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Date: 17th December 2020

Application: SMD/2020/0649
Location: Allen Street Surgery, Allen Street, Cheadle
Proposal: Proposed extension and internal alterations to increase number of clinical rooms and to reconfigure existing admin areas

The following comments should be considered in the light of the following:

- The National Planning Policy Framework states "Planning policies and decisions should ensure that developments ... create places that are safe ... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience";
- National Planning Practice Guidance which states that "Designing out crime and designing in community safety should be central to the planning and delivery of new development";
- SMDC Core Strategy Policy C1 –"Require development proposals to incorporate high quality locally distinctive design features and layouts that will reduce crime and the fear of crime and support inclusive communities, particularly in terms of accessibility and functionality in line with the Council's Design SPD";
- The statutory obligation placed on local authorities to do all they can to prevent crime and disorder in accordance with Section 17 of the Crime and Disorder Act 1998;
- The 2006 CABE document entitled 'Design and Access Statements: How to Write, Read and Use Them', which states "Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime."

The submission of the above planning application is noted. Notwithstanding any existing security arrangements in relation to the building and wider site, the applicant will need to ensure that the external elements of the extension robustly deter intrusion. To this end the following advice is provided.

The installation of an external doorset and windows which have third party certification by a UKAS accredited test house to a recognised attack-resistant security standard and at an appropriate level of attack-resistance commensurate with perceived risks out of hours is recommended. The applicant's attention is directed to the Secured by Design Commercial Developments 2015 Design Guide where relevant standards can be found. However, the latest iteration of the standards contained with the design guide should be used. These standards classify the resistance to forced entry provided by security products, systems and building materials tested against the tools and time likely to be used by a criminal. The most appropriate security/burglary rating would need to be ascertained through dialogue with the product manufacturers/suppliers. Installing such certified products ensures a tested and proven level of intruder resistance whereas products which have no third party security certification have an unknown and unquantifiable attack-resistance capability.

Laminated glazing certified to BS EN356:2000 (Glass in Building - Security Glazing -Testing and Classification of Resistance Against Manual Attack) at an appropriate Resistance Class (ascertained via consultation with a glazing professional) should be considered for the windows.

The staff entrance will need to be well lit to aid safety when coming and going.

Crime Prevention advice is given freely without the intention of creating a contract, and all comments and recommendations are site specific. Staffordshire Police and the Home Office do not accept any legal responsibility for the advice given.

David Elkington
Crime Prevention Design Advisor