

CUSTOM HOUSE, THE TERRACE, GRAVESEND, DA12 2BW

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

This statement provides further information in addition to the drawings, providing details of crime prevention measures according to the five principles and physical security requirements of Crime Prevention through Environmental Design. Having discussed with the Designing Out Crime Team it was confirmed we do not need to apply for the SBD award, but follow the initiative.

PHYSICAL SECURITY

External Doors

All new external doors to individual units will meet PAS 24 standards.

Any existing door that will now be utilised as an individual unit external door will have their locking mechanism assessed and enhanced where necessary, whilst maintaining the balance between keeping the heritage value and necessary upgrades for security.

External Windows

All new external windows will meet PAS 24 standards.

Due to the site being Grade II listed, several of the existing windows are required to be kept. These will undergo extensive refurbishment and will be assessed regarding locking mechanisms. Suitable locking requirements will be proposed for age and type of windows.

SURVEILLANCE

With the site being enclosed, each buildings primary direction in facing out towards the semi-public spaces across the site, allowing for natural surveillance of these areas. The existing walled courtyard is also naturally overlooked by the large window openings across 4no floors of the main apartments.

The semi-public spaces are only accessible through two access control points into the site.

The visitor parking area at the main access point into the site is visible from the road and is constantly in use with this being the main vehicle access point and main pedestrian access point to the plots within the site curtilage.

As per the lighting intent drawing, all access routes will be well lit and provide suitable visibility for circulation through the site.

MOVEMENT CONTROL

The site is enclosed on 3no sides by high masonry walls. The front of the site is where the main house is positioned, creating a site well protected on all boundaries.

Access into the site will be through two access control points, the main house entrance on the street frontage and the pedestrian/vehicle metal access gate further into the site. Each plot will have access control suitable for the location of their dwelling within the site.

MANAGEMENT AND MAINTENANCE

The site will be maintained and managed by a management company, making sure the development is kept in order and cared for.

DEFENSIBLE SPACE

As per the boundary treatments information provided, where required each plot has a clearly defined boundary which includes private amenity space. The wider site has two public courtyard spaces which can be used freely by all residents.