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**Lancashire  
Constabulary**  
police and communities together

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**Crime Impact Statement (CIS) – Mixed use development at Woodplumpton Lane, Broughton, Preston** (CIS requested by Holly Taylor, Assistant Project Coordinator, Matli Asset Management on behalf of Lydia Harper, Planning Consultant, PWA Planning)

*The proposal is to demolish and replace the existing building on site with a mixed-use development comprising of 4 no. A1-3 class units at ground floor and separate office space on the first floor. Adjacent to the mixed-use development immediately fronting Woodplumpton Lane will be an L-shaped retirement complex comprising 36 no. 1 & 2 bedroom apartments split over the ground, first and second floors. With communal facilities located on the ground floor. The second floor is located within the roof space.*



*53no. car parking spaces are to be provided; comprising 26no. (including 2no. disabled spaces) for the retirement living scheme; and 27no. parking spaces (including 2no. disabled spaces) for the commercial 6no. bicycle parking spaces have been provided for the site. There will be storage provision for mobility scooters belonging to the residential accommodation.*

Dear Lydia

**The Crime Impact Statement is formed based on local crime figures and incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development.**

**Crime Risks**

In the last 12-month period, there have over 130 crimes recorded within the police incident location encompassing the proposed development, including burglary, vehicle crime, pedal cycle theft, assaults and criminal damage. There have also been high volumes of recorded shoplifting offences within the Preston area; a high proportion were associated with food retailers. Therefore, the new retail units will need to develop and implement a comprehensive security plan that includes measures to prevent and detect shoplifting.

Therefore, to mitigate the risk to crime, commercial/retail units should be developed to Secured By Design (SBD) security standards for 'Commercial 2015' developments and the student accommodation to SBD

'Homes 2016'. Further details including application form and interactive design guides can be located at [www.securedbydesign.com](http://www.securedbydesign.com).

However, the Design Team should carefully consider the following security observations and recommendations at an early stage of development;

### **Retail units/Office space**

Retail businesses can often experience crimes such as burglary and shoplifting offences to steal cash, meat, other high value foodstuffs, cigarettes, alcohol and staff suffering verbal abuse, especially after dark and other anti-social behaviour issues, such as nuisance. Office spaces can be vulnerable to 'sneak-in' tailgating type offences, mainly due to the lure of attractive and valuable on site IT equipment and the fact offices are generally closed at regular times of the day and overnight.

- Preventing easy access onto low roof areas must be considered during the design phase of the development. Certain roof types, particularly those at low level, may be more easily accessed and depending on materials may be more vulnerable to intrusion by either cutting through or forcing open roof lights or other openings. Low-level roofs can also create a health and safety risk i.e. falling off by a person who has climbed onto the roof recklessly.
- External rainwater pipes can be used as climbing aids and should be either square or rectangular in section, flush fitted against the wall or ideally contained within a wall cavity or covered recess. Bends in pipes and horizontal runs should be minimized. Accessible pipework should be of a fire resistant material.
- As part of the overall security plan for the commercial element, the site should be covered by a recorded HD digital colour CCTV system, installed to BS EN 62676 series. Parking areas, delivery yards, entrance, and exit door sets, reception, stairwells and lift should be covered by the CCTV system. CCTV cameras should aim to capture clear full body and facial images of those entering or exiting the site and units. The images must be clearly marked with the time, date and location to aid detection should an offence occur. Cameras must not be located where they can be easily disabled or tampered with; however, if they can then they must be housed in a casing to protect them from damage or mounted on dedicated anti-climb 'poles'. CCTV recording equipment must be stored within a secure and alarmed room with solid walls and no windows, and only accessed by authorised trained staff in system use and image retrieval. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Adequate clear signage should inform users of the site that CCTV is present and in operation. The CCTV system should also comply with Data Protection Act 1998, Freedom of Information Act 2000 and Protection of Freedoms Act 2012 requirements and be registered with the Information Commissioner's Office.
- The external lighting scheme should be sufficient to cater for lawful after dark activity within the site and comply with BS 5489-1:2013. It should ensure that any suspicious behaviour could easily be seen and reported from nearby premises or passing pedestrians/vehicles. The lighting system should also evenly distribute the light creating no dark shadows, provide good colour rendition, not cause glare or light pollution and should support both formal and informal surveillance of the site. The building itself should also be illuminated at all external door sets with vandal resistant photoelectric 'dusk until dawn' light fittings. The lighting design should be co-ordinated with the CCTV installation to ensure that the lighting is sufficient to support a CCTV system. Light fittings should be protected where vulnerable to vandalism.
- Parking facilities should be designed in accordance with the Park Mark Safer Parking scheme. The scheme is the national standard for UK car parks that incorporates measures to ensure the safety of people and vehicles. Further information can be found at [www.parkmark.co.uk](http://www.parkmark.co.uk)
- The retail units and offices should have individual bespoke wireless or hardwired and monitored Intruder Alarm systems installed to EN50131 (Grade 1-4), that comply with the National Police Chiefs Council Policy 'Guidelines on Police Requirements and Response to Security Systems'. The alarm installation company should be certified by the National Security Inspectorate (NSI) or Security Systems Alarm Inspection Board (SSAIB), as both organisations promote high standards of service within the security community. Specific risk assessments for each business should identify whether

