



Leeds
CITY COUNCIL



Designing for Community Safety: A Residential Design Guide

Leeds Local Development Framework



Planning for Sustainable Communities
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Contact Details

Write to: Liz Hardwick
Administration & Information Officer
Leeds City Council
Development Department
Thoresby House, Level 3
2 Rossington Street
LEEDS LS2 8HD

Telephone: 0113 247 8075

Email: ldf@leeds.gov.uk

Web: www.leeds.gov.uk/ldf

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যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্ৰিটার) সাথে যোগাযোগ করব।

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रेटर (दुभाषिए) से संपर्क करेंगे।

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ। ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂਗੇ।

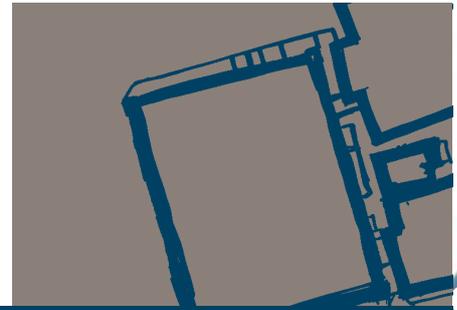
اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریٹر) سے رابطہ کریں گے۔

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1. Foreword

This guide is the product of widespread discussion and consultation between experienced and recognised professionals in the fields of Planning and Designing Out Crime within West Yorkshire. It is an exemplary product of the forward thinking and collaborative partnerships working within the county today. The guide is intended to act as a basic aide memoir, focussed on Crime Prevention Through Environmental Design, for those working within the planning process. Although brief, one of the main intentions of the guide is to serve as a signpost towards the more in-depth knowledge and information available elsewhere in the world of architectural liaison.

It is hoped that it will serve as a useful tool to assist in the City of Leeds' continuing partnership objectives. The guide is a living document and will no doubt develop over time as academic thinking and experience shape our knowledge and views.





2. Introduction

The issue of crime and anti social behaviour within our communities is widely recognised as being one of the crucial social issues of our time. To address the problem of crime and the fear of crime in the community, the Crime and Disorder Act 1998 made it a statutory requirement for local authorities, the police and other key partners to take account of crime and disorder reduction in all aspects of their work.

This guide demonstrates how good design and good physical security can complement the environment and create safe, sustainable communities. It shows the various processes which can be used for 'designing out crime' within new residential development, and focuses on the design led approach to reducing crime by reducing the opportunities for crime to take place. Each process has a 'Key Objective' and 'Principles' for achieving this objective. There is a 'Checklist', to help ensure that all the relevant aspects are considered during the design process. The Appendix gives examples of good practice, as referred to within this guide.

In preparing development proposals, the processes set out in this document will need to be looked at comprehensively whilst at the same time having regard to the need to respect local character if not only safe and secure but also attractive and well designed environments are to be created.

Policy Background

This document aims to complement and amplify existing policies in the adopted Leeds Unitary Development Plan (UDP) that seek to secure good quality design and specifically the need to enable and encourage the use of measures which will increase community safety and public perception of safety as a result of built development.

The relevant UDP policies are as follows.

GP5

Development proposals should resolve detailed planning considerations (including access, drainage, contamination, stability, landscaping and design). Proposals should seek to avoid problems of environmental intrusion, loss of amenity, pollution, danger to health or life, and highway congestion, to maximise highway safety, and to promote energy conservation and the prevention of crime. Proposals should have regard to the guidance contained in any framework or planning brief prepared for the site or area.

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Proposals for development should respect the following fundamental priorities for urban design:

- i. spaces between buildings are of considerable importance. Development should create a series of linked and varied spaces that are defined by buildings and landscape elements;
- ii. the best buildings of the past should be retained. New buildings should be of good design in their own right as well as good neighbours;
- iii. new developments should respect the character and scale of buildings and the routes that connect them;
- iv. movement on foot and on bicycle should be encouraged.



- v. developments should assist people to find their way around with ease;
- vi. developments should, where possible, be adaptable for other future uses;
- vii. design and inclusion of facilities should reflect the needs of elderly people and of people with disabilities and restricted mobility;
- viii. visual interest should be encouraged throughout.
- ix. development should be designed so as to reduce the risk of crime.

A4

Development and refurbishment proposals should be designed to ensure a safe and secure environment, including proper consideration of access arrangements, treatment of public areas, service and maintenance requirements, materials and lighting, including external lighting of prominent buildings and their surroundings.

