blenheim house:
design and access statement

JANE DARBYSHIRE & DAVID KENDALL
CHARTERED ARCHITECTS & LANDSCAPE ARCHITECTS

Vela

Vela

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introduction

This Design and Access Statement relates to the Blenheim House site in Stockton upon Tees. Jane Darbyshire and David Kendall Ltd have been appointed as Architects for the scheme.

This statement firstly sets out an appraisal of the existing site and character and identifies the opportunities and constraints presented by the site. Secondly the statement outlines the proposals for the site within the categories of Amount, Layout, Scale, Appearance, Use and Access, as recommended by CABE. These categories will explain the proposals at all relevant design levels, including the site masterplanning approach, layout of the public realm, and detail of the place and dwellings.

This tiered approach to the design statement is intended to ensure a robust design encompassing broad principles with a clear regard for best practice and guidance.

Development proposals that are not based upon a good understanding of the local physical, economic and social context are often unsympathetic and poorly designed, and so a robust design and access statement should clearly assess the context of the site and its surroundings in a manner appropriate to the sensitivity and scale of the development. Local context includes the physical, social and economic characteristics of the site and surroundings, as well as any existing planning policies. This should also include involvement of both community members and professionals as relevant to the proposals.

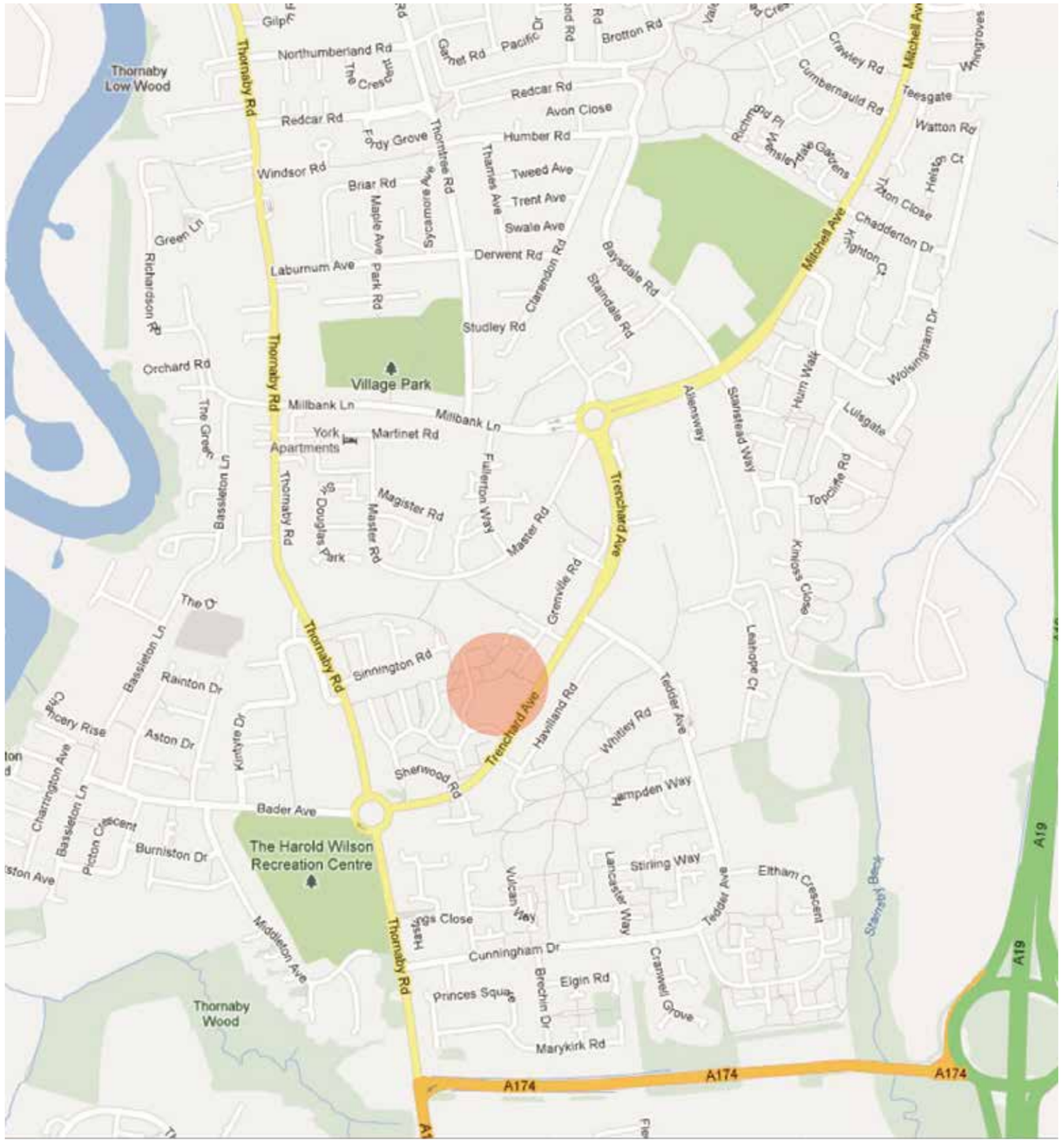
proposed phase 5 site plan showing sub-phases A-H

existing site appraisal

physical context

location + characteristics

The site is located on the junction of Trenchard Avenue and Sherwood Road in the Thornaby area of Stockton on Tees (marked with red circle on map to rhs). The proposals aim to replace the existing Blenheim House building, which was a purpose built home providing care for 29 younger adults with a physical disability. The home, when operational, was managed by Stockton-on-Tees Borough Council. The existing Blenheim House offered accommodation and personal care for long stay residents and people requiring respite care and occupies a self contained site, but did not provide accommodation which meets current or future needs. The proposals extend to the adjacent bungalow site to the south, which will be incorporated offering flexibility and a varied range of new accommodation (see aerial view below). This fully self contained approach to the site layout and redevelopment allows us to produce a coherent and integrated scheme proposal, with access to the site from Trenchard Avenue and Sherwood Road.



map showing site location (base image taken from google maps 15.03.13)

aerial view of site showing site boundary in red, with site of existing Blenheim House shaded pink and adjacent redevelopment sites shown in blue

surrounding area and housing

The land and buildings to all sides of the site are mainly residential with a mix of private and local authority tenure. The surrounding housing is of a moderate density, with small block of semi-detached and terraced properties, and as such the site affords little in the way of outward views. Surrounding dwellings are predominantly 2 storey.

To the north of the site is a large area of open parkland, whcih offers convenient amenity space for residents.

The numbers on the adjacent aerial view relate to the photographs below and on the next page.

