

Designing Out Crime Officer
Lancashire Constabulary
Saunders Lane
Hutton
Preston
PR4 5SB



19th April 2022

PROPOSAL: 36 x 2 Bed Bungalows
AT: Former Dexter Paints Site, Gannow Lane, Burnley

Thank you for consulting the Lancashire Constabulary Designing Out Crime team in respect of the above application.

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 to allow crime prevention strategies and a layered approach to security to be effectively integrated into the final scheme. Making minor changes to the design or layout of the development now means it is less attractive to potential intruders and can reduce harm and the fear of crime for users of the buildings, visitors, and the overall community.

We would advocate that this development be designed and constructed to Secured By Design security standards, using the SBD 'Homes 2019' Design Guide specifications. Further details about Secured By Design, including application forms and security specifications can be found at www.securedbydesign.com.

Independent academic research shows that SBD certified schemes experience less burglary, criminal damage, and vehicle crime. The Lancashire Constabulary Designing Out Crime Officers can support the applicant through the Secured by Design process from the application stage through to certification. Contact ALO@lancashire.police.uk.

The typical types of crimes recorded at housing developments throughout Lancashire include burglary, (of which, a large proportion occur via ground floor rear or side door or window points of entry), criminal damage and vehicle crime, therefore the following measures should be incorporated into the design to prevent this: -

- o Boundary Treatments – It is important to clearly define public and private space. Boundary treatments should be a sufficient height and design to deter intruders. It is noted that the bungalows here are planned to have communal gardens only, without secure boundaries and it is possible to approach both front and vulnerable rear elevations of the buildings without passing through a gate or over a fence. This could leave properties here vulnerable to burglary and other crimes. A height of 1.8m close boarded fencing is recommended for the perimeter of rear gardens and dividing rear fences of the dwellings. Panels in the system should be secured so that they cannot be easily removed, and horizontal supporting rails should be on the private side so that they are not used as a climbing aid. Alternatively, each terraced block should have a secure communal garden separated from the rest of the development and surrounding areas, and accessible for those residents only.
- o Access Control – 1.8m high lockable gates should feature within fence lines of all rear gardens here to restrict access to the side and rear of the plots.
- o Landscaping – Areas of landscaping should be carefully designed; species selection should consider future maintenance requirements e.g. growth of shrubs should not be above 1m high so as not to create areas

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of concealment for offenders or restrict the opportunities for natural surveillance, trees should not feature branches lower than 2m in height to prevent being used as climbing aids into gardens, onto structures or buildings, and prevent obstruction of lighting and natural surveillance.

- o Driveways – Parking for vehicles on this proposed development is located near to the front building lines, overlooked by ‘active rooms’ in the property, this is recommended to maximise natural surveillance and reduce the opportunity for vehicle crime to be committed.
- o Design out Climbing Aids - Preventing easy access onto the roof of the buildings or upper-level openings should be considered during the design phase of the development. Rainwater pipes can be used as climbing aids and should be either square or rectangular in section, flush fitted against the wall or ideally contained within a wall cavity or covered recess.
- o Physical Security – 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.
- o Windows - All ground floor and other accessible windows should be certified to PAS 24/2016 security standards or an equivalent standard. 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.
- o Intruder Attack Alarm - The dwellings should be fitted with intruder attack alarms which give 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).
- o Lighting - Lights should be fitted to all building elevations that contain an external door set. LED Photoelectric cell ‘dusk until dawn fittings’ are recommended to give a constant level of illumination. The street lighting scheme should be developed to BS 5489:2020 and designed by a qualified lighting engineer.
- o 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.
- o Bin Storage Area – Recycling areas and bins, particularly those with wheels, can be used for climbing and the contents used to start fires. Therefore, consideration should be given to ensuring that any bin stores are lockable, and that space is provided for individual bungalow bins to be placed securely away from the building lines. The areas should be well illuminated.
- o 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.

Full Construction Site Security advice can be found at;

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

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I make the above security comments and recommendations in order to keep people safe and feeling safe and to prevent crime and disorder 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 and reoffending in its area.

Crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor the Police Service accepts legal responsibility for the advice given. Fire Prevention advice, Fire Safety Certificates conditions, Health & Safety Regulations and Safe Working Practices always take precedence over any Crime Prevention issue. Recommendations included in this report have been considered for a specific site and take into account information available to the Police.

Should you require anything else in respect of this matter, please do not hesitate to contact the team at

[REDACTED]
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