

Blakes Mead, Felpham – Crime Prevention Statement

30-06-11

Introduction

The above site has been designed and constructed in accordance with Secure by Design Standards (New homes 2010).

The Secure by design standards place great importance upon the need to build sustainable and safe communities. This not only includes the need to use sustainable products and construction methods but also raises awareness of the need to design and build developments that reduce the opportunity and fear of crime.

Secure by design is a two section approval process in collaboration with the local Crime prevention Officer, the stages are as follows:

Section 1

This section deals with the overall level of security and crime reducing features ‘designed’ into the site; this includes designing and constructing the following:

- Well lit areas
- Areas where views are maintainable from proposed dwellings, i.e. no ‘hidden’ areas that may attract criminal activity
- Well designed access and egress routes with convenient movement spaces
- Areas that include a sense of ownership, respect and responsibility
- Physical protection; security measures that are visible
- Management and maintenance features designed into the development that will discourage crime in the present and future

Section 2

This section deals with the individual security and crime prevention of the dwelling, and includes the following:

- All doors/door sets and windows fitted are to comply with PAS 24, this provides enhanced security features such as Grade 5 key security cylinders to BS EN 1303 and laminated glazing
- Vision panels and door viewers are fitted to all front doors to allow residents to identify callers prior to opening the front door
- All sheds and garden gates are fitted with 'Yale' style barrel locks
- Fences to be either low level with trellis vision panels or hit & miss type fencing, providing screening for the gardens but also allowing residents' to observe any movements outside
- Security lighting to front and rear of the property, with day light saving and motion sensors
- All low roof, walls, etc. Have been designed to reduce to possibility of being used as a climbing aid
- Car parking areas have been designed in close proximity to the dwellings with natural observation
- Street lighting has been designed and provided to reduce the effect of creating dark areas that may promote crime

Summery

With regards to the development at Blakes Mead, Felpham, we have achieved the Stage 2 Secure by Design audit (see attached letter dated 3rd June 2011 from the ALO).

Upon development completion we will achieve the Stage 1 audit and details will be made available in due course.