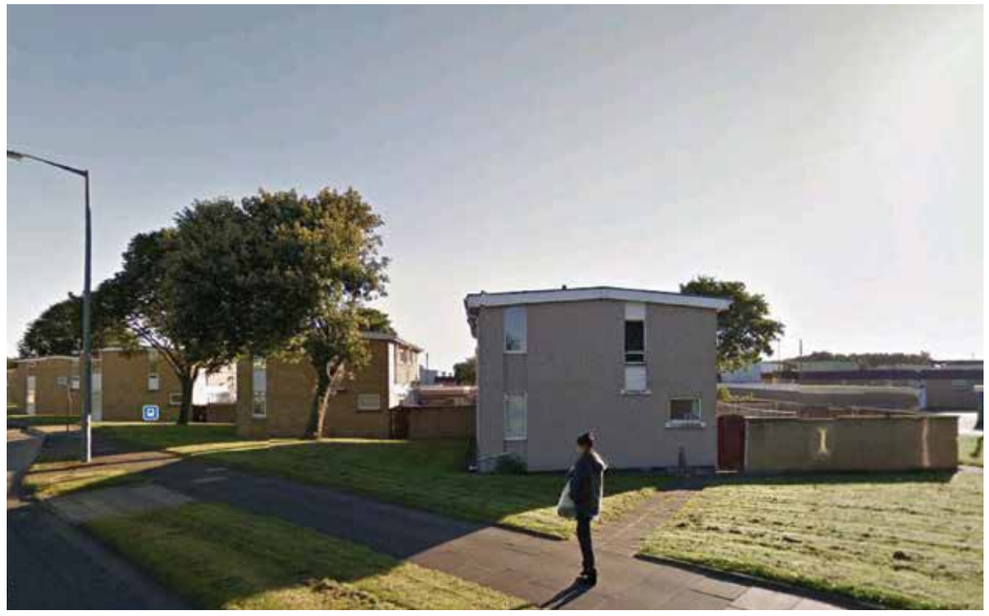
aerial view shoing proposed site in red

photograph of view 1, looking towards public open space

photograph of view 2; showing apartments and housing to northern edge of site

photograph of view 4; showing housing in streets adjacent to site

photograph of view 3; looking towards existing site entrance



photograph of view 5; the other side of Trenchard Road

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blenheim house: *design + access*

existing site appraisal

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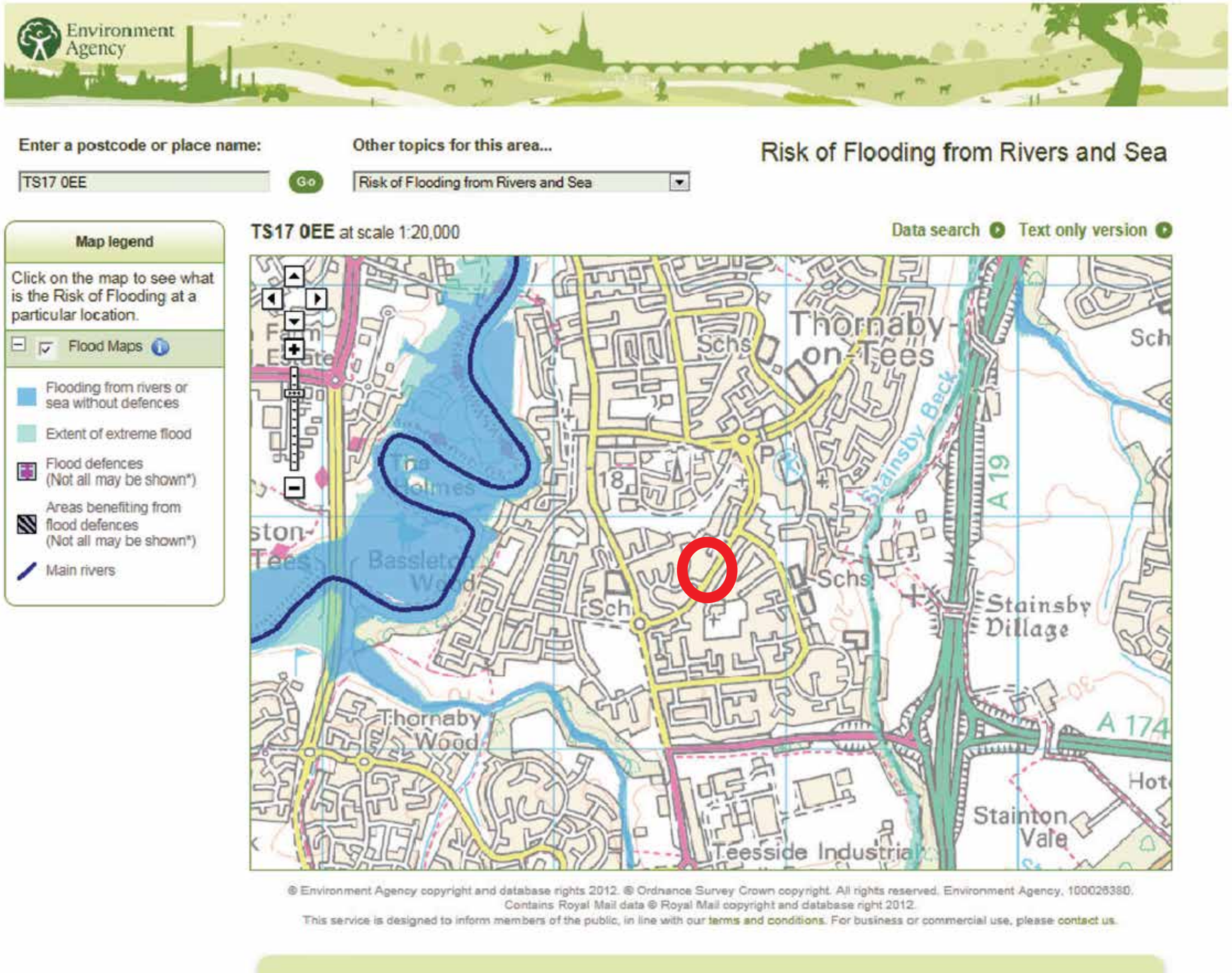
flood risk

As shown on the floor map below the site is not located within a flood risk zone (site high-lighted with red circle). It is not anticipated that the redevelopment of the site will create any additional hard surface areas than the existing development.



social and economic context:

Housing has an important impact on a person's health and well-being - good quality, appropriate housing in places people want to live has a positive impact on reducing deprivation and health inequalities by facilitating stable/secure family lives. Conversely, living in housing which is in poor condition, overcrowded or unsuitable will adversely affect the health and well-being of individuals and families.
There are an estimated 3,553 adults with learning disabilities resident in Stockton-On-Tees, of these 655 have moderate/severe learning disabilities and 54 have profound multiple learning disabilities. At present 152 adults with learning disabilities live in residential care. Over two hundred adults with a learning disability with a housing need have been assessed as being able to live independently with support.

In addition, like most local authorities Stockton has an aging population (the proportion of those aged 65 years plus is projected to increase from 16% in 2011 to 23% in 2031).

Increases in life expectancy means the number of older people, residents with learning disabilities and physical disabilities, dementia and/or long term conditions is set to grow. This will have major implications for housing, health and social care services.

