

Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

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In an emergency always dial **999**
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22nd June 2023

C2J Architects

Dear Iestyn

Re: Swansea Road, Merthyr.

Having reviewed the drawings, I would make the following observations with a view to the development achieving the Secured by Design (SBD) Gold Award;

(i). Site layout.

I am pleased with the site layout. All the vehicle parking bays must be within curtilage and/or overlooked.

The only concern I have is the path to the rear of plots 15-20. Is this needed to provide access to these plots as it is too long.

Entry onto the estate must be restricted to the designated main routes.

Reason – To prevent autocrime and ensure routes are well used, are not ratruns and provide excessive access for criminals to use undermining the security of this development.

(ii). Lighting.

Lighting on the estate must meet the British Standard 5489.

Reason – To increase public safety and remove the cover of darkness for criminals.

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(iii). Boundary identification.

Defensible space using symbolic barriers e.g., pillars, rumble strip, or a change of road surface, i.e., colour or texture, must be built into the design especially at the entrance to the development.

There must be a change of surface, i.e., colour or texture, to identify public areas from private or semi-private areas e.g., the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

Reason -To encourage a feeling of territoriality amongst users and to deter criminals.

(iv). Landscaping and planting.

Overgrown shrubs and other thick barriers that are near public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

Reason - To increase surveillance, reduce the opportunity for crime and to prevent hiding places being created for criminals to operate.

(v). Vehicle parking.

Vehicle parking must be within curtilage and must be overlooked (as per drawings) preferably by rooms in the properties ideally, that are usually occupied e.g., living rooms, kitchens.

During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

Reason – To provide safe vehicle parking areas that are used and to prevent auto-crime.

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(vi). Side and rear boundaries.

The walls/fencing/railings and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

Reason – To prevent access for criminals to areas where they cannot be seen and to prevent burglary.

(vii). Garden sheds.

Garden sheds should be sited away from the rear fencing or walls.

Reason - To prevent assisting people in climbing over the perimeter security.

(viii). Bin stores.

Bins must be kept in secure areas e.g., the rear gardens

Reason – To prevent arson and assisting criminals to climb over the perimeter security.

(ix). Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

Reason – To prevent bike theft.

(x). Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting should protect the rears and sides of the homes, the parking bays, bike and bin stores and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness.

Reason – To increase public safety, reduce crime and to allow callers at the doors to be identified.

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(xi). Drainpipes.

If the drainpipes of the properties are not within the fabric of the buildings, they must be designed so that they do not offer an assist to climbing.

Reason – To prevent access to windows above ground floor level or to roofs.

(xii). Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided, and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

Reason – To increase surveillance and to prevent anti-social behaviour.

(xiii). Public utilities.

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

Reason – Not to give an excuse for criminals to access the rear of properties.

(xiv). Door security.

All external doors in the properties must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated.

Glass in door panels or adjacent to door panels must be laminated and doors in recesses of more than 600mm must be avoided.

Reason – To prevent burglary.

(xv). Window security.

All vulnerable windows fitted, e.g., ground floor windows, windows above flat roofs, must meet the standard PAS 24 2022 or equivalent and must be third party tested and certificated. They should also have key operated window locks fitted.

Reason – To prevent burglary.

(xvi). Intruder alarm system.

A 13-amp fused spur should be installed in each individual property. Ideally all

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properties would have an intruder alarm fitted up to the relevant British Standard.

Reason To deter and detect criminals.

(xvii). Identification of properties.

Property numbers and street names must be clearly displayed.

Reason – To assist postal workers, emergency services etc. to find properties.

Further detailed information can be found by visiting the Secured by Design website www.securedbydesign.com.

If you wish discussing any of the points raised in this report please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

Please note

For the Secured by Design Gold Award to be made, PAS 24 2022 doors and windows, must be visibly and preferably permanently marked PAS 24 2022.

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