Status

This document has been prepared by West Yorkshire Police in association with Leeds City Council and in consultation with West Yorkshire Planning Authorities.

Following further consultation with key interest groups, including housing associations, elected members, the Home Builders Federation, town and parish councils and neighbouring local authorities, this document was adopted in September 2006 as a supplementary planning document to the Local Development Framework. The guidelines will apply to all residential developments (except individual householder applications) within the Leeds district.

Relationship with other Documents

This document should be read in conjunction with the Leeds City Council's adopted Supplementary Planning Guidance 'Neighbourhoods for Living: A Guide for Residential Design in Leeds (available for download from Leeds City Council web site www.leeds.gov.uk).

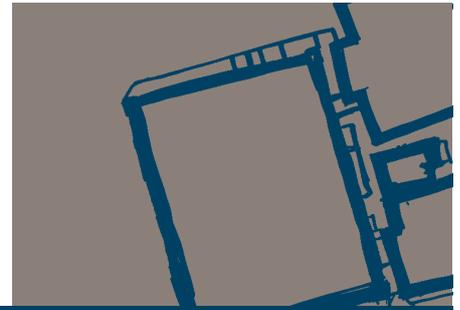
Section 17 of the Crime and Disorder Act 1998 states that it is the duty of the authority (police authority, local authority and other specified bodies) to exercise its various functions with due regard to the likely effect on crime and disorder in its area - and the need to do all that it reasonably can to prevent crime and disorder.

Planning Policy Statement 1: Delivering Sustainable Development requires development plan policies to ensure that developments "create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion". It also promotes the need for "communities which are inclusive, healthy, safe and crime free".

The Regional Spatial Strategy for Yorkshire and the Humber makes reference to crime and community safety and emphasises that "crime prevention is capable of being a material consideration when planning applications are being considered."

Secured by Design (SBD) is an award scheme, endorsed by police nationally, to promote the use of crime prevention measures at the development stage, including both design and physical security. It has been professionally evaluated (Armitage 2000) and has a proven record of reducing crime and improving quality of life in the community. Full information can be obtained at www.securedbydesign.com

Academic study has long since determined that the design of the built environment can play a considerable role in the reduction of crime and disorder and consequently in quality of life issues.



3. Identity

Key Objective

"Identity - to generate a sense of identity, to ensure that the area is under the influence and control of the community residing there."

Principles

Well considered design, utilising varied hard surfacing materials, gateway features, rumble

strips, constricted spaces, can create a specific character to help define the neighbourhood and add a sense of prestige to a development.

Maximising natural surveillance is a fundamental means of discouraging intrusion. Houses orientated towards access points and routeways will optimise observation.





4. Landscape

Key Objective

"To complement the built environment and enhance security, whilst not impeding natural surveillance."

Principles

Well-considered planting design, including the use of thorny plants, can assist in reducing vandalism whilst enhancing security.