Research indicates that when given a choice most people with learning disabilities would choose to live independently with support, either in their own home or living within the parental home. This general preference for more independent living options, the closure of (out of area) accommodation and the subsequent resettlement of long stay residents back into Stockton-on-Tees will result in more people with a learning disability requiring specialist accommodation and support in the borough.

The site to be used for the development is in an established residential area and previously had accommodation for people with physical disabilities. It is close to local shopping and leisure facilities which will help with client access and integration within the community.

Involvement:

Community Engagement has been undertaken by the applicant during the design process. In March 2013 a public consutlation event was held at South Thornaby Community and Resource Centre, which is approximately 250m from the proposed site.Images of the boards which were presented at the event are shown to the right.

do vela have a statement of community involvment that we could include here?


proposed site plan
entrance elevation
garden elevation
ground floor plan
first floor plan
typical apartment plan
Blenheim House Redevelopment Proposals
March 2013
Proposed Supported Dwellings
Vela
Stockton-on-Tees
JANE DARBYSHIRE & DAVID KENDALL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Stockton-on-Tees
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opportunities + constraints

Opportunities:

- The scheme will replace the existing Blenheim House and incorporate redevelopment of an adjacent site to provide a cluster of accommodation containing a hub of communal facilities, 15x1 bedroom supported apartments and 13x2 bedroom bungalows to provide a sustainable mix offering potential residents varying degrees of independence.

- The reprovision of the facility will offer the opportunity to reinforce relationships with the wider community and also to ensure that the spatial standards of the development are adequate to fully meet the needs of the users.

- The target group of residents will be people with learning difficulties.

- Communal support facilities will be provided acting as a hub to the cluster and a resource base in the wider community

- Scale, massing and location of new buildings will be sympathetic to adjacent existing development

- The site is in a convenient location to enable residents to access local amenities and public transport infrastructure

- The site layout gives us the opportunity to provide separate access for the bungalows and the apartment building (see access and circulation diagram), whilst simultaneously providing a shared garden that can act as a focal point for residents (see shared garden diagram to right hand side)

- Positioning the buildings around the perimeter of the site allows the creation of safe, secure outdoor space that enhances the independence of residents

- The redevelopment of the existing facility allows us to maximise the buildings in terms of:

    - Building for Life
    - Wheelchair Design Guide
    - CFSH pre assessment
    - Lifetime Homes
    - BREEAM (Very Good)

access + circulation

shared garden

built form

masterplan

- Continued access from Trenchard Road with new access for supported accommodation from Sherwood Road
- Independent access for supported housing and bungalows
- Self contained and secure site layout.
- Secure residents garden
- Adequate private parking and visitors spaces in curtilage
- Covered in curtilage spaces for 9 bungalows
- Access to private defensible space from all ground floor dwellings.
- Access to shared roof terrace for first floor dwellings in apartment block
- Scale, massing and location of new buildings sympathetic to adjacent existing development
- Convenient access to local amenities and public transport infrastructure
- Layout enables independence, self-reliance and a sense of security

1 bedroom apartment	47.1 m2	15
2 bedroom bungalow	72.3 m2	13
Total Dwellings		28

Shaded area shows common facilities incuding

Lounge
Refreshment area
Consultation room
Reception
Foyer
Powered chair charging
Plant
WC, staff lockers and shower, office, reception desk
Storage

Total site area 0.78 hectares

amount + use

amount:
The proposals outlined within this application are for the re-development of the site to create 28no new residential units, these comprise:

- a cluster of accommodation containing a hub of communal facilities (within the supported apartment block)
- 15x1 bedroom supported apartments and
- 13x2 bedroom bungalows

It is intended that the provision of differing types of housing will offer a sustainable mix allowing potential residents to live with varying degrees of independence.

The target group of residents will be people with learning difficulties.

house type	**beds**	**area**	**number**
bungalow type A (semi)	2B3P	72sqm	6
bungalow type B (semi)	2B3P	72.3sqm	7
apartments	1B2P	47.1sqm	15
total			**28**

use:

The building will offer supported accommodation to residents with learning disabilities; a primary aim is to provide a safe and secure environment where residents can live independently, whilst having opportunities for social interaction and support from members of staff.

The proposed layout offers different housing solutions which offer residents different degrees of independence and support ranging from the apartments, which are in a more supported environment, to the bungalows which allow greater independence.

Shared gardens and communal facilities also allow the residents to integrate with each other, as well as the wider community.

one bedroom apartment (floor area 47.1sqm)

photograph above of window between kitchen and internal corridor

ground floor plan of apartment building (apartments shown in blue and communal facilities in purple)

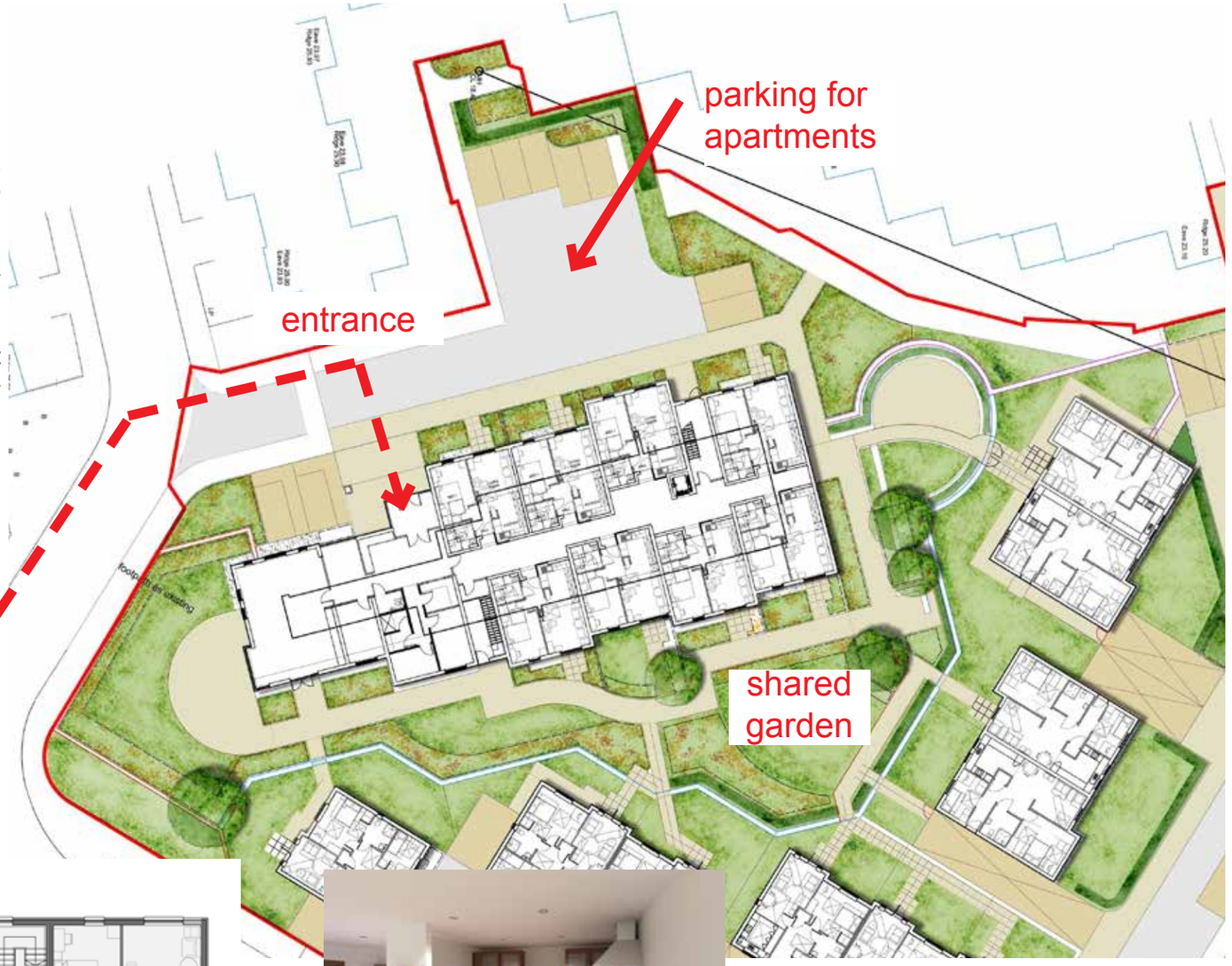
Key points in apartment layouts:

