

Proposed Development

New Build 62 Bed Care Home

at

Central Avenue, Gravesend, DA12 5AW

Crime Prevention Statement

A202043

DOC004 CRIME PREVENTION STATEMENT



Avery Healthcare Group

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Proposed 62 Bed Care

Crime Prevention Statement

To address principles for designing out crime, the following elements have been included in the design and will be included in the future operation of the development:

Access and Movement

- The only vehicular and pedestrian access to the site is from Ascot Road, this is overlooked by the development and the nearby properties.
- Routes around the site are designed to benefit from natural surveillance.
- Proposed hard and soft landscaping define pedestrian routes within the site, enabling safe movement between the access, parking spaces and building entrances.

Principles

- The development is residential only so there is no potential conflict with other users.
- Vehicle parking is grouped in highly visible areas of the site and are overlooked to provide security.
- Habitable rooms are planned to allow maximum access and therefore surveillance to the communal open space, and the semi-private spaces.

Security & Protection

- All doors and windows will be designed and manufactured in accordance with Part Q Building Regulations.
- A security entrance system will be in operation on all entrance doors to the Care Home.

Direct and Indirect Site Surveillance

- Generally, all habitable rooms have sufficient windows that allow for indirect overlooking to the public and private areas surrounding the building to increase natural surveillance.
- Blank walls are generally avoided to public areas.
- Parking and access is generally overlooked from the building entrances and many of the habitable rooms.
- The car park and key walkways will be illuminated with low level bollard lighting at night.
- Proposed landscaping has been carefully planned to prevent the formation of any narrow/closed or dark outdoor spaces.

Access

- All ground floor habitable rooms to the rear of the building have external doors out to the adjacent landscaped gardens to enable residents to have access to their own external spaces and communal external spaces. The rear garden space is secured by fences and can only be accessed by going through the building or secure gates.
- The proposal has secured, private, communal, landscaped gardens to the north, east and west, additional private gardens to the north and a south-west facing car park and private patio area.
- Resident's private and communal garden spaces are secured from the public accesses to the site.
- Boundary treatments are proposed to be site sensitive in visual terms, security and maintenance strategy.
- The landscaping scheme has been designed to differentiate between the public, semi public and private zones

Management & Operation

- The proposal will be staffed 24 hours. Staff will be employed to undertake care, domestic or estate management duties however all will play a role in ensuring the safety and security of the residents and visitors.