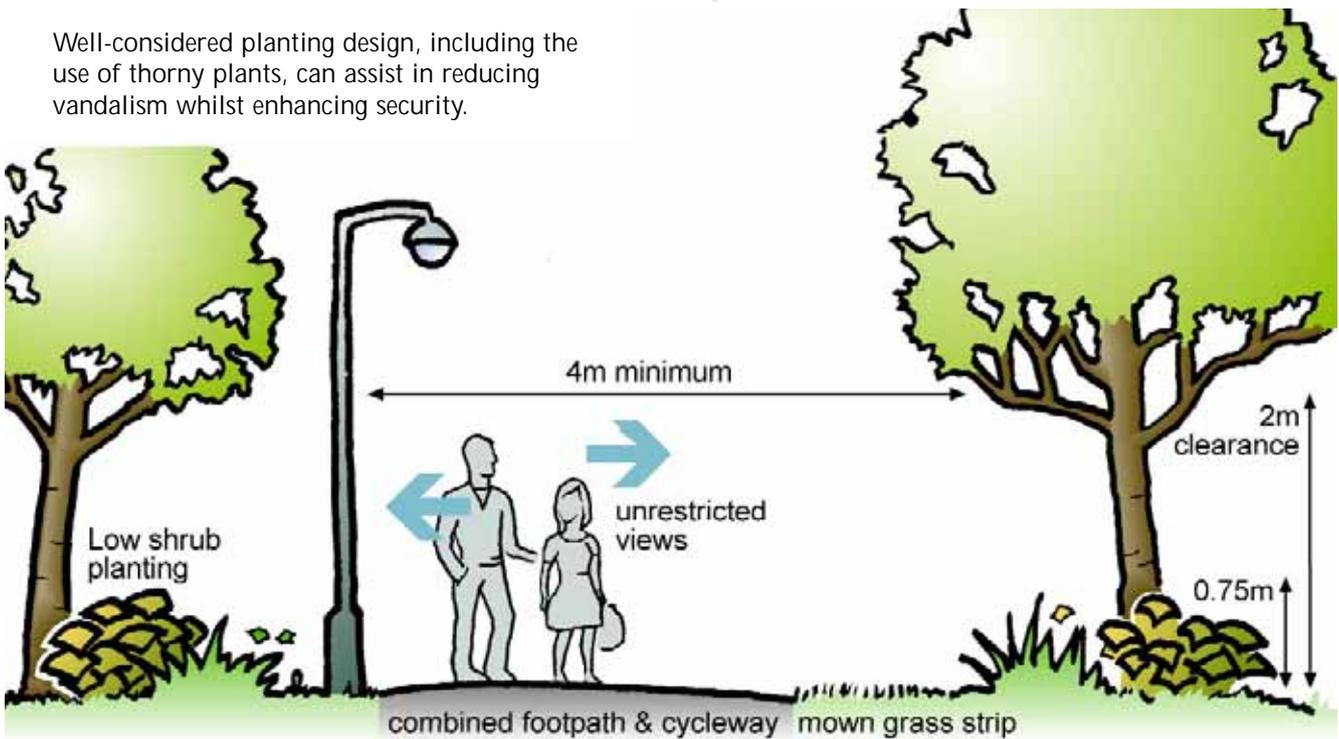
- Shrub planting immediately adjacent to footpaths, or in other areas requiring a high-level of natural surveillance, should have a natural growth height of no more than 1 metre.

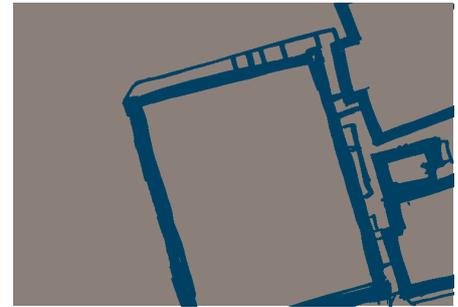
- Use of lighter foliage planting will provide visual permeability whilst still offering amenity screening.

- Planting design should seek to avoid locating trees where they can become aids to climbing over boundaries or onto buildings.

- Where a high level of natural surveillance is required, clear-stemmed trees should be used.

- Planting design should seek to avoid plant growth obscuring doors and windows, or interfering with the operation of lighting, CCTV or other security systems.





5. Access

Key Objective

"Access through an area should be designed to provide clear, direct, and well-lit routes, which will be attractive and well used. Access routes should be appropriate to the needs of the development. Inappropriate access will create problems of security."

Principles

Access points into a development should be kept to the minimum required to serve the needs of the area.

Footpaths should be designed to avoid constriction and be clear of hiding places. They should be well used, overlooked by nearby dwellings and following a direct route. Unnecessary linking footpaths should be avoided.

In the interests of security, footpaths alongside rear garden boundaries should be avoided.

Separate footpaths or cycleways will only be acceptable on short routes, which generate high levels of use. Long indirect links threaten users and create problems of security. Wherever possible, isolated or segregated footpaths should be avoided.

Where appropriate, barriers should be installed to prevent vehicle use of footpaths.

Clear naming of roads and streets together with prominent numbering of dwellings is essential to assist the Emergency Services.



6. Layout and Design

Key Objective

"To create a development layout and design which provides 'ownership' and security to its residents."

Principles

The layout should seek to provide clear distinction between private, semi-private and public spaces.

Layouts should seek to create defensible residential environments, through the creation of private and semi-private spaces, by seeking to optimise the natural surveillance available and by restricting ease of access to vulnerable areas.

Layouts will typically provide semi-private defensible spaces to the fronts of dwellings, with fully private, secure spaces to the rear.

Care should be taken to minimise rear private spaces

abutting public open space, which serves to reduce natural surveillance.

Layouts should encourage natural surveillance and minimise the creation of 'dead' spaces.