1. living room opens directly onto either private terrace or has large amount of fenestration to reinforce connection with the environment.

2. each kitchen has a window that opens onto the communal corridor; this reinforces a community feel between residents and aims at avoiding feelings of isolation - see photo on previous page

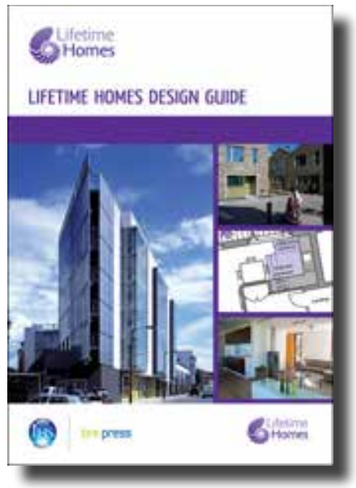
3. bedroom windows have low cills to ensure that residents have a view out whether standing, sitting or lying down.

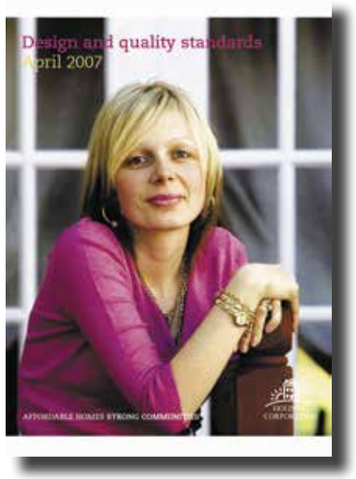
4. entrance lobby is open plan to the living room, which means that it will get a significant amount of borrowed light. This avoids dark, unwelcoming entrance halls that can be off-putting to visitors



first floor plan of apartment building (apartments shown in green)

cgis (clockwise from above): low cill to bedrooms; living room with large windows; kitchen open plan to living space





Following best practice

The proposals have been developed in line with the publications above to ensure that the layouts are fully accessible and adaptable to changing needs, whilst simultaneously enabling residents to live as independently as possible.

To the left is the HQI project summary, which confirms that the proposals achieve an overall score of 69% and exceed the requirements of the DQS which require unit size, unit layout and unit noise to achieve 41%, 32% and 22% respectively;Blenheim House achieves 50%, 60% and 43%.

The flexibility of the apartments enables residents homes to adapt to meet their changing needs and offers the scope for people to remain in their homes for as long as possible; this consequently reduces pressure on health and social care systems.

The overall aim of the design is to create strong links between inside and out to encourage residents to avail of outdoor space and to increase levels of activity; links to the community are also strengthened. The result is a building that empowers its residents to be active and live independently as possible.

HQI Project Summary

Project Name	Blenheim House
Project Ref	
Total number of units being assessed and scored	28

HQI Scores for this Project	Score	Weighting	Weighted Score
Location	65%	10%	6.5%
Visual Impact	86%	10%	8.6%
Open Space	71%	10%	7.1%
Routes and Movement	96%	10%	9.6%
Unit Size	50%	10%	5.0%
Unit Layout	60%	10%	6.0%
Unit Noise Control, Light Quality, Services	43%	10%	4.3%
Accessibility within the unit	100%	10%	10.0%
Sustainability	45%	10%	4.5%
Building for Life	75%	10%	7.5%
Combined Score	**69%**		

urban design

1. Two of the bungalows face onto Trenchard Avenue to continue the street frontage and announce the development to the main access road
2. The bungalows to the northern part of the site face towards the access road (with hedging to the other side of the road); this reinforces the idea of arriving at a street.
3. Bungalows to north west corner of the site face each other in a traditional street layout, but are also slightly staggered to allow views beyond the properties opposite.
4. Two separate accesses are provided: one to the apartment block and the second to the bungalows. This gives a greater sense of independence to the residents of the bungalows whilst simultaneously offering them the support of the main building. Both entrance avenues have a green aspect, with gardens bordering the routes as well as trees.
5. A central garden is created that links the bungalows to the apartment building and forges a connection between the residents of both; this provides external space that will help avoid residents feeling isolated within their individual properties. The gardens also offer residents the opportunity to become involved in gardening activity and outdoor pursuits.
6. The bungalows and ground floor apartments also have private outdoor space to allow residents a choice of external environments.
7. The layout of the development allows the provision of a secure boundary around the perimeter of the site; this gives residents a sense of security, particularly when using the outdoor space.