the design of the alarm system incorporates a combination of internal passive infrared detectors, magnetic door and window contacts, break glass acoustic or vibration detectors, wall or ceiling sensor cable and personal attack facilities. However, it is important that any unauthorised attempts to gain entry into the retail units or office space be detected at the earliest possible opportunity. The alarm systems must be subject to an annual maintenance contracts to ensure they work effectively at all times and to reduce false activations.

- As a minimum, all external door sets and those high-risk internal doors e.g. storerooms should be PAS24:2016 certification; LPS 1175: Issue 7, SR2; STS 201 or STS 202: Issue 3, BR2. This includes any sliding/opening doors that incorporate electrically operated release locks, such as 'mag-locks', as they must be strong enough to withstand attempts of forced entry with pressure or body weight. Glazing must include one pane of laminated glass that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A.
- All windows should also meet the requirements of PAS 24:2016, as a minimum standard, and incorporate laminated glazing that is securely fixed in accordance with the manufacturer's instructions and certified to BS EN 356 2000 rating P1A. Ground floor and other easily accessible windows should be fitted with 'restrictors' to prevent 'sneak-in' type offences.
- Access control arrangements should be in place on 'private' entrance doors, stairwells, lift and on internal door sets to prevent unauthorised access into parts of the building deemed as private e.g. Offices, staff rooms, kitchens etc. The associated doors must incorporate an electronic access control system, with an electronic lock release or keypad 'digi-locks' (pin codes should be changed on a regular basis). This is crucial in areas where high value items such as CCTV recording equipment, IT/computers and cash may be stored. This reduces the risk of opportunist crimes when the building is open and slows down offender movement within areas of the buildings when closed, so the opportunity for theft is reduced.
- Any staff entrances into the unit should be fitted with an anti-tamper access control system and covered by CCTV. Doorsets should be PAS 24:2016 or an equivalent standard.
- Landscaping in and around the site should not hinder sightlines and natural surveillance should be promoted throughout to deter crime and promote feelings of safety. Landscaping should be designed in conjunction with the lighting and the CCTV scheme, so one does not have a negative impact on the other. This is especially important during the summer months where dense foliage may have an adverse impact on the CCTV system and lighting provision. In addition, plant growth above 1m and below 2m should be absent to provide a window of surveillance, this does not preclude the use of hedging plants and feature shrubs and trees providing natural surveillance is maintained. Planting around the parking areas should be kept under 500mm in height to support natural surveillance and deter vehicle interference. A landscaping maintenance plan should be developed for the site.
- Roller shutters should comply with security certification LPS 1175: Issue 7.2 Security Rating 1, as a minimum standard; STS 202: Issue 3, Burglary Rating 1; LPS 1175 SR2 (retractable where necessary) and linked to the intruder alarm system.
- Any waste bin stores should be well lit, have a lockable lid and be secured to reduce the risk of arson and nuisance caused by bins being removed, especially those with wheels that can be used as climbing aids. Any boundary treatments to the bins store/service areas should allow some natural surveillance into these areas to reduce the risk of them being targeted for burglary, damage and nuisance. These areas should be covered by the CCTV system.
- Anti-ram raid bollards, tested to PAS68-1 & 2:2013 and installed to PAS69:2013 should be installed to protect vulnerable areas, such as glazed curtain walling, roller shutters and emergency exit doors, to prevent obstruction. Any metal bollard covers should be secured in place to prevent theft.
- Graffiti tends to attract further graffiti and should be removed as soon as possible. Targeted surfaces should be treated with anti-graffiti coatings to allow easy cleaning.
- Emergency exit doors can be vulnerable to intruder attack and vandalism and should be free from external hardware and kept clear at all times. They should be illuminated to promote natural

surveillance and be linked into the intruder alarm system and covered by CCTV to deter crime and anti-social behaviour.

