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SPECIALIST CRIME DIVISION

PLANNING CONSULTATION COMMENTS FORM

Planning Application Ref. No.	211791/DPP
Planning Officer	Robert Forbes
Architectural Liaison Officer	Mark Irvine A0395
Date Comments Requested	10 January 2022
Date Comments Submitted	24 December 2021

Having had the chance to view the documents submitted, I would like to offer the following observations, based on these documents:

This location of this proposed development is currently a low crime area.

The main types of crime which have been reported over the last 12 months have been theft, vandalism and road traffic.

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I would therefore ask that this be borne in mind for the remainder of this report.

I would recommend the use of different surface treatments for this development. These treatments, such as rumble strips, can be used as traffic calming measures and may also act as psychological barriers to visitors to this development to alert them to the fact that they have moved from 'public' space to 'private' space. These treatments should also cover pedestrian access.

Vehicular and pedestrian routes should be designed to ensure that they are visually open and direct.

Any footpaths should be straight, wide and well-lit to promote feelings of safety and security for pedestrians as well as discouraging anti-social behaviour. These footpaths should also be free of potential hiding places for miscreants as well as being clear of encroaching plantings and should follow the pedestrian's preferred route through the development.

Car parking areas should be within view of active rooms such as kitchens and living rooms (bedrooms and bathrooms are not considered as active rooms) and this view should not be hindered by high fences, walls, shrubbery or other obstruction.

Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access. Any planting should not impede good natural surveillance and a maintenance plan should be implemented.

Good lighting will be extremely important in a development like this. Good quality white lighting uniformly distributed provides best colour rendering qualities has been shown to reduce the fear of crime and promote the feeling of welcoming spaces. All external lighting should accord with BS 5489:2013.

All door sets allowing direct entrance into homes (front, rear & interconnecting garage doors) including Patio and French doors shall be certified to the appropriate standard.

External communal doors should be to the appropriate standard depending on the number of flats and floors to the building. They should incorporate an access control system with an electronic lock release and visitor door entry system providing colour images and audio to each dwelling. I would also recommend that this system has no 'services' button.

Ground floor, basement and easily accessible windows should ideally be installed to the PAS 24:2016 and LPS 2081: 2014 standards. Lamine glazing to P1A should be installed in all glazed panels within doors and immediately adjacent to entry doors, and any windows which are easily accessible and do not benefit from good levels of natural surveillance.

Due consideration should also be given to crime reduction measures during the construction phase to ensure that goods and materials are not subject to theft.

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I also recommend that the developer should liaise with the Police Scotland 'Designing Out Crime' service at each stage of the development, for more detailed advice and for the purposes of designing out crime using the principles of Crime Prevention Through Environmental Design (CEPTED).

Finally, I would strongly encourage the applicant to attain the 'Secured By Design' award as this demonstrates that safety and security have been proactively considered and that this development will meet high standards in these respects.

Mark Irvine
A0395
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