

# **Crime Prevention Statement Secure By design**

70 Curchway, London. NW1 1LT  
Sept 2016



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# **1. INTRODUCTION**

This Crime Prevention Statement outlines how the proposed scheme at 70 Churchway for 3 residential units will meet the Secure by design homes 2016 criteria relevant to this development.

## **2. SCHEME OVERVIEW**

This is a full Planning Application for 70 Churchway, London . NW1 1LT

The Proposed residential scheme consists of

4 Bed duplex unit occupying the Basement and ground floors.

1 Bed flat to the first floor and a 1 bed flat to the second floor.

The proposal creates a residential development that successfully integrates into the existing street scene.

The scheme will aim to meet the Silver Standard for new developments as set out in the Secure by Design homes 2016 guidance.

Section 1 of this document refers to Development layout and design

Section 2 refers to physical security for the Home.

Section 3 refers to additional features for the SBD Gold award.

The proposed development will meet the requirements of Part Q of the building regulations.

## **3. CRIME PREVENTION**

### **SECTION 1**

#### **Dwelling boundaries**

The proposed building replaces the existing building in the street frontage. The front of the building is the boundary between public and private domains.

The proposed lightwell to the front elevation is protected by a metal security mesh which allows daylight into the lightwell and allows for street surveillance from the windows into the bedrooms and utility room.

There are no roads, footpaths or communal areas.

There are no access gates to rear gardens etc.

#### **Dwelling identification**

The number of the property is clearly identifiable above the communal entrance door which faces on to the pavement.

#### **Climbing aids**

The front elevation has been designed so there are no climbing aids to gain access to the property.

#### **Street lighting**

The existing street lighting will remain the same.

#### **Car parking**

There are no private or communal parking areas.

## **SECTION 2**

### **Doorsets**

All doorsets allowing direct access to home will be certified to one of the following standards.

- PAS 24:2012 (Note 21.1b); or
- PAS 24:2016 (Note 21.1b also applies); or
- STS 201 Issue 4:2012 (Note 21.1c); or
- LPS 1175 Issue 7.2 (2014) Security Rating 2+ (Note 21.1d); or
- STS 202 Issue 3 (2011) Burglary Rating 2 (Note 21.1d); or

All front doors will utilise chain restrictors and have a door viewer and be inward opening.

### **Communal Doors**

The communal ground floor shared entrance doorset will be certified to one of the following standards

- STS 202 Issue 3 (2011) Burglary Rating 2 (minimum)
- LPS 1175 Issue 7.2 (2014) Security Rating 2+ (minimum)
- PAS 24:2012, paragraph 4.4.3

There will be a door entry and access system fitted adjacent to the door. This will be an intercom system with a buzzer for the relevant flat number. Each flat will be able to release the locking mechanism allowing entry to the communal hallway.

There will be an emergency release button which is self- resetting and of robust design.

### **Utility Meters**

Utility meters will be the smart meter type.

### **Windows and rooflights**

All easily accessible rooflights and windows will be certified to one of the following standards

- PAS 24:2012 (Note 22.1b); or
- PAS 24:2016 (Note 22.1b applies); or
- STS 204 Issue 4:2012 (Note 22.1c); or
- LPS 1175 Issue 7.2 (2014) Security Rating 1 (Note 22.1d); or
- STS 202 Issue 3 (2011) Burglary rating 1, or
- LPS 2081

**Bicycle Store**

A Secure bicycle store for four bicycles is located in a recess in the main communal entrance hall. Each bicycle will be secured to a wall or floor anchor.

**Mail delivery**

Each flat will have their own through the wall post box located adjacent to the front door.

**Internal Lighting**

24 hour lighting switched using a photoelectric cell will be installed to the communal entrance hall and stairs.

**External Lighting**

External lighting will be provided to the main entrance.

**Structure**

Walls between the communal areas and the flats will meet the following standards.

- LPS 1175 Issue 7.2 (2014) Security Rating 1, or
- STS 202 Issue 3 (2011) Burglary rating 1
- EN 1627: 2011 Resistance Class 2
- Wall systems, proven by test, to meet all of the following clauses within PAS 24:2012 or PAS 24:2016 will also be deemed to be acceptable:
  - B.3.4 (Soft Body impact test)
  - B.3.5 (Hard body impact test)
  - B.4.3 (Manipulation test)
  - B.4.4.4 (Manual cutting test)

**Bin Store**

The bin stores are located of the communal entrance hall in a secure environment.

**4 SUMMARY**

The proposed scheme has been designed to comply with Secure by Design Homes 2016 recommendations where applicable.