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Application Number:	19/02180/COU
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Application Type:	Planning FULL
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Proposal Description:	Change of use from 17 bed hotel with ancillary facilities and rear car park, to 20 bed HMO on floor 1, 2, and 3.
At:	Kellet Hotel, 87 Thorne Road, Doncaster, DN1 2ES

For:	Mrs Anna Ang
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Third Party Reps:	10 in opposition	Parish:	N/A
		Ward:	Town

Author of Report:	Alicia Murray
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SUMMARY

The proposal seeks permission for the change of use of a 17 bed hotel to form a 20 bed House of Multiple Occupation. Whilst the proposal is considered to be acceptable, lying within Doncaster's allocated residential policy area. Amended plans have been received providing further clarity in respect of the proposed landscaping, rooms sizes, additional kitchen facilities and formalisation of rear car parking area with the addition of landscaping and EV charging points.

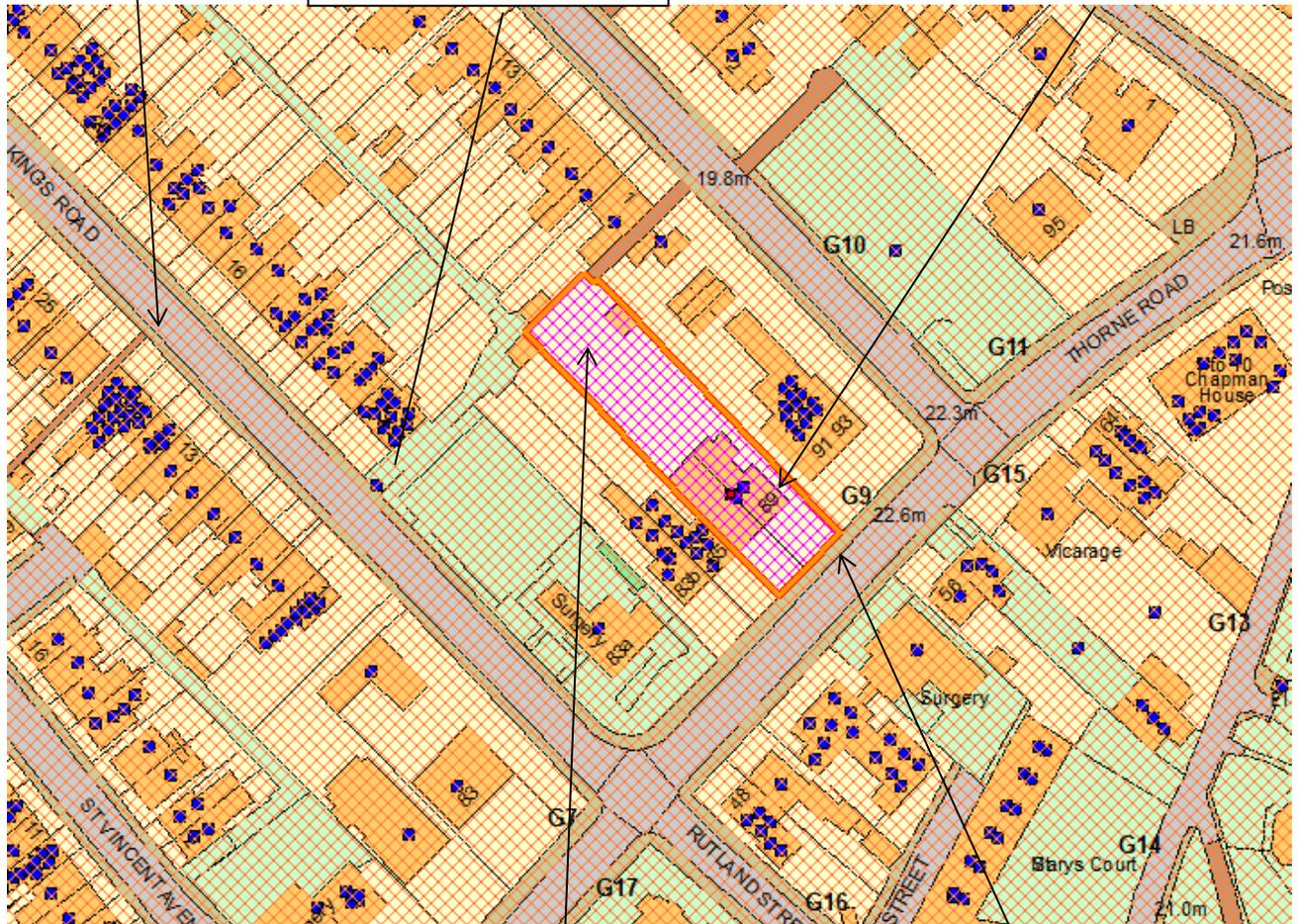
The application is not considered to significantly increase the intensification of the site over the existing lawful use and would not result in harm to the character of the Conservation Area or harm residential amenity. Therefore, this application is recommended to planning committee for approval, subject to conditions.