public areas

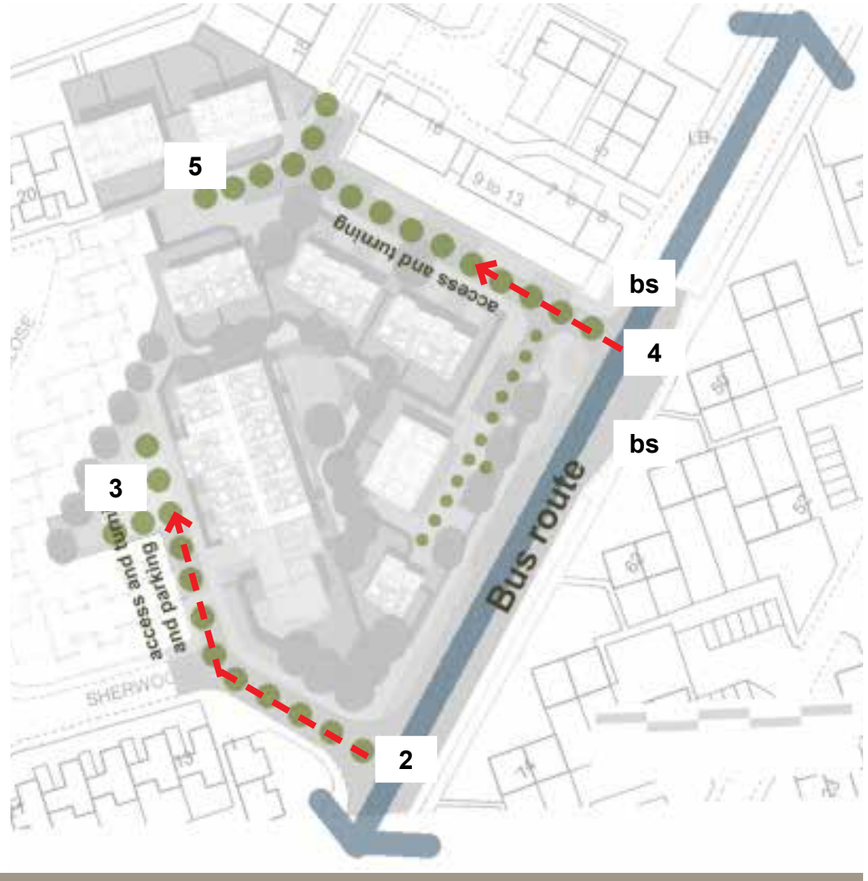
A. The public areas are kept as close as possible to Trenchard Avenue, which is the most public access route to the site; this is deliberately kept separate from the bungalow. The public areas include dining areas, a communal lounge, an interview room and staff facilities to enable the provision of support.
B. Shared external public areas form the heart of the scheme, as outlined in point 5 above and reinforce the independence of residents as far as possible.

access

1. Blenheim House currently has one point of access (shown in red on the attached aerial view).
2. The proposed layout moves the access to the apartments so that it is now via Sherwood Road.
3. The apartments have a shared car park to the western end of the site, which simultaneously provides a convenient drop off point.
4. The access to the bungalows is to the northern end of the site to enhance residents' sense of independence.
5. The bungalows have in-curtilage parking; nine of which have covered canopies allowing sheltered access from the car to the property in line with the Habinteg Wheelchair Design Guide.
6. Nine parking spaces are provided for the 15no apartments and eight visitor parking spaces are provided to the bungalows (in addition to a designated parking bay for each bungalow).
7. The site offers opportunities for connection with the established public transport network which exists within the surrounding residential area, and there are easy pedestrian connections from teh site to both the surrounding bus stops (marked BS on proposed plan) and public open space.
8. The development scores 65% in the 'location' section of the HQIs, which is predominantly due to the proximity of the site to local facilities (HQI location section shown adjacent).

Location -

1 Location		Total Score	65%
1.1	**Amenities - how close are they?**		
	Support services	Reply Yes or No	
1.1.1	Is there a healthcare facility or GP practice very near (within 500m)?	Yes	
1.1.2	Is there a healthcare facility or GP practice fairly near (between 500m and 1 km)?	No	
1.1.3	Is there a public house, restaurant or cafe within 1km?	Yes	
1.1.4	Is there a place of worship or community hall or centre within 1km?	Yes	
	Retail	Reply Yes or No	
1.1.5	Are there local retail outlets – e.g. food or newsagent – very near (within 500m)?	No	
1.1.6	Are there local retail outlets – e.g. food or newsagent – fairly near (500m to 1km)?	Yes	
1.1.7	Is there a post office very near (within 500m)?	No	
1.1.8	Is there a post office fairly near (between 500m and 1 km)?	Yes	
1.1.9	Is there a public telephone very near (within 500m)?	Yes	
1.1.10	Is there a cash-point/bank very near (within 500m)?	Yes	
1.1.11	Is there a major commercial centre or 'high street' within 2 km?	Yes	
	Schools	Reply Yes or No	
1.1.12	Is there a pre-school/nursery very near (within 500m)?	No	
1.1.13	Is there a pre-school/nursery fairly near (between 500m and 1 km)?	Yes	
1.1.14	Is there a primary school very near (within 500m)?	Yes	
1.1.15	Is there a primary school fairly near (between 500m and 1 km)?	No	
1.1.16	Is there a secondary school within 1km?	No	
1.1.17	Is there a secondary school more than 1km but within 2 km?	Yes	
	Play and leisure	Reply Yes or No	
1.1.18	Are there toddler play areas within sight of family houses?	No	
1.1.19	Are there play facilities for 5 – 12s very near (within 500m)?	Yes	
1.1.20	Are there play facilities for 5 – 12s fairly near (between 500m and 1 km)?	No	
1.1.21	Are there play facilities for over 12s very near (within 500m?)	Yes	
1.1.22	Are there play facilities for over 12s fairly near (between 500m and 1 km)?	No	
1.1.23	Is there a park/public open space within 1 km?	Yes	
1.1.24	Is there a leisure/sports facility (eg pool or gym or playing fields etc.) within 1 km?	Yes	
	Public transport	Reply Yes or No	
1.1.25	Is there a bus or tram stop very near (within 500m)?	Yes	
1.1.26	Is there a bus or tram stop fairly near (between 500m and 1 km)?	No	
1.1.27	Is there a train or underground station very near (within 500m)?	No	
1.1.28	Is there a train or underground station fairly near (between 500m to 1km)?	No	
1.2	**Liabilities - how close are they?**		
		Reply Yes or No	
1.2.1	Is there a refuse tip and/or ground contamination within 500m?	No	
1.2.2	Is there an industry generating smells or potential health hazards within 500m?	No	
1.2.3	Is there a derelict site – institutional/industrial/other within 500m?	No	
1.2.4	Are there high voltage overhead power lines within 500m?	No	
1.2.5	Are there polluted waterways within 250m?	No	
1.2.6	Is the site in a sea or river flood plain, within 3m (vertical) from high water level?	No	
1.3	**Noise sources - how close are they?**		
		Reply Yes or No	Input % of Site where Yes
1.3.1	Is there a bus route or major road within 20m?	Yes	10
1.3.2	Is there a major road within 50m?	No	0
1.3.3	Is there a motorway within 150m?	No	0
1.3.4	Is there a railway within 150m?	No	0
1.3.5	Is the site within the 69 Leq noise contour line of an airport?	No	0
1.3.6	Is there industry generating noise within 150m?	No	0
1.3.7	Is there an outdoor leisure facility (playing field, pool, etc.) within 150m?	No	0
		Total Score	65%



