



South Yorkshire

POLICE

Planning Officer: Rebecca Stamp
Howden House
1 Union Street
Sheffield
S1 2SH

Our Ref; S/454/23

Date 07th December 2023

PLANNING CONSULTATION RESPONSE

Application No	23/03688/FUL
Proposal	Demolition of public house, erection of 12 supported living units in 1x two-storey block (Use Class C2) and 5 dwellinghouses (Use Class C3)
Address	The Foxwood 57 Mansfield Road Sheffield S12 2AG

Thank you for giving South Yorkshire Police ‘Designing Out Crime Officers’ the opportunity to review this planning application.

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 [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 Planning consent is granted, I would like the following comments to be considered and implemented where applicable.

The site would benefit from being designed and built to [SBD New Homes 2023](#) silver Standard. Registration can be found at:

https://www.securedbydesign.com/images/HOMES_APP_FORM_REG_CHECKLIST_2023_v2.pdf.

There is no cost for DOCO and accreditation.

Parking

The current parking facility is to the rear of the dwelling with little are no natural surveillance. Consideration should be given to relocating it to a more visual area.

Where communal parking areas are necessary, bays should be sited in small groups, close and adjacent to homes, be within view of active rooms and allocated to individual properties.

Note: The word ‘active’ in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms, such as bedrooms and bathrooms.

Rear parking courtyards are discouraged for the following reasons:

- They introduce access to the vulnerable rear elevations of dwellings where the majority of burglary is perpetrated.
- In private developments such areas are often left unlit and therefore increase the fear of crime.
- Ungated courtyards provide areas of concealment which can encourage anti-social behaviour and thefts.

Where rear parking courtyards are considered absolutely necessary, they must be protected by a gate (providing through vision), at a height of 1.8meters.

Where gardens abut the parking area an appropriate boundary treatment (e.g. a 1.5m fence supplemented by trellis to a height of 1.8m) must be installed

Supported living units.

All egresses on the ground floor, where possible, should be flush with the building line and designed to avoid the creation of any recesses.

Doorsets in these areas should not be recessed more than 600mm.

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.

Lighting should be carefully co-ordinated, so that 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 areas, cycle and Bin stores
- All footpaths and associated areas to main building including any void areas
- Main commercial entrance door
- Other commercial access door/fire exit doors

All lighting must be switched automatically, e.g.

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

Bollard lighting is not an appropriate lighting method and should be avoided. Not only can they be easily obscured they are prone to physical and accidental damaged, more critically they do not provide sufficient light at the right height to aid facial recognition and do not reduce the 'fear of crime'.

Security of Supported living units and individual dwellings

Individual doorsets to the apartments and houses should meet PAS24:2016-2022 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.

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 or 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. This Capability must be extended to the reception/warden's office and clear usage instructions must be provided.

Final Communal Fire Exit Doors

- These should comply BS 476 and must comply with current fire regulations.
- Doors must be devoid of any external furniture.
- Escape devices used on the door must be strong enough to keep intruders out while allowing occupants of the building to escape. Escape hardware which is fitted to such doors must comply with current British and European standard.
- A door alarm must be fitted and be linked to an alarm panel, either monitored by house manager or central monitoring system.
- Appropriate signage to warn of alarmed door.

Supported living units.

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 non-solid material such as plasterboard and wooden studwork should be reviewed for security purposes.

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 should cover the car park, all entry/exit doors, every lift entry/exit point on each floor, each floor stairwell entry/exit point, relevant communal areas, 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 is seeing an 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 hallways and void areas causing obstructions and other security issues.

Secure room/areas and systems should be in place to facilitate secure parcel and letter delivery in the absents of concierge/security staff.

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 DOCCO notification to South Yorkshire Police, Counter Terrorism Security Advisors, CTSA's who may wish to make further comment.

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

Kindest Regards

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Designing Out Crime Officer CPTED

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