



Your Ref: H18-0463-24

31<sup>st</sup> May 2024

Our Ref: PG//

South Holland District Council  
Council Offices  
Priory Road  
Spalding  
PE11 2XE

## **FULL**

**Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units**

**Bridge Hotel 4 Bridge Road**

**Lincolnshire Police do not have any objections to this application.**

### **Access Control – Apartments**

Communal door sets that serve 4 dwellings or less that are more than two storeys in height should have a visitor door entry system and access control system.

Communal entrance systems that serve 5-10 dwellings should meet the specifications of one of the following standards:

PAS24:2016, or  
PAS24:2022, or  
STS 201 Issue 12:2020, or  
LPS 1175 Issue 7.2.2014 Security Rating 2+, or  
LPS 1175 Issue 8:2018 Security rating A3+, or  
STS 202 Issue 10:2021 Burglary rating 2, or  
LPS 2081 Issue 1.1:2016 Security rating B, or  
STS 222 Issue 1:2021

## **Secure Mail Delivery**

External or through wall mail options should be considered that avoid providing access to the main part of the residential building. An external mailbox should conform to TS009. The letter box should be securely fixed to the external face of the building in accordance with the manufacturers specifications and located in a position that benefits from natural surveillance.

Where a through wall style mailbox or system is installed, it should be designed in such a way to again avoid the necessity physical access to the building and provide a secure area for retrieval of mail or parcels by residents.

## **Cycle Storage (if applicable)**

Internal cycle storage should be accessed via a fire, smoke and security rated door-set and specifically address concerns over the storage of e-bikes.

Cycle storage facilities should be constructed of floor to ceiling dividing walls with no windows set in them, either internal or external units should have access doors fitted with thumb turns, or other system to allow emergency exit and prevent locking people inside the unit.

Cycle parking should comprise bicycle stands, anchor points or other suitable security measures to secure cycles and /or mobility scooters or e-bikes.

The cycle storage facility should benefit from restricted and controlled access for authorised users.

## **Lighting**

Regarding the lighting I would suggest that external lighting be low energy consumption lamps with an efficacy of greater than 40 lumens per circuit watt. The Code for Sustainable Homes requires security lighting to be PIR and for the lamp not to exceed 150w. Secured by Design has not specified this type of security lighting for several years following advice from the institute of Lighting Engineers and police concerning the increase in the fear of crime (particularly amongst the elderly) due to repeated PIR activations. Research has proven that a constant level of illumination is more effective at controlling the night environment. The Code for Sustainable Homes does not penalise specifiers that follow the SBD guidance (constant level of illumination by utilising low energy luminaries) and allows credits to be awarded for 'default case'.

External lighting must be switched using a photo electric cell (dusk to dawn) with a manual override.

**Building Regulations** (October 1<sup>st</sup>, 2015) provides that for the first time all new homes will be included within Approved Document Q: Security – Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

Windows: in respect of ground floor, basement, and other easily accessible locations.

### **External doors**

The Secured by Design requirement for all external door sets is PAS 24:2016 (doors of an enhanced security). **This applies to flat entrance door-sets and as such should meet the same specifications as 'front door'.** The locking hardware shall be operable from both sides of an unlocked door without the use of a key (using a roller latch). If the door set is certified to either PAS 24:2012/2022 or STS 201 Issue4: 2012 then it must be classified as DKT.

### **Climbing Aids**

Where balconies are included, they should be designed to remove any potential to be used as a climbing aid to gain access to any part of the property.

### **Windows**

All ground floor windows and those that are easily accessible from the ground must conform to improved security standard BS7950: 1997 or WCL 4. PAS24:2016 Glazing should include at least one pane of laminated glass to a minimum thickness of 6.8 mm. (WCL 4 is the reference number for BS7950 and is published by Warrington Certification Laboratories).

Window retainers may be applicable on the ground floor windows as well as all other accessible windows.

It is highly recommended that all vulnerable ground floor windows and doors be security-tested to British Standard 7950 and Product Assessment Specification (P.A.S.) 24:2016 respectively (Secured by Design Standards).

### **Parking Provision.**

Car parking should ideally be located within curtilage of the property at the front.

### **Utilities**

To reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. This will negate the need for an official to enter the building to read a meter, which will in turn reduce the opportunity for distraction burglary. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Secured by Design Homes 2024* which can be located on  
[www.securedbydesign.com](http://www.securedbydesign.com)

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely

*John Manuel*

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Designing Out Crime Officers