scale

massing

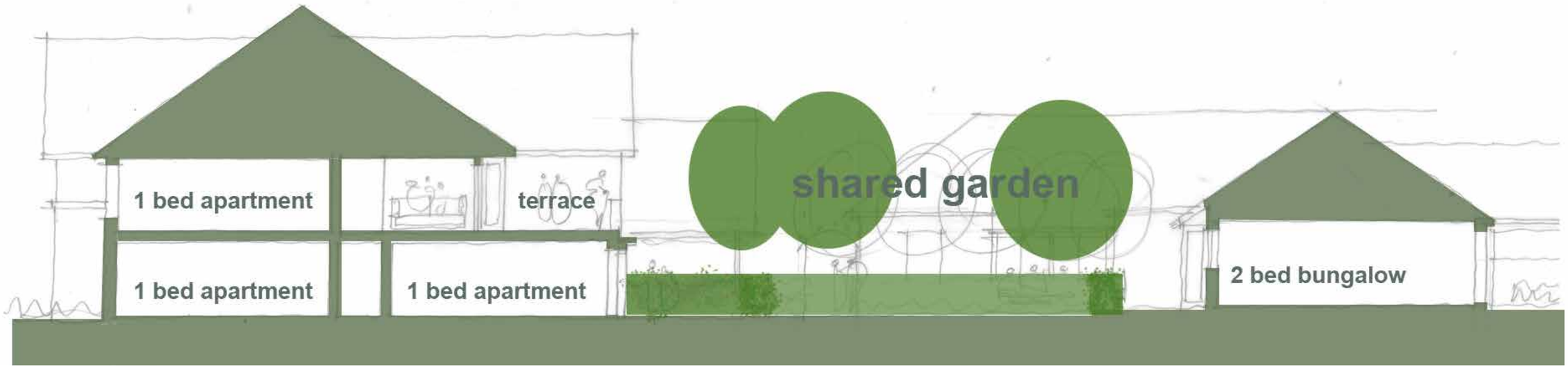
- The proposed dwellings for the scheme include a 2 storey block of apartments, and single storey bungalows
- The scheme draws from the surrounding site context of mainly 2 storey dwellings, and is arranged so that the frontage created to the southern part of the site predominantly reflects this 2 storey from in order to give balance to the adjacent streets.
- Bungalows are then grouped together to the north eastern area of the development, to create greater privacy. To prevent overlooking at street level the bungalows are set back from Trenchard Road, which is the busiest of the adjacent streets.

apartment scale

- The apartment proposals have been developed to reflect the massing of the surrounding area, whilst simultaneously retaining a domestic scale for the development; this is particularly important to ensure that residents feel at ease in their surroundings.
- Each apartment has its own independent access, and the scale is broken down through the use of different elevational treatments (brick, render, timber boarding and vibrant cladding), as well as through the introduction of projecting bays. Each of these approaches combines to create a building which relates to the human scale and which feels ‘homely’ in form.

Privacy and Space Standards

The layout has been developed to maintain suitable privacy distances between the proposed development and the existing surrounding dwellings, with a minimum 21m distance retained between new buildings and existing frontages.



apartment elevation facing shared gardens

apartment elevation facing entrance


1


2


3

dwelling character

The elevations have specifically been designed to have a domestic, yet contemporary, appearance. The materials chosen continue this 'homely' feel:

1. warm red plain tiles provide the roof covering
2. cedral or timber boarding help to break up elevations
3. soft red brick provides a durable, yet familiar appearance

The following points summarise the design approach:

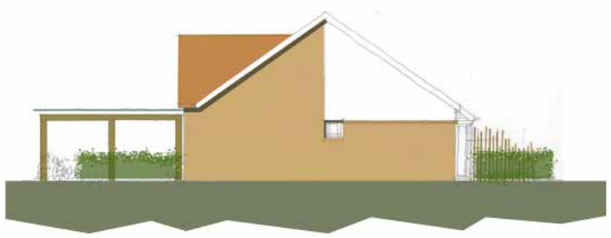
- Individually identifiable dwellings articulated by gable projections
- Robust masonry construction with cladding and render to add detail.
- Large identifiable living space fenestration to encourage interaction with secure private outdoor spaces
- Simple and distinctive roof form with future provision for installation of renewable technologies
- Identifiable communal accommodation with access to secure outdoor space
- Identifiable and distinctive building entrance with sheltered transfer zone

Diagramatic layout

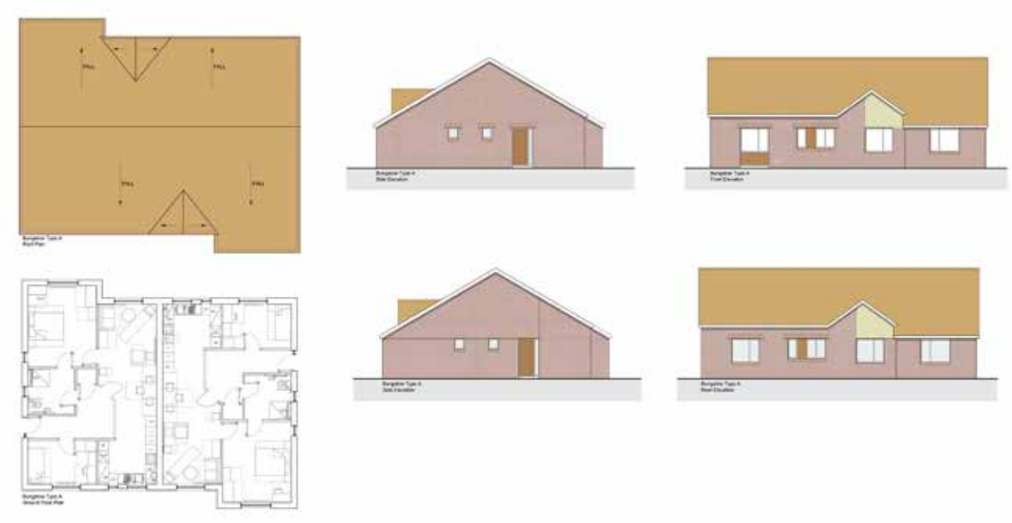
bungalow type A *bungalow type B*

key features of bungalows

- Open plan living area for maximized daylight penetration and flexibility.
- Care ready spaces
- Covered parking and transfer zone at dwelling entrance where site layout permits
- Distinctive character and identity
- Robust selection of materials
- Dual aspect with overlooking of private garden spaces and related to communal outdoor space or public realm
- Car port included to driveway for sheltered entry.



Side Elevation showing car port



surfacing:

Public highways are proposed as a mixture of tarmac and block paving, with access to the bungalows designed to meet adoptable standards and aid site accessibility for all.
Public footpaths will also be in tarmac, with feature crossing areas in pavers to indicate pedestrian priority and highlight the change to shared surface.
Private drives and footpaths will be in natural paving slabs to denote them as private areas.

secured by design:

The following design principles have been implemented to increase the security of the development:

- Dwellings are arranged so that all access routes are fully overlooked
- Unnecessary public realm space has been avoided, with the layout making efficient use of the available land with no left-over pockets of un-owned space
- Space between dwellings is generous to increase the safety and surveillance of rear garden access and eliminate concealed spaces
- External lighting will assist surveillance and increase resident confidence
- Boundary proposals are designed to discourage climbing, with 1.8m boundaries to the public realm
- Car parking is provided in curtilage where possible, with shared parking for the apartments and visitor parking located with maximum surveillance.
- Sheds to the bungalows located min 1m away from boundaries with the public realm

Urban Sustainability:

Sustainable housing development involves more than just meeting current building standards. The housing must meet a wider agenda to ensure it offers long term solutions for the community, maintaining viable and sought after localities.

