



C/O Sarah Madondo
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Designing Out Crime Office
Bethnal Green Police Station
12 Victoria Park Square
Bethnal Green
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Our ref: DOCO/NE/U10
07/01/25

Email: matthew.fletcher2@met.police.uk

Application Number: HGY/2024/3046

Location: 46 Chalgrove Road, Tottenham, London, N17 0JD

Proposal: Demolition of existing buildings on site and the erection of a part three, part two storey building facing Chalgrove Road to provide a flat and duplex, with 4 x part two, part single storey mews houses to the rear (6 dwellings in total).

Dear Sarah Madondo,

Thank you for allowing us to comment on the above planning application.

Unless mitigating circumstances apply, the North East Designing Out Crime Office will not seek to have planning conditions relating to crime applied to applications of less than 10 units.

However we would like to offer our comments, observations and recommendations at **section 2.0** of this report to ensure due consideration to certain aspects of crime and security during the build phase. We see no reason why this project cannot achieve the physical security requirements of Secured by Design by incorporating the use of tested and accredited products. All comments are based on our professional knowledge and experience as Designing out Crime Officers, and as a Police Officers.

1.0 Community Safety

It is our professional opinion that crime prevention and community safety are material considerations, because of the proposed use, design, layout and location of the development that is being proposed.

Our comments and recommendations take the delivery of a safer development within the Local Development Framework Policies CP17, DC63 into account.

2.0 Comments And Recommendations

2.1 External Residential and Individual Entrance Doorsets

All such doorsets should be certificated to the following the minimum standards.

- PAS 24:2016 (*Enhanced security performance requirements for Doors and Windows in the UK*)
- STS 201 Issue 7:2015; or
- LPS 1175 Issue 7.2:2014 Security Rating 2; or
- STS 202 Issue 6:2015 Burglary Rating 2

And

- Any glazing is to include at least one pane (main pane) of laminated glass at accessible levels certificated to BS EN 356 2000 rating P1A.

2.2 Ground Floor and Accessible¹ Windows

Certificated to:

- PAS 24:2016 (*Enhanced security performance requirements for Doors and Windows in the UK*)
- Any glazing to include at least one pane of laminated glass certificated to BS EN 356 2000 rating P1A for residential.

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We strongly advise that independent third party certification is obtained from a manufacturer to ensure the fire performance of any of their door sets in relation to your needs. Certification further ensures compliance with both current Building Regulations and the advice issued by the Department for Communities and Local Government on 22nd June 2017, following the Grenfell Tower Fire.

¹ 2m and below in elevation.

2.3 Lighting

The purpose of lighting from a crime prevention perspective is so that people can see the faces of others in order to ascertain whether their intention is hostile or not, and to be better able to identify anyone committing crime in a specific location. The light should be directed downwards and onto faces rather than sideways or upwards which would contribute to light pollution. Secured by Design recommend the use of **dusk to dawn lighting** particularly at entrances and exits.

Communal areas such as roads, footpaths and parking areas should be lit to a certified BS standard or the standard required by BS 5489: 2013.

Bollards style lighting is deemed **unsuitable** for communal areas such as car parks and footpaths as the quality of lighting is poor and can be blocked by parked vehicles or easily covered over to meet a criminal gain.

2.4 Cycle Storage

It is recommended that cycle storage for residents are composed of a robust outer construction that is built off the building line /perimeter. Secure access, with self-closing and locking should incorporate, a readable fob or key access.

Any cycle stands should be of a construction akin to a Sheffield stand or similar and provide **3 points of locking for maximum security**. The frame construction must be welded to the floor, providing tamper proof fixings in order to prevent it being unlawfully interfered with. Any storage unit should be located away from the building to prevent unlawful access to vulnerable areas such as windows, balconies etc.

2.5 Bin Storage

Residential bin stores shall be fitted with a secure access control system to ensure appropriate use by residents and defend against inappropriate use of the storage facility for antisocial behaviour. Where a robust structure is provided, a press to release or similar mechanism must be fitted on the interior to prevent residents being locked in. Bin stores must be well ventilated and vandal resistant, self-closing and self-locking.

2.6 Boundaries

Boundary treatments should be a robust and ensure that access that the rear of properties is limited to residents only. Any access gate, boundary fencing or wall needs to be uniformed in height to a minimum of 1.8m and topped with 300mm trellis where possible and of a design to prevent climbing. All access gates need to be lockable.

2.7 Climbing Aids

It is recommended that any climbing aids such as balconies, canopies, protruding brickwork/cladding etc., should not be positioned near any windows/doors and fixed flush with the building/boundary. This will mitigate against burglaries and domestic violence perpetrators.

Any drain/rain pipes should ideally be internally installed. External drain/rain pipes should be recessed, of square design and mounted flush against the building. This will help prevent them being used as a climbing aid.

Conclusion

If you wish to discuss this matter further or require any additional information please do not hesitate to make contact with either myself or the North East DOCO office.

Yours sincerely,

Matthew Fletcher
Designing Out Crime Officer 2098CO