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Howden House
1 Union Street
Sheffield
S1 2SH



Our Ref; S/421/23

Date 23rd November 2023

PLANNING CONSULTATION RESPONSE

Application No	23/03333/FUL
Proposal	Erection of nine-storey building comprising 71-bed student accommodation (Sui Generis) and 2x ground floor commercial units (Use Class E)
Address	Site Of Former 90 Trippet Lane Sheffield S1 4EL

Thank you for giving South Yorkshire Police 'Designing Out Crime Officers' the opportunity to review this planning application. If Planning consent is granted the following comments and recommendations should be considered.

For a development of this size there is limited information within the application in regard to physical security at the proposed development.

South Yorkshire Police encourages applicants to build/refurbish developments incorporating the guidelines of [Crime Prevention Through Environmental Design](#) (CPTED). Along with enhanced security schemes such as [BREEAM](#), [SABRE](#) and [Secured by Design](#) (SBD) that offer developers additional security information and accreditation. Enhanced security schemes have been proven to reduce the opportunity for crime and the fear of crime as well as creating safer, more secure, and sustainable environments.

If BREEAM is a prerequisite of this planning application, it is requested that section Hea06 is conditioned to encourage the planning and implementation of effective measures that provide an appropriate level of security to the building, the site, residents, and users.

In order to deter unauthorised or casual intrusion to the private resident's area, it is necessary for the development to establish a secure boundary at an appropriate height, devoid of any open access or entry points from the public realm or neighbouring properties.

External Door Recesses

All egresses on the ground floor, where possible, should be flush with the building line and designed to avoid the creation of any recesses. They can provide cover/shelter and impair natural or informal surveillance.

Within many city centres, it is common for recessed doorways and fire escapes to attract rough sleepers and anti-social behaviour from people who may loiter to keep out of adverse weather. Such egresses not only collect windswept debris but attribute to crime and anti-social behaviour and require continuous sanitation and deep cleaning. People obstructing outward opening fire doors contravene fire regulations and cause a risk to themselves and the residents within the building.

Homelessness poses significant challenges for every major city. Despite the presence of numerous support services in the city centre, there remains several rough sleepers who opt not to engage with these support

services. Instead, they persist in sleeping on the streets, in doorways, and in void areas. It is important to recognise that homelessness is not solely a problem for those directly affected but also impacts the wider community. Instances of begging and anti-social behaviour can create a sense of unease and discomfort among residents, students, and visitors alike. Therefore, it is in everyone's best interest to work collaboratively towards finding long term sustainable solutions.

Lighting

The entrances into the development should be well lit and offer as much natural surveillance to the street scene as possible and should be lit with external light fittings to a standard similar to BS 5489.

Bollard lighting is not an appropriate lighting method and should not form part of the main lighting plan (*or indeed as bollards for traffic control unless accredited*) it should only be used for wayfinding. Not only do they suffer repeated criminal damage they are also frequently damaged by reversing vehicles, more critically they do not provide sufficient light at the right height to aid facial recognition and do not reduce the fear of crime. They also do not deter crime and antisocial behaviour.

Lighting should be carefully co-ordinated, so that any potential areas of risk are adequately covered. A Good lighting scheme will help to deter criminality and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme.

- Main site access
- Car parking/delivery areas, cycle, and Bin stores
- All footpaths and associated areas to main building including any void areas
- Main pedestrian entrance doors
- Other service doors - fire exit doors

All lighting must be switched automatically, e.g.

- Photo electric cell
- Time Switch
- Passive infra-red

Security of building and individual apartments

Individual doorsets to the apartments should meet PAS24:2022 standards.

All new builds must have the best possible door locks installed, especially the euro-profile cylinder lock types. Some of the doorsets quoted should include a minimum standard euro cylinder lock that meets TS007 3 Star, STS 217, or Sold Secure Diamond Standards. These locks offer less resistance to crimes relating to lock snapping which is still a common method of burglary across the Yorkshires region.

It is strongly recommended that any other doors that include a euro cylinder lock be rated to standards; TS007 3 Star, STS 217, or Sold Secure Diamond Standards. These offer more resistance to this type of attack and will prevent crime. Consult the door supplier to make sure that the PAS24 rating is not affected if locks are upgraded.

All communal doorsets, should be certificated to one of the following standards:

LPS 2081 Issue 1.1:2016 Security Rating B; or STS 202 Issue 6:2015 Burglary Rating 2; or LPS 1175 Issue 7.2:2014 Security Rating 2+; or LPS 1175 Issue 8:2018 B3 Security Rating 2+; or PAS 24:2016, i.e tested to BS EN 1627 Resistance Class 3.

Accessed controlled communal entry/exit doors using magnetic locks should have a minimum of x 2 magnetic locks, with a minimum of 1,200lbs of holding force. Shearlocks and strikelocks are preferable over magnetic locks as they are more resistant to forced attack. Consideration should also be given to the design of the doors to prevent unlawful/casual entry and tailgating.

Communal entrance doorsets should have the relevant visitor door entry system and access control system. Visitor door entry systems shall be easy to operate and understand and have the ability to display the image of the caller before the call is answered so the resident can choose whether to answer the call or not.

Development.

Such developments can suffer adversely from anti-social behaviour or criminality due to unrestricted access to all areas and floors of the building. Therefore, it is advisable that measures are implemented to prevent unlawful free movement throughout the building through, the use of an access control system. How this is achieved is a matter for the specifier, the following two methods are acceptable:

- Lift and stairwell access controlled separately:
- To prevent the lift or stairwell providing unrestricted access onto a residential landing, each resident should be assigned access to their floor only.