Community:

The layout builds upon the mix and scale of surrounding housing and relates directly to the needs of the end users. The layout of the site is intended to encourage community interaction though inclusive design, and creates direct relationships between the dwellings. The development also helps develop the wider community through assisting in the renewal of an existing site and the provision of facilities that can be used by the wider community.
The proposals also aim to achieve Lifetime Homes standards, to ensure the community is sustainable for the changing needs of the population.

Travel:

To encourage local trips to be made by bus, bicycle and foot rather than by private car, the site is arranged to reduce pedestrian travel distances and create direct links between the dwellings and the existing highway infrastructure. Pedestrian routes are adjoined into the vehicular site access to increase their safety, and are detailed to be inviting and have hierarchy over the vehicle domain.

Safety and Wellbeing:

Secured by Design guidelines are being applied to the proposals, with dwellings arranged to provide adequate levels of surveillance to both public and private areas and avoid any concealed spaces. The design team will liaise with the Architectural Liaison Officer during the detailed design phases to ensure the design is developed in line with the guidelines.
The proposals seek to maximise a sense of ownership by the residents by careful delineation of public and private space and direct ownership of parking areas.

David Kendall
Chartered Architects and Landscape Architects
Millmount
Ponteland Road
Newcastle upon Tyne
NE5 3AL

Date: 02 April 2013

CLEVELAND POLICE
Putting People First

STOCKTON DISTRICT
POLICE OFFICE
Thistle Green
Stockton-on-Tees
TS18 1TZ

Telephone: 01642 326326
Facsimile: 01642 302263
Direct Line No. 01642 302271

Dear Mr Kendall,

Re: Blenheim House Site, Trenchard Avenue, Thornaby.

Good design must be the aim of all those involved in the development process and should be encouraged everywhere. For example reference to 'Planning out Crime - Good Practice Guidance', and Planning Advice Notes can make a major contribution to both the prevention of crime and reducing the fear of crime.

'Secured by Design' (SBD) aims to achieve security for the building shell and to introduce appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development in order to deter criminal and anti-social behaviour. These features include, adequate lighting, control of access, defensible space, and a landscaping and lighting scheme, which when combined, enhances natural surveillance and safety and help to instil a sense of ownership of the local environment.

Secured by Design is an important part of the process of risk management and the vulnerability of people and property to crime can be reduced significantly if the following advice and measures are incorporated?

Incorporating sensible security measures during the design and build combined with good management practices is shown to reduce levels of crime, fear of crime and disorder. The aim of the police service is to assist in the design process to achieve a safe and secure environment without creating a 'fortress environment'.

Crime Pattern Analysis.

A crime pattern analysis has been carried out revealing over 2100 incidents being reported to Police within the Ward in the past 12 months. Of these, 530 related to criminal activity, 661 to anti-social behaviour and 813 to public safety issues. In the immediate vicinity, 15 related to criminal activity, 32 to anti-social behaviour and 24 to public safety issues of the proposed development Achieving Secured by Design accreditation will reduce the opportunities for crime to occur.

Access and Movement.

The access and movement through the development appears to be of an acceptable standard, there is no permeability into the area except from the main access roads. Side entrances gates are positioned at the front elevation of the properties as discussed. All routes must be well defined so as not to undermine private or defensible space. They must also offer maximum natural surveillance and not have any blind spots where potential offenders could hide.

Street lighting should be carefully designed to cover all vulnerable areas, particularly car parking areas and pedestrian walkways; this is to **include** unadopted shared drives. Well positioned street lighting will deter and reveal potential offenders. A minimum of 40% uniformity should be sought with a minimum colour rendering index of 60. Guidance for street lighting can be obtained from BS5489 2013.

Structure

The design of the buildings must be selected with security in mind. All areas within the development should have a clearly defined use. Vehicle parking should be within the curtilage of the building it serves and be well overlooked. Where this is not possible then the area provided must be well overlooked.

Surveillance

All aspects of the development should benefit from good natural surveillance. Lighting has already been mentioned and well lit spaces are crucial to reducing the fear of crime and it should be used to ensure good natural surveillance is available during the hours of darkness.

All areas of car parking, whether on or off curtilage, should be overlooked from the dwellings. The layout of the development should be such that any person intent on a criminal act would be observed

Any shrubbery/hedges that are to be planted should be of a species that will not readily grow above 1metre in height. Any existing trees or new planted trees within the development should not have a tree canopy that is less than 2metres from the ground and should be maintained in the future to this level. An open and bright place not only reduces the number of potential hiding places of potential offenders, but also reduces the fear of crime.

Ownership

All space must be clearly defined and adequately protected in terms of use and ownership. It should be clear what areas are public, semi-public, semi-private or private. This is achievable through the creation of defensible space, details of railing to be installed to the front has been provided and is acceptable.

The driveways and shared drives on the properties should be constructed of a different surface texture to the public footpath, again accentuating the crossover from public space to semi-private.
Details of the boundary treatments to be implemented have been discussed.

Meter boxes

Meter boxes should be situated on the front elevation of buildings and covered by natural surveillance. Side access gates can then be flush fit with the front building line as recommended above.

Physical Protection

The physical security of the development is of utmost importance to enhance its sustainability.

Doors.

All door sets in SBD developments shall comply with the following:

The new SBD standard for door sets is BS PAS24-2012. All door sets shall also be fit for purpose and tested to BS PAS 24-2012. Door sets shall also comply with the relevant material annex when available. All security testing, performance testing and assessment must be undertaken at a suitably qualified UKAS (United Kingdom Accreditation Service) accredited test facility.

Door sets installed within *SBD* developments shall be covered by an appropriate test report, or if certificated (BSI Kite mark or similar) shall be tested as part of the manufacturers range of door assembly. I will require a copy of the third party certificate prior to the *SBD* certificate being awarded. If an SBD company is to be used, details of the company will suffice.

The glazed panels adjacent to doors form an integral part of the door frame then they shall be tested as part of the BS PAS 24 compliance. Alternatively where they are manufactured separately from the door frame, they shall be certificated to PAS 24-2012 or BS 7950: 1997. In such cases the window shall be securely bolted to the door assembly together in accordance with the manufacturer's requirements.

Windows.

Ground floor windows and those easily accessible above ground floor, shall be successfully tested and Certificated (BSI Kite mark or similar) to PAS 24-2012 Glazing shall be laminated to 6.4mm minimum thickness.

Windows shall be securely fixed in accordance with the manufacturer's specifications, a copy of which will be given to the ALO/CPDA.

Consideration should also be given to small top openings for ground floor windows.

