

Crime Prevention

Overview

Consideration has been given to the layout of the development to ensure personal safety. This relates not only to ensuring that the layout of the development does not create an environment conducive to crime, but also to how occupiers and visitors to the site can move freely without risk of injury

Access & Movement

Spaces and pedestrian routes are currently well defined with easy to recognise entrances; this provides convenient movement without compromising security. Proposed car parking is provided in safe locations.

Surveillance

Natural surveillance has been a key factor in the overall design of the site. The positioning of the offices overlooking the proposed car parking offers the occupier a high degree of visual control, whilst the building design and site layout has been considered to minimise visual obstacles. This helps to eliminate places of concealment, with any dark areas to be well lit.

Physical Protection

Boundary protection will be a 2.4m high to all service yard and storage areas. Boundaries have been considered to maximise natural surveillance.

CCTV

Occupiers will install and manage their own individual unit CCTV systems



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Lighting

The proposed development will introduce new artificial light sources primarily related to external lighting for the purpose of safe vehicle and pedestrian movement.

A high standard, modern and energy efficient LED lighting design will be implemented which allows the proposed uses to operate safely and effectively.

Lighting will be designed to meet requirements for intended use in line with the relevant guidance and health and safety standards without impacting on the existing ecology, particularly to the site perimeter.

Care has been taken when selecting luminaires that ensures that appropriate products have been chosen that will greatly reduce spill light, glare to and around site boundaries and sky glow.

The proposed development has been designed to locate activities which will require higher levels of illumination towards the centre of the site, or towards areas with existing high light levels.

A more creative lighting solution will be pursued within the office elements of each building, as these are prime locations and will have a key relationship with the approach and access



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Summary



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This statement seeks to demonstrate that the development proposals for this site have given due regard to the existing site, its context and surroundings, to create a carefully sited and appropriately sized building which meets the Client's brief.

The design seeks to assimilate within its surroundings, providing an attractive, contemporary and cohesive design that is fit for purpose and safe for all to use, incorporating flexible access by all modes of transport and encouraging travel by means other than car.

The proposals represent a high quality development and a substantial investment to the area which will help to promote and support employment growth and stimulate economic growth to the area.