RECCOMENDATION: GRANT subject to conditions.

Kings Road

Access to Car Park

Application Site



Bus Stop

Car park area

1.0 Reason for Report

- 1.1 This application is being presented to planning committee due to the level of public interest generated in the proposal and a request by Councillor Shaw, who outlined concerns that the development is contrary to the emerging local plan and would have detrimental impact on the area.

2.0 Proposal

- 2.1 Planning permission is sought for the change of use of a 17 bed hotel (C1) to a 20 bed House of Multiple Occupation (Sui Generis) located on Floor 1, 2 and 3.
- 2.2 No external alterations are proposed to the building, the landscaping on site at the front and rear will remain, the parking will be formalised and marked out to create 18 spaces.
- 2.3 Amended plans have been received to improve the parking to meet the Council's standards and to include additional landscaping at the rear and electric vehicle charging points for two of the spaces.

3.0 Site Description

- 3.1 The site lies within the Christ Church Conservation Area. The character of this conservation area derives from the historic brick or stucco terraced villas and the institutional buildings focussed around the Grade 2* Listed Christ Church and its grounds. This part of the conservation area is typified by Victorian/Edwardian terraced villas on the main road. Whilst the buildings on Thorne Road were mainly built as residences, many now have commercial uses. The area also has a mature feel due to the green character created by the gardens, shrubs and trees to the front of properties.
- 3.2 Kellett Hotel (previously The Caribbean) is made up of two town houses (No. 87 and 89) of a terrace of four set behind front gardens. The building is constructed with render and now has concrete slate roof and no.87 has its original bay window but no.89 has had its original bay removed. The car parking area is existing to the rear and accessed from Kings Road.
- 3.3 The site is located close to the Main Town Centre and is located close to a bus stop with numerous bus routes in and out of town.

4.0 Relevant Planning History

- 4.1 No relevant planning history.

5.0 Site Allocation

- 5.1 The site is allocated as Residential Policy Area as defined by Doncaster's Unitary Development Plan. The following policies are applicable:

5.2 National Planning Policy Framework (NPPF) (2019)

- 5.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions and the relevant sections are outlined below:
- 5.4 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 5.5 Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.6 Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.7 Doncaster Core Strategy (CS) (Adopted 2011)

- 5.8 To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 5.9 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Countryside Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

- 5.10 Policy CS14 relates to design and sustainable construction and states that all proposals in Doncaster must be of high quality design that contributes to local distinctiveness, reinforces the character of local landscapes and building traditions, responds positively to existing site features and integrates well with its immediate and surrounding local area.
- 5.11 Policy CS15 states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough's heritage assets, especially those elements which contribute to the distinct identity of the borough.
- 5.12 Policy CS 18 seeks to conserve, protect and enhance Doncaster's air, water and land resources.

5.13 Saved Unitary Development Plan (UDP) Policies (Adopted 1998)

- 5.14 Policy PH11 states that within residential policy areas development for housing will normally be permitted subject to the density and form being appropriate to the character of the area, the effects of the development on the amenities of occupiers of neighbouring properties.
- 5.15 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts a statutory duty on local planning authorities to pay special attention to preserving or enhancing the character or appearance of Conservation Areas. That duty is reflected in Policies PH11 and ENV25, as well as Policy CS15.

5.16 Doncaster Local Plan (Published) (2019)

- 5.17 The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The emerging Local Plan was "Published" for Regulation 19 consultation on 12th August 2019 for 7 weeks, ending on 30 September. The Council is aiming to adopt the Local Plan by the end of 2020. The Local Plan therefore is at a relatively advanced stage of preparation. The document carries limited weight at this stage, although the following emerging policies are applicable:
- 5.18 Policy 10 deals specifically with HMOs and how they will be supported under strict circumstances.
- 5.19 Policy 11 deals specifically with developments in residential policy areas.
- 5.20 Policy 38 deals specifically with proposals directly affecting the setting of or within conservation areas and seeks to safeguard the heritage significance of the conservation area.
- 5.21 Policy 46 deals specifically with residential design standards ensuring that new housing meets the Nationally Described Space Standard minimum.
- 5.22 Policy 43 deals with the need for good urban design.

