

Statement to reduce the risk of crime and measures to improve security

The site comprises a vacant unused former car rental place at 131 Ashton Old Road.

It is bounded by Ashton Old Road to the south and Viaduct Street to the west. There is a car sales place across Viaduct Street.

The site car park is fenced with 2.4m high palisade fencing.

The existing building has roller shutter doors.

BURGLARY RISK ANALYSIS

1. Offenders have frequently gained access to rears of premises through insecure rear footpaths and vehicular service areas.

Possible Solution

Areas running to the rear of the property are fenced already.

Boundary treatments at the ends of service areas should be significantly high enough to deter criminals from gaining easy access into the alleyway.

2. Rear doors have frequently been forced open with bodily pressure or tools.

Possible Solution

All external doors should be certified to recognised 'Secured by Design' (SBD) security standards, which are proven to reduce the risk of forced entry and thus increase the chances of detection. Again, unauthorised access to the rear of the dwelling should be deterred by robust boundaries/lockable gates to private spaces. Secure fencing and gates are provided. Security rollershutters are used already.

3. Rear windows have been prised open by offenders.

Possible Solution

All windows installed should be certified to the recognised 'Secured by Design' (SBD) security standards, which have been tested to reduce the risk of forced entry.

4. Offenders have frequently exploited insecure front and rear doors to enter without using force.

Possible Solution

All external doors should be certified to the recognised 'Secured by Design' (SBD) security standard, which should also be fitted with fixed handles or split spindles, meaning access is only possible with a key and thus reducing the chances of the doors being left accidentally unlocked.

DESIGN AND LAYOUT APPRAISAL

1. The redevelopment of the site helps to bring a vacant industrial site of land back into use, which brings legitimate activity and active frontages to this area to the benefit of the existing surrounding residents and business.
2. The proposed layout shows the unit will face out to the surrounding roads, providing surveillance opportunities to and from the unit. The overall layout follows the routes of the existing surrounding roads without providing additional access routes through the site, which is advisable. The permeability of a site must be weighed up against the number of usable safe routes, as having too many paths/roads through a site can lead to some routes becoming underused and ultimately attract criminal activities, e.g. criminal damage.
3. The design of the unit show openings facing the highway in clearly visible locations, increasing the chances of criminals being seen from neighbouring properties or passing pedestrians/vehicle traffic.

CHANGES AND AMENDMENTS

1. Fences should be retained.
2. CCTV to be installed and monitored.

PHYSICAL SECURITY

Doors

1. Front and rear doors to the unit must be compliant with and certified to BS PAS 24, WCL2 or LPS 1175 SR2.
2. Any external double doors or sliding doors must be compliant with and certified to BS PAS 24.
3. Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.

4. Front doors should have either fixed sidelights or door viewers.
5. Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
6. All external doors should be fitted with alarm contacts (only if an alarm is to be provided – see section Alarms)

Windows

1. Windows must be compliant with and certified to BS 7950.
2. Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

Glazing

1. Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 0.8mm PVB interlayer (e.g. 6.8mm laminated glass) or a glass rated as P2A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

Alarms

1. An alarm is to be installed and should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
2. If an alarm is installed, it should be linked to contacts on all external doors.
3. PIR detectors should cover all ground floor rooms with windows.

Boundaries

1. Retain existing boundaries.
2. Gates to the rear/side should be in keeping with the height of adjacent boundary treatments and incorporate either:
 - A pad lockable bolt to the midpoint of the internal face, or
 - A key operable deadlock

Lighting

1. External lighting must be provided to all sides, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
2. Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.
3. Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

Other

1. Any bin stores should be secure, lockable and fire resistant enclosures. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development.

MANAGEMENT AND MAINTENANCE

1. The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
 - Litter removal
 - Repair to outside areas (lighting, signage, access controls)
 - Trimming and pruning to shrubs and trees