

Crime Prevention Plan

Gladeside Rd/Greenwood Rd

January 2019

Crime Prevention Plan
Gladeside Rd / Greenwood Rd
Wythenshawe, M22 9RA

Approved Application – 110105/FO/2015/S2

The application was approved in February 2016 for 32 Apartments on the corner of Gladeside Road and Greenwood Road, M22 9RA.

The application was submitted with a Crime Impact Statement prepared by Greater Manchester Police on the approved drawings job reference number T12-35 and drawing 01,02,03,04a and LP.

The Crime Impact Statement recommended the following alterations to the scheme which are to be included in the Building Regulation information as well as the Construction drawings and tender documentation so that the recommendations are included in the construction of the new residential apartment building.

The following points have been identified for further consideration and would need to be addressed for Design Security to supported the proposed scheme.

- The design and layout of the entrance to the car park ramp off Gladeside Road – Retaining walls and fencing must not provide scope for informal sitting or climbing, taking into account adjacent boundary fencing and structures. It is therefore recommended that the ramp be enclosed high railing and automated gates in line with the back of footpath.
- Single storey refuse area – The area needs to be redesigned to take into account sight lines and provide no climbing aids into the development.
- Cycle Store – Should be located within a secure enclosure or room within the basement parking area. Access to this enclosure should be restricted to genuine cyclists only on application to the buildings management company. Racks with locks should be provided from a Secured by Design approved supplier.
- Car Park Entrance Shutter – A seperate entrance for the cyclists should be included to avoid the necessity to fully open the shutters / gates.

- The cladding / facing material – should not provide external aids to climbing. The relationship between the building and external/landscape features need to be carefully planned to avoid inadvertently introducing this kind of vulnerability.
- Parking – The developer must ensure that parking space provision has been detailed and arranged on purchase to avoid confrontation.
- Boundaries – Existing boundaries with neighbouring properties should be evaluated to establish a secure perimeter.
- Apartment 1 entrance should be altered so should not be directly off main entrance lobby.

All recommendations will be included during the adjustment to layouts and compiling of the building specification prior to the construction stage.

The Crime Impact Statement also included the Secured by Design Checklist for accreditation which will be a requirement for the Main Contractor to fill in and submit for secured by design.

A copy of this Checklist has been attached to this Plan.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors (Apartments)

- ☐ External communal access doors must be compliant with and certified to BS PAS 24:2012, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS01, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- ☐ Individual apartment entrance doors must be compliant with and certified to BS PAS 24:2012, STS201, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead.
- ☐ All ground and first floor external French/double doors or sliding patio doors must be compliant with and certified to BS PAS 24:2012.
- ☐ Chain limiters to apartment entrance doors are recommended.
- ☐ Any letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24:2012, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24:2012 or BS 7950.
- ☐ 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.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible, e.g. on first floor balconies) must incorporate at least one pane of laminated glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

4.4 Alarms

- ☐ If an alarm is installed then it should comply with either:
  - BS EN 50131 and PD 6662 for wired systems
  - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, (including internal doors in to garages and, PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following doors should operate on access control:
  - Communal entrance doors
  - Doors off internal lobby into residential corridors and stairs / lifts
  - Doors off basement car park into lift / stair cores
  - Car park access gates / shutters
  - Entrance to cycle store
  - Bin store

4.6 Boundaries

- ☐ The sides/rear of the buildings should be enclosed and defined as private space by 2100mm high walls/railings (with no mid-rails that could aid climbing). Care should be taken to ensure that any boundaries formed by a combination of walls and railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.
- ☐ There should be no centrally located horizontal bars to aid climbing and the gates should be located away from other climbing aids, such as low walls, street lights, trees etc. Exposed hinges and large sliding bolt apertures/locking points should be avoided, or fitted with shrouding/protective plates (see above) to avoid the creation of footholds. The gap at the bottom of the gates should be small enough to stop anyone crawling through.
- ☐ The site frontage should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.

4.7 Landscaping

- ☐ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- ☐ Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by.
- ☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

4.8 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, 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.
- ☐ 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.
- ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

4.9 Car Parks

- ☐ Lighting to basement / under-croft parking area should display an average lux level of 75-100, with a uniformity level of no less than 50%.These figures should be evidenced by a lighting layout/lux plan.
- ☐ Bays and directional markings should be clearly demarcated.
- ☐ Electronic car park exit gates should not be on an induction loop (open automatically). All gates to car parks should be fob-in and fob-out. Any emergency release button should be within a break-glass cabinet and connected to the building's alarm system.
- ☐ Any pedestrian gate in to car parks should also be fob in and fob out only.

4.10 Other

- ☐ Meter cupboards should not be located within individual apartments.
- ☐ Any externally-mounted rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.
- ☐ Adequate signage should be deployed in all areas not only to direct people throughout the buildings, but also to discourage unauthorised access to restricted / private areas.
- ☐ There have been incidents of metal theft in the area. Consideration should be given to use of alternatives to lead in construction, and minimise the amount of metal on visible elevations of the buildings. Inspection covers should be capable of securing to reduce potential access to cabling.