt functionality.

Combined with a suitable CCTV solution (which need not be expensive) this can be addressed.

In addressing its sustainable transport requirement this application proposes an additional 10 SHEFFIELD stands on Upper York street for cycle parking. However drawing N-112 03 002 shows provision for 8 cycles on Backfields Rd., and 8 cycles on Upper York Street.

The design and access statement sets out "The proposal includes adequate and safe cycle parking facilities, namely 10 no. Sheffield Stands, in addition to existing, to provide for 20 no. spaces for new residents. This includes new level hardstanding and soft landscaping to improve

Visual impact and a natural guarding/barrier on areas of increasing level changes".

This provision is insufficient to the requirements of section 56 of Secured By Design and page 2 of Bristol City Councils, "A GUIDE TO CYCLE PARKING PROVISION", Planning, Transport & Sustainable Development document July 2005 which sets out that;

"Sheffield stands are almost always the most appropriate for long-stay cycle parking. However, groups of stands should be secured within a covered, lockable shelter or compound, or within a lockable area of a building.

The addition of 'soft landscaping to improve visual impact', further suggests that the cycle storage will be concealed encouraging attack and criminality.

Backfields House and neighbouring properties have reinforced their security by installing window grilles. Added to this, buildings are being targeted for graffiti which suggests the area is not overlooked and vulnerable at night which further undermines the premise that in-enclosed SHEFFIELD bars will be adequate provision for secure cycle storage.

In view of this we would also strongly suggest that there is enhanced CCTV provision together with a lighting plan and encourage developers to explore working with the local authority to improve the public CCTV coverage in this area.

This development refers to construction using prefabricated panels.

We have no information as to the integrity of panels but would suggest (as SBD sec 24) that to achieve a satisfactory level of security, Light weight framed walling systems should comply with SBD section 24 which sets out preferred compliance with the following security standards;

- LPS 1175 Issue 7.2:2014 Security Rating 1; or
- LPS 1175 Issue 8:2018 Security Rating 1/A1; or
- STS 202 Issue 7:2016 Burglary Rating 1.

Specifiers are advised that the correct installation of lightweight framed walling systems is crucial to the level of security ultimately provided. It is therefore recommended that they are

Installed by approved installers who have received appropriate training.

If these comments are adequately addressed, they will provide compliance with the security

requirements of the relevant UK Building Regulations, providing a safe and secure environment,

increase tenant satisfaction and occupancy, reduce maintenance and crime and Anti-social

Behaviour.

If there are any questions concerning these comments then please feel free to contact me.

Jason Price