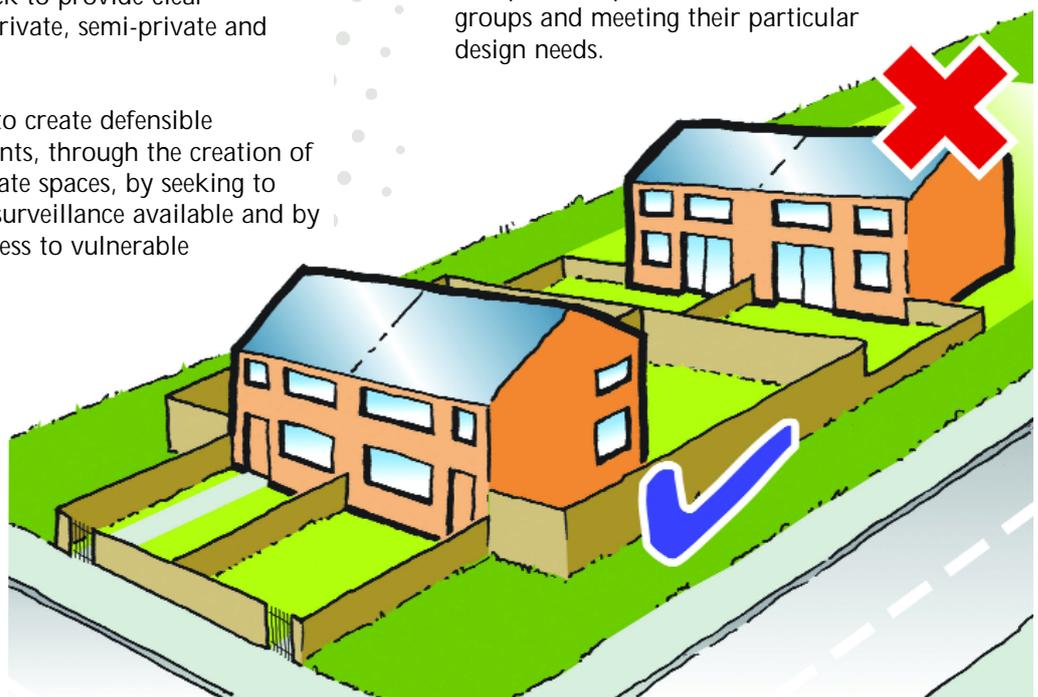
However, care needs to be taken to avoid the creation of inappropriate access, which lessens security.

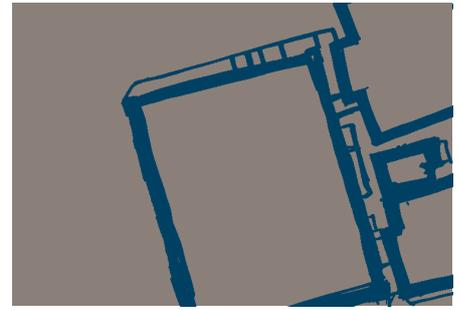
Well designed layouts should seek to provide high visibility from dwelling frontages to encourage natural surveillance.

A mix of dwelling types can help to support suitable levels of 'all day' occupancy.

Blind gables which adjoin public or semi-public spaces should be avoided.

Full consideration should be given to recognising the special requirements of more vulnerable groups and meeting their particular design needs.





7. Boundaries

Key Objective

"To provide effective barriers to maximise defensible space of semi-private front space and fully private secure rear areas and public spaces."

Principles

Public and private space should be clearly defined by means of substantive well-defined demarcation, encouraging ownership of private spaces.

Frontage boundaries should allow unhindered views to any adjacent public open space.

Boundary treatment to prevent unauthorised access from frontage areas to rear gardens should be sited towards the front of properties, to restrict access along side boundaries.

Gates should be of similar height to adjoining fencing to avoid a reduction in security.

Gates should be designed to be secure and lockable.

Areas of high vulnerability will normally require enhanced boundary definition to create a visibly secure enclosure which will deny unauthorised access.

Care should be taken in the construction of fencing, that support rails are located on internal faces, in order to avoid the creation of external climbing aids.

Where variations in boundary treatment design are proposed in order to avoid monotonous repetition, care should be taken to ensure security levels will be maintained.

Care should be taken in the design and siting of such features as boundary walls, fall pipes, refuse stores, low or flat roofs, or trees, to prevent the creation of aids for unauthorised access.

8. Physical Security

Key Objective

"Ensure secured by design standards are used to ensure effective physical security."

Principles

See Checklist - page 16



9. Parking

Key Objective

"To provide adequate security and reduce the opportunities for vehicle crime."

