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|  |  Date: 27th November 2018 Our ref: CPD: 15102018  Your ref: 6/2018/1519/MAJ  Direct No: 01707 355225 E-mail: gerry.brophy@herts.pnn.police. |

Re: Land north of Chequersfield

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Dear Planning,

 Thank you for sight of this application on which I comment from a crime prevention perspective.

I have read all the supplied documentation and have visited the site to see the lay of the land and having done so, would like to make the following comments.

I have no serious concerns with the desire to build at this location. It will blend in with the existing residential units in a harmonious manner.

I note the good passive surveillance of the rear parking court from live habitable rooms in both blocks. I would however require some element of lighting to allow for this surveillance to continue after darkness. Column mounted lighting is the way to achieve good quality uniform light levels and not via bollards, which are not fit for purpose. This is all the more important due to the lack of any perimeter protection for the parking area from the north.

I note the design of the proposed balconies will allow for them to be climbed from below. It may be possible to introduce some form of hangover to inhibit such climbing. Ensure there are no easy hand-hold to assist. This is especially true of the balconies that abut the bin storage area of block ‘B’.

Building Regulation ‘Q’ dictates that all individual flat entrance doors and ground floor glazing should be to security rating PAS24. I would point out that any accessible window above ground level is also required to be to PAS24, and from plan, it appears that the balcony on the 1st floor of block B is accessible and therefore the patio door should also be to PAS24.

All communal entrances should be fitted with access control panels to restrict unauthorised access into the respective blocks. I would recommend audio-visual systems that do not have any ‘Trades’ button fitted. Trades buttons bypass all the outer security merely by pushing the button to allow unfettered access into the blocks. They should not be used under any circumstances as they drive up levels of crime and anti-social behaviour.

I would expect to see low (Lux), level dusk to dawn lighting from columns and wall mounted luminaires to both the front and especially the rear of both blocks. This lighting acts as a crime deterrent and just as importantly, allows for people to see well and therefore feel secure. Bollards are not suitable for this purpose and should be avoided.

With the above crime prevention measures in place, I would be able to support this application.

Gerry Brophy

Principal Crime Prevention Design Advisor

Hertfordshire Constabulary