

Security and Crime Prevention statement

25nr proposed apartments and

at

127 Upper Bond St. Hinckley LE10 1RT

for

Fortress Eight Limited

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1.0 introduction

1.1 background

- FOXAD was appointed to carry out the design work for the conversion of former Hosiery factory into 25nr apartments.
- The site is in a mixed use residential area on the edge of the town centre of Hinckley, lying north of the High Street and bounded by Upper Street, Neals Yard and Druid Street. The building comprises a brick and stone historical building locally listed in the Druid Street Conservation Area and requiring refurbishment.
- Currently the property has approval as a boxing GYM Club. The proposed use significantly reduces the amount of potential anti-social behaviour, traffic and parking generated when compared to its existing use.

1.1 aim

- The purpose of this Security and Crime Prevention Statement is to demonstrate the design process that has been adopted in developing the scheme proposals for the site and will explain the philosophy and reasoning behind the development of that response.
- It will determine that the security proposals are acceptable for such development.

1.2 parameters

- This report constitutes part of an application for Full Planning approval.
- The design proposal put forward for consideration has been developed following an appraisal of the structure and construction of the building, and the wish to alter the locally Listed building façade as little as possible. Windows which were previously blocked up, are planned to be reinstated.

2.0 overview

2.1 context

- Police recommend that a Security and Crime Prevention Statement be prepared for the property.

2.2 layout

- Access to 4nr apartments – is from Upper Bond Street through the historic entrance to the Ghia Factory.
- Access to the remaining 21nr apartments is through the former factory yard off Druid Street.
- The exit to the bin store serving the apartments is directly from Upper Bond Street with lockable code access and is also accessible from the secure yard for the residents which is only accessible from Druid Street with a code.

3.0 security

- Physical security within a building protects the building itself, the property, and the assets against intruders.
- There are three levels that are designed for in a security philosophy; protection to the outer perimeter, protection to the inner perimeter, and protection to the interior. The implementation of two or three forms of security at each of these levels, should offer an effective physical security system.

3.1 outer perimeter

- The outer perimeter is usually defined by the actual site boundary. In securing this perimeter, the aim of the design is to control who can walk onto the property. This is usually determined by the cost and availability of physical security measures, and the context of the site within the urban fabric.
- Two concepts involved in outer perimeter security are Natural Access Control and Territorial Reinforcement.

3.1.1 Natural Access Control

- An intruder likes to feel that they are in control as they enter, and exit, another person's defensible space. When they are in control, they will have a low perception of risk as they believe they can move around unnoticed. This sense of control can be denied to them by limiting and clearly marking the approaches to buildings and properties, and channelling visitors into a defined area.

Natural Access Control is the use of the building and soft and hard landscaping features to guide people as they enter and exit that space. With the application of Natural Access Control, both entrances and exits are taken into consideration. Not only are intruders discouraged, but any potential escape routes are closed off.

3.1.2 Territorial Reinforcement

- Territorial Reinforcement prevents unauthorised entry and creates a clear distinction between public and private property. The distinction is important for two reasons: legitimate occupants have a sense of ownership of their building, and will notice people who don't belong there, whilst intruders will find it difficult to blend in. Accompanied strangers are accepted as guests. Territorial

Reinforcement is not the same thing as perimeter security, but the goal of both is the same: keeping intruders off the property.

- Territorial reinforcement communicates to criminals a message that they don't belong, that they are at risk of being identified, and that criminal behaviour will not be tolerated by the residents.
- In this case, the building itself becomes the boundary. There are adjoining no ancillary spaces. There are no access points other than code requiring points of access. To enter the yard a code is required. To enter the apartment buildings a fob will be required.
- All external doors will be security rated to LPS 1175 SR2. SR1 is the lowest level of security recognised by the Loss Prevention Certification Board (LPCB). To meet this standard, products must be able to withstand opportunistic attempts at forced entry using minimal tools. The tester can use tools listed under tool category A in the LPS 1175 testing manual (which includes handheld items such as spanners, knives, and screwdrivers) to attempt to force entry for a total attack time of up to a minute, over a period of five minutes. SR2 testing simulates a more determined opportunistic attack. To reach this standard, a piece of security equipment must withstand a three minute attack from an assailant equipped with items from tool category B in the LPS 1175 testing manual (this includes claw hammers, hand drills, and junior hacksaws).
- The European Standard 'EN 356: 1999: Glass in building: Security glazing - testing and classification of resistance against manual attack' under the Hard Body Drop test (4.11 kg, 100mm diameter steel sphere) states that P2A will sustain three drops from a 3m height and these will be proposed for the replaced windows on the ground floor.
- To the Upper Bond Street elevation the entrance door is directly on the well lit street where it would be difficult to conceal oneself during an intrusion. From the Druid Street side we have a 2m high code lockable gate that hinders any potential intrusion.
- Electronic access control system with a fob s is to be employed on both the Upper Street and Druid Street entrances. Within the yard there will be a light that operates by a movement sensor. Dummy cameras will also be placed in the yard and within the entrance halls of each flat as well as signage to the outside of the building.
- The main entrance gate on Druid Street to the 21nr apartments is to have a lockable self closing gate with a code access for residents and post as well as bike and bin storage. There is a 'no trades entry' policy, unless by specific resident invitation, and all apartments have

individual letterboxes behind the corresponding entrance door/gate. Again there will be a movement sensor and timed light.

3.2 inner perimeter

- The inner perimeter consists of the doors, windows, walls, roof and floors of the building (with the exception of those already covered in the outer perimeter). Protecting the inner perimeter uses two methods. For those flats directly accessible from the yard it is simply accomplished with locks and keys, with the sole aim to keep intruders out. Five lever locks to perimeter external doors and lockable windows provide security to each individual apartment off the courtyard. In addition each door will have a chain as well as a spy hole. For those apartments accessible from the main staircase a fob key will be issued to enable entering the apartment buildings lobby and staircase.

- **3.3 interior security**

- Interior security is the final level of security and is the interior of the building.
- All shared residential areas, including bicycle, bin and pram stores will be separate from the residential circulation spaces and housed outside the property.
- Personal and specific security access to individual apartments is the final stage of security and personal reassurance for residents. Each of the doorsets to the apartments has a five-lever mortice lock, also with key access to thumb turn escape in case of emergency, and will contain a 'spy hole' as well as chain.
- Bathroom doors will be fitted with thumb locks for privacy, as well as a final level of security against intruders.

4.0 conclusion

- The change of use will significantly reduce the potential for anti social behaviour and crime when compared to the current partial derelict status and club use.
- Without a sustainable use for the property it will become a magnet for crime and vandals.
- Currently the property is already attracting rubbish and making part of Hinckley potentially dangerous as this is a mixed use area where the adjoining uses are unoccupied at night and therefore creating a potential place for vulnerability. Having residential use in this location will throw out light onto this corner. This is especially so along Neals Yard the alley that links Upper Bond Street and Druid Street.
- Parking, we recognise that Parking is an issue. There is a focus on how much parking a residential property may generate however there has been no focus on what parking stress the property when operated under its accepted usage will generate. Given that the council want to protect the historic property from demolition there needs to be a sustainable use found for the property that will provide the least impact.