

Blakes Mead, Felpham – Crime Prevention Statement

22/02/17

Introduction

The affordable dwellings on the above site have been designed and constructed in accordance with Secured by Design (SBD) Standards (New Homes 2010).

SBD places 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 reduces the opportunity for crime and the fear of crime.

SBD New Homes 2010 has two parts, a Full award or a Part 2 Physical Security award. This process is in collaboration with the local Crime Prevention Design Adviser (CPDA) (now DOCA Designing Out Crime Officer) from Sussex Police, the stages are as follows:

Section 1(which includes Part 2)

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

- Well lit areas
- Areas where views are maintainable from active room of a dwellings, i.e. no 'hidden' areas that may attract criminal activity
- Well designed access and egress routes with convenient movement spaces, no recesses.
- 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 ground floor or any easily accessible 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, security chains and lighting are fitted to all front doors to allow residents to identify callers prior to opening the front door

- All sheds used for the security of cycles are to conform to the requirements of the scheme and are fitted with Sold Secure Silver security products.
- Garden gates are to be lockable.
- Garden perimeter fencing is to be close board fence (cbf), 1.8 metres high. Where additional surveillances is required into an otherwise unobserved area, 1.5 cbf topped with 300mm of trellis will suffice. This will providing screening for the gardens but also allowing residents' to observe any movements into an area such as a rear pathway to garden.
- Security lighting to front and rear of the property, with dusk till dawn switching.
- All low roof, walls, including bin stores etc. Have been designed out to reduce the possibility of being used as a climbing aid to provide access to the rear of the property of vulnerable first floor windows.
- Car parking areas have been designed to be in close proximity to the dwellings with natural observation from an active room from within the dwelling.
- Street lighting has been designed and provided to reduce the effect of creating dark areas that may promote crime and is to conform the recommendations within BS5489:2013.

Summary

With regards to the development at Blakes Mead, Felpham, we have achieved the Stage 2 Secure by Design audit (see attached letter dated 22nd February 2017 from the CPDA).

The spirit and objectives of Part 1 have been followed as much as possible, however as the application is only applied to the affordable sections of the site, Part 1 cannot be fully compliant.