Compartmentalisation of developments through controlled lift access or dedicated door access on each level. Access to stairwells from the communal lobby should be restricted to residents to reduce the risk of anti-social, behaviour or criminal activities. Unrestricted egress from a landing into the stairwell and from the stairwell to the communal lobby/emergency fire exit should be provided at all times.

Internal partition wall construction

Dividing walls between internal dwellings must be to STS 202 Issue 7 BR1 standard or made from solid materials such as concrete block or brick. Any internal partition wall made up from none-solid material such as plasterboard and wooden studwork should be reviewed for security purposes.

Ground floor glazing commercial units.

I offer recommendations as detailed below in an attempt to further improve safety and security aspects at this development.

Records show that Sheffield has recently seen a changed in 'modus operandi' in retail burglaries. Offenders have taken to smashing 'shop front' glazing to unlawfully enter stores. There has also been a limited number of reported ram raiding utilising the large expanses of glazing to make forced entry.

When planning applications are considered, the Council adopt a balanced approach to proposed shopfront security, which attempts to reconcile the need for crime prevention with the need to protect the visual quality of the built environment. In all cases, the degree of shopfront security should be commensurate with the 'end user' risk. Therefore, a pragmatic approach to security requirements is encouraged.

- All external doors and windows should meet one of the following:
LPS2081 or LPS 1175 SR 2
STS 201 or STS 202 BR2
PAS 24:2022
- Door and window glazing at ground level should be laminated and consist of glazing conforming to **BS EN 356, Security Class P6B** or above.

- All egresses on the ground floor, where possible, should be flush with the building line and designed to avoid the creation of any recesses that can provide cover/shelter and impair natural or informal surveillance. Such areas attribute to crime and anti-social behaviour.
- It is important that main entrances should have maximum natural surveillance to prevent crime.
- If BS EN 356, Security Class P8B Glazing is not installed consideration should be given to Integrated 'Vision Shutters' to protect the Windows and doors, these should be certified to LPS 1175 SR3 issue 7. Alternatively, internal 'Vision Shutters' or retractable concertina grills to be fitted to the same standards with BS EN 356, Security Class P6B glazing.
- Consideration should be given to installing a reinforced stall-riser. (Stall risers should be a minimum of 600mm high excluding any sill.)
- Stall-risers have both a visual and security function. Stall-risers can protect the shop fronts from accidental knocks and other potential damage as well as providing a robust hidden deterrent to ram-raiding therefore adding to the security of the shop front reducing the need for freestanding bollards in turn reducing street clutter.

CCTV

CCTV is not a universal solution to security problems. CCTV can help deter vandalism or burglary and assist with the identification of offenders once a crime has been committed. Unless it is monitored continuously and appropriately recorded, CCTV will be of limited value in relation to the personal security of staff and visitors. That being said, the provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms *part* of an overall security plan.

CCTV systems must be installed to BS EN 62676-4:2015 Video surveillance systems for use in security applications.

The design of a CCTV system should be co-ordinated with the existing or planned lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV. CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk

CCTV should cover all entry/exit doors, every lift entry/exit point on each floor, each floor stairwell entry/exit point, relevant communal areas, reception, Mail delivery room, cycle, and bin store. It is advised that a CCTV camera plan is incorporated into the lighting and landscape plan to identify any potential conflicts.

Both bin/cycle stores must be accessed controlled and be lockable to prevent attempted arson or thefts.

Lifts/elevator

Lifts should have incorporated CCTV and vandal resistant lighting. Elevators should be vandal-resistant complying to British Standard EN81-71: category 1 standards.

Lifts should have elevator access control system to enable access to residents' individual floors and to prevent any unauthorised persons from accessing multiple floors via the lift(s).

Mail and parcel Delivery

Sheffield like other Cities is seeing a significant increase in parcel and letter thefts at such establishments.

Apartment blocks and other managed rental properties around the country are experiencing an upsurge in delivered parcels. In unmanned apartment blocks, couriers may be unable to access buildings, leading to missed

deliveries or parcels being left in unsecured locations where they are stolen. Where access is possible, parcels can build up in unattended reception areas causing obstructions and other security issues.

Where apartment blocks do have concierges or other on-site staff, they may find themselves burdened with the responsibility of both securing parcels and tracking down residents to make final deliveries. It's a manual approach to an issue that has arisen in the digital age.

Regardless of onsite reception staff or concierge the development should have a secure room and systems in place to facilitate secure parcel and letter delivery.

Tall buildings, Roof Terraces

It is the Local Authority's responsibility to do all that it can to keep people safe.

In planning terms, this is to ensure that where there is access to tall buildings, that these buildings are designed in such a way that restricts the access, or the possibility for a determined person deliberately jumping, or for a person accidentally falling from the upper floors of the building. This accords with the government's objective to reduce access to the means of suicide.

It is advised when buildings or structures are proposed above 12 metres developers should be required to provide a statement within the Design and Access Statement outlining how they have considered this policy.

Further guidance can be found in '[Preventing suicides in public places](#); A practice resource' published by Public Health England and UK Governments [Suicide prevention strategy for England: 2023 to 2028](#). Additionally, [Building Safety Act 2022](#)

Summary

South Yorkshire Police feel that the above recommendations would be beneficial to the security and safety of the site users. Therefore, it is advised that the points raised in this document should be implemented.

Any planning applications that may be under the remit of Protect Duty/PAL's will generate a DOCO notification to South Yorkshire Police Counter Terrorism Security Advisors, CTSA's who may wish to make further comment.

It is important to keep your development secure throughout the construction phase.

For further advice: -

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

Should you wish to discuss these recommendations, please contact me on the details below.

Kindest Regards

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