## **Residential scheme**

Multiple occupancy buildings can be vulnerable to persistent crime as certain items found within a home can be attractive to criminals, such as laptops, tablets, jewellery, mobile telephones and cash, which are valuable and easy to steal and subsequently sell on. Tailgating through access-controlled areas can be a real risk, whereby an intruder follows a resident into the building who has legitimate access.

- Natural surveillance should be promoted at entrances to deter intruders attempting to gain unauthorised entry and problems such as anti-social behaviour. Entrances should be well lit and recessed or concealed areas where intruders could hide should be designed out of the scheme. Canopies are discouraged as they encourage loitering/sheltering in wet weather which can result in anti-social behaviour and intimidation to residents.
- Larger developments incorporating multiple apartments can suffer adversely from anti-social behaviour due to unrestricted access to all areas and floors of the building. Unauthorised free movement throughout the building should be restricted with the use of an access control system. This can be achieved by controlling lift access (where applicable), whereby each resident is assigned access to the floor on which his or her dwelling is located via a proximity reader or swipe card. Emergency exit stairwells should be controlled on each floor to reduce the risk of them being used for anti-social or criminal activity. An alternative solution to access control on the lifts is to restrict access of the door sets on each landing.
- The provision of residential open spaces can make a valuable contribution towards the quality of the development and the character of the site. However, open garden spaces have the potential to generate crime and anti-social behaviour by non-residents or those passing through to use the commercial facilities. Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. There should also be a clear on-going maintenance policy for any proposed open space landscaping.
- Boundary treatments should be sufficient height and design to deter intruders into private areas. A height of 1.8m close-boarded fencing is usually suitable for the perimeter of rear gardens with dividing fences reducing to 1.5m, if preferred.



- Where side access is required to the rear of premises then access should be restricted by introducing a 1.8m lockable gate as close to the front building line as possible to promote natural surveillance. The gate should be capable of being locked from both sides and be well-lit.
- Any rear garden spaces that are adjacent to public spaces, public rights of way, woodland or countryside, can benefit from defensive space planting to act as a 'buffer zone', such as native hawthorn, as an effective deterrent to intrusion. In addition, these dwellings are more vulnerable as a concealed and less visible approach is available that makes them more likely to be targeted.
- All individual entrance doors to each apartment must be certified to PAS 24:2016 or an alternative accepted equivalent standard such as LPS 1175. Doors should be fitted with a viewer and a chain. All glazed panels in door sets should be laminated glass and installed to the manufacturers specification.

- Ground floor windows must be certified to PAS 24:2016 standards and fitted with laminated glazing. Vent restrictors are recommended to all ground floor or other easily accessible windows to prevent opportunist and 'sneak-in' type theft.
- Communal entrance door sets must be security rated to a standard such as STS 202 Issue 3 Burglary Rating 2 (minimum), LPS 1175 Security Rating 2 (minimum) or PAS 24:2016 so that they cannot be easily forced or damaged. Magnetic locking mechanisms on communal door sets must be security rated and strong enough to withstand attempts of forced entry with pressure or body weight.
- Communal entrance door sets should be fitted with vandal resistant access control arrangements for resident or staff entry only. Access to the building should be via the use of a restricted electronic key fob or card and there should be remote release of the primary entrance door set from each apartment. There should be audio/visual communication between the occupant and the visitor and images captured in colour of people using the door entry panel recorded for up to 30 days. Unrestricted egress from the building should be afforded to the user in the event of an emergency or power failure. The access control equipment should comply with UL293 test standards, '*Outline of Investigation for Access Control Units intended for use in the UK*'. Access control units certified to UL 293 will continue to allow unrestricted access to properly authorised users whilst complying with Secured by Design security standards to restrict unauthorised entry and make premises sufficiently robust to resist malicious electronic and physical attack.



