



TFTW

Humbly Grove Police Headquarters
Crime Management Branch
Priory Road
Hull
HU5 5SF

27th February, 2007

North East Lincolnshire Council
Environmental Services Department
Neighbourhood Services
Civic Offices, Knoll Street,
Cleethorpes
DN35 8LN

Your Ref:
Our Ref: CSU/bc

This matter is being dealt with by:
W. Cass Architectural Liaison

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FAO Mr Terry Thurogood

Dear Mr Thurogood

DC/1224/06/HEN – Ladysmith Road, (ex Birds Eye Walls site) Grimsby

Following examination of the planning application for mixed residential development at the above site I submit the following 'design security' comments:

A.01 There is an obvious need to obtain a balance between security and the permeability of the estate. However a key element of design security is to discourage casual non-resident intrusion by restricting access to defined routes and minimising estate 'through routes'

reason *Physical ownership of the proposed estate can give resident greater security and enhances many other community benefits.*

A.02 The use of defined footpaths needs careful consideration therefore when provided they need to incorporate designs that include:

A) visually unobstructed 'sight lines' along their length together with high levels of natural surveillance from surrounding dwellings typically this could be from windows in gable end walls

b) wide walkway sections that are clear of high and overhanging landscaping plants and other obtrusive features, all planting should be low level with comprehensive maintenance and site management programmes provided.

c) suitable illumination levels to an adopted standard (BS 5489) all fittings need to be robust vandal resistant and subject to full maintenance and repairs.

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d) suitable restrictions against the use of unauthorised motor vehicle across the estate, typically this could be security bollards, not more than 1.2 m centres

The access point between plots 141 and 142 is noted. This path would appear to serve only as a secondary link to complement the main entrance from Welholme Road. However it gives potential for casual and unobserved criminal estate access and therefore should I recommend be omitted from the design.

reason *An estate layout, incorporating appropriate travel and access detailing can significantly contribute to crime, vandalism and other misuse.*

A.03 All proposed estate landscaping should be planted and maintained to a maximum growth height of 900mm, especially in areas that are monitored by resident surveillance. Trees should have a clear trunk height of 2000mm from the ground level and must not be a climbing aid into dwellings

reason *Landscaping in the form of an 'aggressive' type or specie of plant can supplement security but should never obstruct surveillance of and from the proposed dwellings.*

A.04 The lighting of the access roads and drives should be to an adopted standard (BS 5489 part 9) as a minimum requirement. With all proposed landscaping planted and maintained at low level, so as not to restrict lighting and or natural surveillance.

reason *an approved lighting level on the estate will give residents increased security and help to reduces their 'fear of crime'*

A.05 The rear gardens of the proposed dwellings should be fully enclosed by 1800mm high walls, complete with same height lockable gates onto the front aspect. We recommend external gates be fitted with an approved locking system and that they are located so as to avoid creating recesses.

reason *the rear of properties can be particularly vulnerable and are often used by burglars as a means of access into the main dwellings*

A.06 All rear residential boundaries abutting the existing public areas (i.e. existing passageways / vehicular parking areas) should have additional protection. Substantial fencing, to at least 2000mm in height with an appropriate anti-climb topping, is recommended at these specific locations.

reason *the rear of dwellings become more vulnerable when their boundaries are shared with areas under potential public use*

A.07 All communal parking areas should be subject to minimum BS 5489 levels of illumination during darkness hours. Natural surveillance from surrounding dwellings is required and all bays should have clear resident allocation marking

reason *the use of 'communal parking area's can attract criminal actions therefore countering features need to be included in a suitable layout and design*

A.08 Humberside Police fully endorse BS 7950 and BSI PAS 024/023 for new windows and doors as being the only appropriate security criteria we

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recommend for inclusion into the proposal.

reason Dwelling door and windows are a usual criminal 'entry point' and must therefore be defined as tested and approved to a secure standard.

A.09 Security lighting is recommended to all external door areas. Light sensitive switches, timed and or programmable switches are all suitable in ensuring the properties are lit during hours of darkness.

reason provision for suitable external lighting will discourage burglars and bogus callers and will help to reduce the residents 'fear of crime'

A.10 Consideration should be given to the installation of intruder alarm systems to the proposed dwellings. Systems need to comply with BS 4737 or BS 7042 (high security systems). Suitable alarm installers should be registered members of either NACOSS or the SSAIB (Security Systems & Alarm Inspection Board).

reason provision for suitable intruder alarms will discourage burglars and bogus callers and gives increased security when dwellings are unoccupied.

A.11 The developer may wish to consider aiding formation of a local 'neighbourhood watch' scheme on the development. Full details are available at Grimsby Police Station or the Humberside Association of Neighbourhood Watch Groups (Hanweg) Sculcoates Lane, Hull

reason the watch group gives residents mutual security and enhances community interaction when adopted at an early occupation stage

A.12 The use of the ACPO / Home Office 'Secured by Design' (SBD) award scheme as a 'planning condition' would provide both the developer and the residents with a police approved base insurance standard for secure dwellings.

reason SBD as an independent award ensures the adoption of appropriate security design and features in accordance with basic levels of insurance specifications.

I request that the above comments are brought to the attention of the planning committee and copied to the applicant for their information.

Please contact me at the above offices should you require clarification of any of the above or if you feel a meeting with the applicant would be of benefit.

Yours sincerely


Bill Cass
Architectural Liaison Officer

cc: CRU A division

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