5.23 Other material planning considerations

- Development Requirements and Guidance Supplementary Planning Document (SPD) (2015)
- National Planning Policy Guidance
- South Yorkshire Residential Design Guide (SYRDG)
- Section 66 and 72 Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 Representations

6.1 This application has been advertised in accordance with The Town and Country Planning (Development Management Procedure (England)) Order 2015 by way of site notice, advertisement in the Doncaster Star and direct neighbour notification letters.

6.2 Ten representations have been received objecting to the application, including the request to call in the application to planning committee by Councillor Shaw.

6.3 The letters of objection outline the following concerns:

- Change in the character of the area (community impact)
- Impact on the conservation area
- Proposed density too high – would be better as self-contained apartments
- Too many HMOs in the area, many of which not fully occupied
- Increased Anti-social behaviour
- Not enough capacity in local services to support any more of these types accommodation, in terms of hospitals etc.
- Bigger than other HMOs in the area
- Issues with parking in the area and residents may park on the street rather than in the allocated parking spaces.
- Increased noise levels within the property impacting on neighbours
- Conservation area under threat from declining standards of housing stock.
- Important front garden is maintained and retained
- Contrary to emerging Local Plan
- Detrimental impact on the area.

6.4 Some of the concerns raised are not material planning considerations and cannot be taken into account when determining the application. The comments raised regarding the type of people who reside in the properties and that they are connected to the crime in the area, impacting on hospitals cannot be taken into account and people parking on the street rather than the designated spaces cannot be taken into consideration.

7.0 Parish Council

7.1 No parish council exists for this area.

8.0 Relevant Consultations

- 8.1 **Highways Development Control** – Requested a site plan which fully outlined the parking spaces, this has been submitted and it has been reviewed by the Highways Officer; the Officer is happy for the provision of 18 spaces for the HMO and is mindful that Thorne Road is within close proximity to the Town Centre location with excellent public transport connections.
- 8.2 **Design and Conservation** – Assurances are sought that there is frontage will not be turned into parking with the loss of the frontage wall which currently adds to the positive appearance of the area and that bin storage is discretely located to the rear. An amended site plan has been submitted which shows that the parking is to the rear along with the bin storage, and confirmation has been given that the front garden and wall will be retained. The Conservation Officer is satisfied with the amended plan and confirmation given and does not object to the application.
- 8.3 **Stronger Communities Manager** – Has outlined that assurances should be made to ensure sufficient parking within the grounds of the property boundary is available to accommodate the number of tenants.
- 8.4 **Environmental Health** – Requested the applicant provide proposed floor plans which show the rooms sizes for each HMO room, additionally the shared cooking facilities needed to be improved to meet the Housing Act standards; this has been supplied via amended plans and reviewed by the officer, who does not offer any objections to the application as the rooms and kitchen facilities meet the Housing Act standards.
- 8.5 **South Yorkshire Architectural Officer** – No objections to the proposal but given the amount of burglaries which have occurred at this address it is necessary for the applicant to put designing out crime features into the conversion.

9.0 Assessment

9.1 The principal issues for consideration under this application are as follows:

- Principle of development;
- The impact on the character of the conservation area;
- The impact on neighbouring properties;
- Whether the proposal would adversely affect highway safety.

9.2 For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

- 9.3 The application site is washed over by residential policy area and as such residential developments are acceptable in principle providing they would not adversely affect the character of the area or detrimentally affect neighbouring properties through for example excessive overshadowing, over dominance or loss of privacy.
- 9.4 In light of the policy designation set out above, the principal of the change of use to form a 20 bed house of multiple occupation is considered to be acceptable. Whilst concerns have been raised by residents that the proposal would change the character of the area, it is considered that the use of the building for residential purposes would maintain the residential character of the area.
- 9.5 The site is located within the Article 4 direction area but this proposal would be out of the scope for this direction as it is for a Sui Generis HMO of 20 rooms not a C4 HMO of no more than 6 residents.
- 9.6 It is noted that Councillor Shaw has called this application in to committee as he believes it is contrary to the emerging local plan, specifically Policy 10, but this is afforded limited weight currently and therefore is not the main policy consideration for this application. The application is assessed mainly under PH11 of the Unitary Development Plan. Furthermore, the proposal would not be contrary to Policy 10 of the emerging Doncaster Local Plan (not adopted) as there are no registered HMOs within a 20 property row on this section of Thorne Road, as most of the properties are either self-contained flats or businesses; this has been clarified by the Licensing (Housing) Team.
- 9.7 Sustainability
- 9.8 The National Planning Policy Framework (NPPF, 2019) sets out at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 9.9 There are three strands to sustainability, social, environmental and economic. Paragraph 10 of the NPPF states that in order that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

SOCIAL SUSTAINABILITY

9.10 Space standards

- 9.11 A number of concerns have been raised by residents in respect of density. This has been carefully considered by the Local Planning Authority and is assessed by space standards.

