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**Re: Accord House 28 Bridge Road East**

Dear Planning,

Thank you for sight of this additional housing application at this site, on which I comment from a crime prevention and safety aspect only.

Although this application deals with 25 more flats, the finished building will house 42 flats in all. Whilst each application must be dealt with on its own merits, the cumulative effect will have to be dealt with by police and other services.

I am concerned with the intention to remove the second stairwell. In the event of a fire in or near the ground floor stairwell, there is no other safe escape route for residents above ground level. I would like to see a second means of escape from this medium height building.

Access into the building must now be controlled very carefully to prevent a burglar or other criminal having unfettered access to the whole building.

Audio visual access control must be fitted to the main entrance door. Either the lift must have access control to each floor or the door leading to an average of seven (7) flats on each floor must have a fob type access control system in place.

Each individual front door must be a tested PAS24 rated door in order to comply with building regulation 'Q'. The same regulation mandates that all ground floor windows must also be tested to PAS24 standard.

The large wall that abuts Mercury House will have no windows to prevent overlooking. This also prevents natural surveillance and can allow criminal activity to flourish in the resultant narrow triangular piece of land that serves little purpose or use and will need to be enclosed to prevent abuse.

Amenity space, especially the absence of it can have a direct effect on people's mental health and sense of wellbeing. Police deal on a daily basis with mental health issues, which apart from the obvious sadness for the individual, takes up a large proportion of police resources and time.

It has become acceptable to include balconies and communal areas as substitutes for this private amenity space, but Juliette (i.e. false) balconies and planters are not really practical alternatives in my opinion.

Some form of local area lighting will be required as a crime deterrent and also as a means of seeing and being seen after dark. Motion activated (P.I.R.) lighting has the potential to cause fear as each activation (which can be caused by animals, insects or other means) results in the possible belief that 'someone is there'.

Low lux level lighting supplying a uniform amount of light from building or column mounted luminaires are the proven way to achieve this. Bollards are not fit for the purpose and should be avoided in most circumstances.

The vast majority of new housing in this area (Broadwater Road), has been built to the police preferred security standard that is 'Secured by Design' (SBD). This has resulted in very low levels of crime occurring in the new flats over the previous 5 years. I would ask that the client give serious thought to building these flats to this academically and practically proven standard.

I would be very happy to talk to the architects involved to see if there is something that can be done to rectify these serious matters

Before I could lend my support to this application, I would need to see the above recommendations being incorporated into the plans.

**Gerry Brophy**

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