Access Doors (excluding fire doors)

An access control system should be provided. This may be a managed concierge system, a Proximity Access Control (PAC) system and door entry phone system, or a combination of both.

There should be no unnecessary paths which could be used to gain unobtrusive access and escape. Good signage should be provided to deter unauthorised access and to assist emergency services, trades persons, etc.

Any louvered doors (refuse and storage for example) may require fine mesh screens and must have at least one mortise deadlock to be BS3621/98, no external door furniture should be fitted.

Final Communal Fire Exit Doors

These should comply with BS 476 and must comply with fire regulations doors and must be devoid of any external door furniture. Escape devices used on the door must be strong enough to keep intruders out whilst allowing occupants of the building to escape. Therefore escape hardware which is fitted to such doors must comply with the British and European standard BSEN1125 (for panic hardware) and BSEN 179 (for emergency exit devices). A door alarm must be fitted and be linked to an alarm panel, either monitored by the house manager or a central monitoring system. Appropriate signage to warn of an alarmed door must be displayed.

Internal flat front door

This should comply with BS PAS24-2012

Interior Office Doors

Interior doors should be 44mm solid core and fitted with a BS3621 5 lever mortise deadlock with the added security of 2 no. deadlocks.

Security Lighting

Lighting should be designed to illuminate all external doors and vulnerable areas, such as the rear garden, these should be none switched and be controlled by photo electric cell. The use of low consumption lamps is recommended with units positioned to reduce glare, light pollution and possible attack.

Down Pipes

Down-pipes fitted to the properties are to be of a square profile and be fitted using close coupled fixings and flush fitted to the walls. Other features that could be used as a climbing aid are to be avoided.

Sheds

Sheds are particularly vulnerable to attack. I would recommend no windows and the use of coach bolts for extra security and a good quality close shackled padlock. If cycle storage is to be within the sheds then it is to be fitted with a "Sold Secure" Silver Standard padlock. Sheds as displayed on the drawing are positioned away from the outer fence line.

Intruder Systems

If alarms are to be fitted to the properties they must conform to BS EN 50131 & PD 6662 for wired systems, or, BS 6799 for wire free systems. SBD requires a fused spur to be installed if alarms are not to be fitted.

Activity

The proposed layout of the development appears to be in proportion to the level of human activity that is expected. Only those who have a legitimate cause to be in the area need be there, the development is not overly permeable. The general layout, if the above recommendations are adhered to, would make those with criminal intentions in mind visible.

Communal Facilities

Communal facilities on the ground floor, such as residents' communal lounges, are well located, this gives natural surveillance of entrances, entrance lobbies and external areas. Bin stores and chutes, service ducts and panels, pipes, and door entrance canopies should be designed to eliminate the opportunity for unauthorised access and climbing.

Communal internal circulation areas, staircases, entrances and lift lobbies should be brightly decorated and well lit, and a hierarchy of defensible space established. Access staircases appear to be linked to the minimum number of apartments which I consider good practice. External walkways have restricted access to non residents, the number of apartments accessed from them should limited to the minimum compatible with the physical form of the block and the need for fire safety.

Management

Where a PAC entrance system, concierge and CCTV system is provided, consideration should be given to extending these systems to cover the internal circulation areas, for example PAC entry/door entry systems may be provided on landings.

A means of emergency communication should be provided from lifts and adjacent lobbies, or any other vulnerable areas.

A well designed development with management in mind will help discourage crime in the present and in the future. The creation of defensible spaces will encourage maintenance, suitable processes should be put in place for the maintenance and repair of areas within the development that are not obviously private, examples being landscape management, road repair, street-lighting and signage.

Although not an SBD requirement, Stockton District along with many other areas nationwide is suffering from high volumes of metal theft. These include copper piping, boilers, cables and lead flashing. Dwellings under construction are particularly vulnerable. I recommend that alternative products be utilised where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

If you have any further queries please do not hesitate to contact me.

Crime prevention advice is given free without the intention of creating a contract. The Police Service does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.

PC Eddie Lincoln
CRO/CPDA
Stockton District

CRIMESTOPPERS
0800 555 111

We are an equal opportunities employer

above and to rhs: copy of letter from Architectural Liaison Officer

Built Environment and Materials:

The selection of materials for all properties will take into account local sourcing where possible and will aim to avoid materials that are harmful to the environment.

Energy:

The proposals are aimed to achieve Code for Sustainable Homes level 3, and to assist in this the construction specification will encompass suitable levels of thermal insulation to assist in minimising CO2 emissions and give residents low cost heating. Emission levels will meet or be in excess of the requirements of Part L of the Building Regulations.

Waste and Recycling:

The proposals incorporate areas for specific storage of refuse and recycling bins throughout the development, with their positions easily accessible to encourage recycling by residents. These are located within private areas of the development for security reasons, with easy access on to the public highway for bin collection days.

Ecology and Biodiversity:

The design seeks to enhance the minimal existing planting on the site, and strategic planting within front dwelling gardens serves to enhance the ecological value and biodiversity of the site with a carefully considered soft landscape palette.

Building for Life:

The scheme scores 75% in the Building for Life section of the HQIs, an extract from the HQIs is included to the right hand side.

10	**Building for Life**	**Total Score**	**75%**
		Reply Yes or No	
	Character		
10.1	Does the scheme feel like a place with a distinctive character?	Yes	
10.2	Do building exhibit architectural quality?	Yes	
10.3	Are streets defined by a well-structured building layout?	Yes	
10.4	Do the building and layout make it easy to find your way around?	Yes	
10.5	Does the scheme exploit existing buildings, landscapes or topography	No	
	Roads, Parking and Pedestrianisation		
10.6	Does the building layout take priority over the roads and car parking, so that the highways do not dominate?	Yes	
10.7	Are the streets pedestrian,cycle and vehicle friendly?	Yes	
10.8	Is the car parking well integrated and situated so it supports the street scene?	Yes	
10.9	Does the scheme integrate with existing roads, paths and surrounding development?	No	
10.1	Are public spaces and pedestrian routes overlooked and do they feel safe?	Yes	
	Design and Construction		
10.11	Is the design specific to the scheme?	Yes	
10.12	Is public space well designed and does it have suitable management arrangements in place?	Yes	
10.13	Do buildings or spaces outperform statutory minima, such as Building Regulations?	No	
10.14	Has the scheme made use of advances in construction ir technology that enhance its performance, quality and attractiveness?	No	
10.15	Do internal spaces and layout allow for adaptation, conversion or extension?	Yes	
	Environment and Community		
10.16	Does the development have easy access to public transport?	Yes	
10.17	Does the development have any features that reduce its environmental impact?	No	
10.18	Is there a tenure mix that reflects the needs of the local community?	Yes	
10.19	Is there an accomodation mix that reflects the needs and aspirations of the local community?	Yes	
10.2	Does the development provide for (or is it close to) community facilities, such as a school, parks, play areas, shops , pubs or cafes?	Yes	
		Total Score	**75%**