Principles

Where feasible, private garages to individual dwellings should be provided.

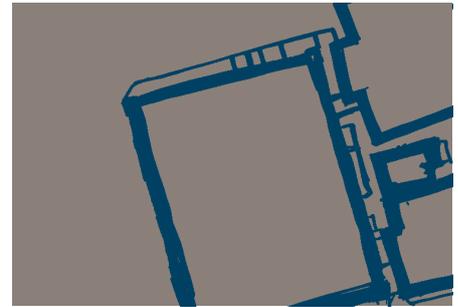
In the absence of garage provision, parking space should be provided within the dwelling curtilage, ideally behind lockable gates.

Where on street parking is provided, this needs to be within view of the respective dwelling, and with high levels of general surveillance.

Discrete communal parking areas should be avoided due to their vulnerability.

Communal garage blocks should be avoided since these often form a focus for anti-social behaviour and crime.





10. Lighting

Principles

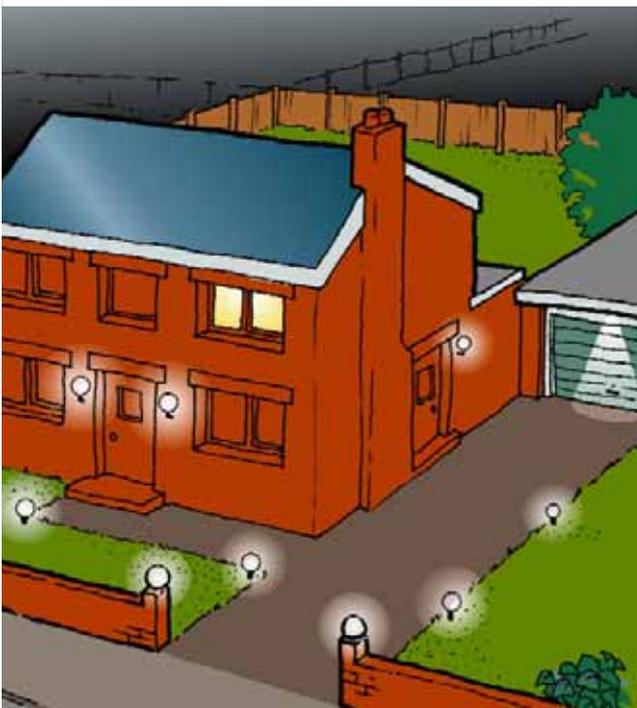
Adequate lighting should be provided to parking areas. Care should be taken to avoid light spillage onto adjacent dwellings and light pollution of the night sky.

Suitable lighting should be provided to all external doors of individual dwellings and to other vulnerable areas such as rear gardens.

Parking areas should be well illuminated.

Key Objective

"To enhance external security for both people and property, through the provision of adequate continuous illumination during the hours of darkness."



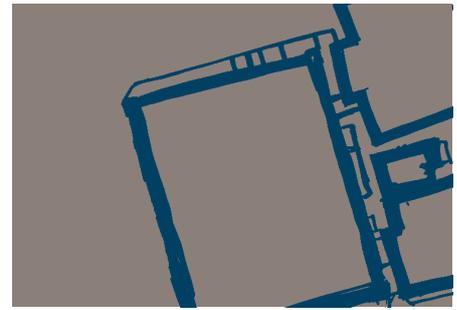
11. Street Lighting

Key Objective

"Adequately illuminate the environment in order to maximise natural surveillance and create a feeling of safety".

Principles

All lighting must comply with BS5489 and other relevant standards. Where conflict with other statutory provisions occurs (e.g. developments within conservation areas), requirements should be discussed with a quality Lighting Engineer.



12. Communal Space and Play Areas

Key Objective

"To provide safe and appropriate public green spaces and play areas."

Principles

Facilities should be overlooked and subject to natural surveillance.

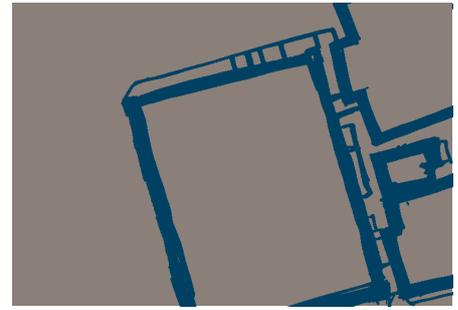
Play areas should be designed with secure boundaries and lockable self-closing gates to entrances.