- The accommodation should be covered by a recorded HD digital colour CCTV system, installed to BS EN 62676 series. Coverage should be provided to the exterior of the building and also internal communal areas, including the main communal entrance door set, stairwells, lift (if applicable) and other public circulation areas. CCTV cameras should be positioned where they cannot be easily reached and tampered with. The recording equipment must be stored in a securely locked room. CCTV cameras should aim to capture clear full body and facial images of those entering or exiting the accommodation buildings. Recorded data should be stored for a 30-day period, before deletion and where not required for evidential purposes. Adequate clear signage should inform users of the site that CCTV is present and in operation. The CCTV system should also comply with Data Protection Act 1998, Freedom of Information Act 2000 and Protection of Freedoms Act 2012 requirements and be registered with the Information Commissioner's Office.
- There are increasing problems associated with the delivery of mail to buildings containing multiple dwellings. Systems should be located at the primary entrance/exit point of the building within an internal area covered by CCTV. Alternatively, they should be located within an airlock access controlled entrance hall or externally at the front of the building within view of those using the building. They should be robust, have anti-fishing properties, the apertures size of the individual letter boxes should be 260mm x40mm, be fire retardant and installed in accordance with the manufacturer's instructions.



- Photoelectric cell 'dusk until dawn' lighting is required to each elevation that contains a door set where the public, visitors or occupants of the building are expected to use. Internally the communal entrance lobby, landings, corridors, stairwells and all entrances/exits must also be illuminated 24/7.
- Loft hatches located in a communal area such as over landings in blocks of apartments must be locked to prevent unauthorised access and misuse. Padlocks along with hasps and staples must be certified to BS EN 12320:2012, Sold Secure 'Silver' or LPS 1654 and should be fitted in accordance with the manufacturer's instructions.
- Resident parking facilities should be designed in accordance with the Park Mark Safer Parking scheme. The scheme is the national standard for UK car parks that incorporates measures to ensure the safety of people and vehicles. Further information can be found at [www.parkmark.co.uk](http://www.parkmark.co.uk)
- External, open communal bicycle stores with individual stands or multiple storage racks for securing bicycles should be as close to the apartment building as possible i.e. within 50 metres of the primary entrance to the apartments and located in view of active rooms, such as living rooms and kitchens. Any walls or lockable gates should be open to surveillance and constructed of materials such as welded mesh, grilles or bars or polycarbonate. The design of the racks should facilitate the option of locking both wheels and the crossbar to a stand rather than just the crossbar. Products certificated to LPS 1175 Issue 7.2 (2014) Security Rating 1 or 2, or alternatively Sold Secure (Bronze, Silver or Gold) should be installed. Minimum requirements are a galvanised steel bar construction (minimum 3mm) filled with concrete and a minimum depth of 300mm with a welded 'anchor bar'. The area must be well lit after dark using vandal resistant, dedicated energy efficient light fittings and energy efficient lamps and covered by the CCTV system.
- Integral communal bin or mobility scooter storage within the apartment building must have no windows and be fitted with secure door sets to PAS24:2016. This will ensure the storage is only accessible to residents. The door locking systems must be operable from the inner face by use of a thumb turn to ensure that another person does not accidentally lock in residents.

Unfortunately, there have been a large number of reported thefts and burglaries at construction sites across all areas of Lancashire. High value plant machinery, hand and power tools, lead and metal piping, insulation materials, white goods and boilers have all been targeted, with some stolen items used to commit further criminal offences. This is placing additional demand on local policing resources.

Therefore, the site must be secured throughout the construction phase with adequate security measures, including a;

- Robust 2.4m high anti-climb weld mesh perimeter fence with matching lockable gates;
- Monitored alarm system (with a response provision) for site cabins where tools, materials and fuel could be stored;
- Monitored and/or recorded HD digital colour CCTV system, accredited with either National Security inspectorate (NSI) or Security Systems & Alarm inspection Board (SSAIB) approval. Any onsite CCTV recording equipment must be stored securely and located within an alarmed building/cabin.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

Davina Helm  
Designing Out Crime Officer | Lancashire Constabulary