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Lancashire
Constabulary
police and communities together

5 December 2018

Crime Impact Statement

Proposal: 233 dwellings off Whalley Rd, Barrow, Clitheroe

Security issues should be addressed as early as possible in the design phase of a new housing scheme to enable crime prevention strategies to be effectively integrated into the development to keep people safe and feeling safe. In addition to this factor, given the scale of the scheme, there is the likelihood that the project will create additional demand on local policing resources with calls for service. As a result, I recommend that development is built to the police preferred security specification Secured by Design 'Homes 2016'. This scheme has proven to reduce crime rates on housing estates in crime types such as burglary, vehicle crime and criminal damage. Further guidance on this is available from the above office or on www.securedbydesign.com.

Details of security measures recommended for this development are made below:-

- The site layout shows a public footpath running around the development. Dwellings should be orientated so that they front onto this footpath where possible, in order to provide good natural surveillance from active windows. Criminals feel uncomfortable operating in an environment where there is the potential of being seen and detected making it safer for legitimate users of the footpath.
- Design out windowless elevations and blank walls immediately adjacent to public spaces and public footpaths; this type of elevation tends to attract graffiti, inappropriate loitering and nuisance behaviour.
- Over door canopies should have a 'pitched' rather than 'flat' roof design to prevent easy access to upper floor windows.
- Lighting is required to each dwelling elevation that contains a door set. Photoelectric cell 'dusk until dawn' fittings are recommended. Good, even coverage of street lighting will enable views within the development when natural light is minimal and should be certified to BS 5489:2013. Communal car parking spaces for the mews properties must be well illuminated.
- Landscaping should be designed so that trees and large shrubs will not grow to obscure lighting columns or impede natural surveillance as they mature or be utilised as a climbing aid to the rear of dwellings. Landscaping at the front of dwellings should be maintained below 1m high.
- The provision of public open space and play areas can make a valuable contribution towards the quality of the development and the character of the neighbourhood. However, open spaces and play areas have the potential to generate crime, the fear of crime and anti-social behaviour. Therefore, open spaces should be designed to allow clear supervision 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 which prevent unauthorised vehicular access. There should also be a clear on-going maintenance policy for the proposed open space.
- Boundary treatments should be 1.8m high close boarded timber fence at the side and rear of the plots. A 1.8m high lockable gate should restrict access to the side and rear of the dwellings, this should be fitted as close to the front building line as possible to promote natural surveillance.

Certain plots show gates set back to the rear of the dwellings e.g. plots 166 and 167. These gates should be brought forward to the front line of the dwelling and the gate should be capable of being locked from both sides. This is an important security feature as a high proportion of burglaries occur whereby the offender gains entry into the property via a side or rear ground floor door or window.

- All external doors (including patio, bi-folding, French doors etc.) must be certified to PAS 24:2016 or an alternative accepted security standard, such as LPS 1175. This is a requirement of Building Regulations Approved Document 'Q'.
- If access to dwellings can be gained via an interconnecting door set from the garage the door set must also be certified to PAS 24:2016 or an alternative accepted security standard. This is a requirement of Building Regulations Approved Document Q.
- All ground floor and other accessible windows must be certified to PAS 24:2016 security standard in compliance with Building Regulations Approved Document 'Q'. Glazing should be laminated and all units should include key operated window 'restrictors' to reduce the opportunity of 'sneak-in' type thefts.
- An intruder attack alarm should be fitted to each property or alternatively a 13 amp non switched fused spur. If intruder attack alarms are fitted to plots as standard, the system should include a mixture of PIR motion detectors internally and impact sensors fitted to doors and windows. This means that the alarm will activate if forced entry is attempted on ground floor doors and windows.
- Utility meters should be located as close to the front elevation as possible, so access into secure/private areas is not required to read the meters.
- Garages and sheds should not have windows as they provide a view of valuables stored inside and another opening that could be forced by an intruder to gain access.

Site security – Construction phase

There have been reported thefts and burglaries at construction sites across Lancashire. High value plant machinery, hand and power tools, lead and metal piping, insulation materials, white goods and boilers have been stolen, with some of these items used to commit further offences. This is placing additional demand on local policing resources.

The site must be secured throughout the construction phase with adequate security measures, including a;

- Robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates;
- Monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored;
- 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.

Should you require anything else in respect of this matter, please do not hesitate to contact me.

Yours sincerely

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