Play provision for specific age groups should be segregated through the use of effective boundary treatment to limit misuse of facilities by other age groups.

Any area defined for football or other similar group activities, should be located away from housing to minimise disturbance and conflict, whilst still maintaining adequate levels of visibility for security.

The desirability of lighting for such areas should be considered on a site specific basis. The benefits of such lighting must not lead to adverse reactions, i.e. a rise in disturbances, caused by extended use of lighting in the area.





13. Checklist

Consultation

Pre-application discussion with the Police Architectural Liaison Officer.

Residential Developments

Identity

Entrance clearly defined by physical or symbolic barriers.

Natural surveillance maximised at the entrance and other access routes.

End houses, at the entrance or near footpaths, provided with additional windows in the gable end to provide natural surveillance and avoid a faceless, blank elevation.

Landscape

Appropriate planting to protect buildings and enhance perimeter security.

Not to impede natural surveillance or create hiding places.

Trees should not become climbing aids for access into property.

Street furniture and other landscape features to be securely fixed.

Housing Layout

Dwellings provided with defensible space - a semi-private buffer space at the front and a fully private, securable rear area.

Layout does not allow easy access to the rear of dwellings.

Unobstructed views of neighbouring properties to create mutual natural surveillance.

Mix of dwelling sizes.

Footpaths and Access

Footpaths do not run along the rear or side of back gardens.

Footpaths designed to serve the development rather than facilitating casual through movement by non-residents.

Access restricted to as few routes as possible.

New routes should generate high levels of movement.



Routes that are separate from roadways should be avoided.

Footpaths to be wide, clear of hiding places, avoid parking areas, overlooked by dwellings, well lit, complimentary landscape and should follow a direct route.

Avoid alleyways or snickets.

Dwelling Boundaries

Front boundaries should provide a robust, clearly defined separation from public areas. Front dividing boundaries, between neighbours, should be equally clear and robust.

Fencing between front elevations should prevent access to the vulnerable side and the rear - to be a minimum 1.8 metres in height and sited as far forward as possible.

Any gate connected to this fence to be lockable and of matching height.

Rear boundary fencing to be a minimum of 1.8 metres.

Rear gardens backing onto other rear gardens.

Consideration to be given to fencing having additional 300 mm boxed trellis top when adjoining open land or public footpaths.

Rear dividing fencing does not necessarily need to be continuous 1.8 metres.

Privacy screen between units to a height of 1.8 metres and minimum depth of 1 metre.

The design of boundary walls, fall pipes, refuse stores, low flat roofs and balconies should not create a climbing aid or increase fire risk.

Physical Security

Certified to 'Secured by Design' standards.

Windows to be independently certificated to BS7950 'Windows of Enhanced Security' by the BSI, BBA or BM TRADA.

Doors to be independently certificated to PAS 24-1 by BSI, BBA or BM TRADA.

Certificates seen and verified.

Car Parking

Parking in a garage or inside the dwelling curtilage.

If unavoidable, communal parking in small groups, close to and observable by owners.

Consideration to rear boundary treatment may need to be discussed to achieve appropriate surveillance.

Communal parking blocks to be avoided where possible. Well illuminated throughout the hours of darkness.

Gable end windows overlooking parking spaces between dwellings.

Dwelling Lighting

Low energy lighting, operated by photo-electric cell.

Street Lighting and General Principles

Public lighting to comply with BS 5489: Road Lighting.

Communal Space and Play Areas

Well-defined and with a clear purpose, avoiding anonymous and uncared for spaces.

Play areas observed from dwellings.

Play areas to have transparent, robust and clearly defined boundaries and designed so that they can be secured.

Dwelling Identification

Clear naming of street/roads and prominent numbering of premises.

Utilities

Water, electricity and gas meters as far towards the front elevation as possible.

Appendix

West Yorkshire Police, in common with a number of other forces, employs minimum recommended standards

Windows: Independently certificated BS7950 'Windows of Enhanced Security'

Doors: Independently certificated PAS 24-1 'Doors of Enhanced Security'

Internal doors connecting the garage to the dwelling should be certificated to PAS 24-1 'Doors of Enhanced Security'. Such doors should comply with BS 476 (half hour fire resistance and automatic closing)

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Contact Details

Write to: Liz Hardwick
Administration & Information Officer
Leeds City Council
Development Department
Thoresby House, Level 3
2 Rossington Street
LEEDS LS2 8HD

Telephone: 0113 24 78075

Email: ldf@leeds.gov.uk

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