- 9.12 The National Space Standards only outlines the minimum standards for self-contained properties, this application is for a HMO with shared facilities; so cannot be used as a marker for room sizes. The Housing Act 2004 outlines the legal minimum room size for one person as 6.51 square metres but the Council does not accept any smaller than 10 square metres for one person as confirmed by the First Tier Tribunal Property Chamber as a reasonable standard for combined sleeping and living space.
- 9.13 The proposal seeks permission for 20 single person occupancy rooms with shared facilities; the bedrooms will range from 11.1m² and 20.8m² with kitchen and dining facilities on the ground floor and a smaller kitchen facility on the first floor. The Environmental Health Officer has fully reviewed the plans submitted and has requested amendments to increase the amount of cooking facilities for the whole property, in line with their standards.
- 9.14 In conclusion, the proposal would exceed the minimum space standards set out regionally and nationally and this weighs positively in favour of the application carrying significant weight.
- 9.15 As set out in the site and surrounding section above, the proposal lies approximately 500m from Doncaster Town Centre. The site itself has a bus stop immediately outside the site on Thorne Road which is served by many bus routes; additionally the application includes 18 car parking spaces for the 20 bedrooms. Taking these two factors into account, it is considered that the site lies within a sustainable location close to the town centre and sustainable methods of transport, along with the provision of a substantial amount of parking. This weighs in favour of the application carrying significant weight.

9.16 Impact on Residential Amenity

- 9.17 A number of concerns have been raised by surrounding residents in respect of overshadowing, overlooking, wheelie bin clutter, litter, anti-social behaviour, security concerns and noise. Taking each of these consecutively, the below will seek to address the concerns raised by residents.
- 9.18 The proposal includes no external alterations to the building but it has been outlined that additional planting will be added to the rear raised amenity area and improvements to the rear car park area will be secured via condition. The improvements also include the provision of electric vehicle charging points, which have been confirmed by the agent as shown on the site plan. No new openings are required and the front garden will remain as existing. Given the above, it is not considered that the proposal would give rise to excessive levels of overlooking or loss of privacy.
- 9.19 The proposal includes within it a bin store located at the rear of the property and this would prevent numerous bins from being located at the front of the property to the detriment of the character of the area.

- 9.20 During the course of the application the South Yorkshire Architectural Liaison Officer has been consulted. His role is, on behalf of SY Police, to provide guidance on safeguarding future occupants and has during the course of this application made recommendations in relation to the security of the doors. He has also accessed the Police crime reporting system and Incident recording systems and has confirmed that there have been no recorded reports of anti-social behaviour at the address; the records go back to 2015. However, there has been four burglaries at this address within the past 15 months; this is believed to be by an unsecured front door. Whilst the proposal would change the type of accommodation on site there is no evidence to suggest that this would result in an increase in anti-social behaviour. Furthermore, during the conversion the applicant can insert the secure by design features outlined by the Architectural Liaison Officer within the property, in order to improve the security at this building.
- 9.21 Concerns have been raised that the future use of the site would mean that maintenance of the garden area would be neglected. The government's website offers advice in respect of renting properties to both landlords and tenants and advises that the *How to rent: the checklist for renting in England* be completed by both parties. It includes within it a section detailing that the landlord must maintain the structure and exterior of the property. Furthermore, any loss of boundary treatments at the front would require planning permission given the location within a Conservation Area. It has also been confirmed by the agent that the garden would remain as existing and that the site will have a manager on site to maintain the property inside and out.
- 9.22 Neighbouring properties have raised concerns that the proposed change of use would result in unacceptable noise being generated by the proposal. The conversion of the hotel to the HMO would require approval under the Building Regulations, specifically the development will need to comply with Approved Document E; which ensure sufficient sound proofing is inserted at the property. Furthermore, the existing use of the site as a hotel would not be too dissimilar to the comings and goings and operation of a HMO of this size. Consequently is not considered to result in significant harm to neighbours and would therefore not conflict with Policy CS14 (a) or saved Policy PH11 of Doncaster's UDP.
- 9.23 Taking these matters into account, it is considered that the proposal would not detrimentally affect neighbouring properties through excessive overlooking, loss of privacy, noise or disturbance and this weighs positively in favour of the application carrying moderate weight.
- 9.24 Conclusion on Social Impacts.**
- 9.25 Paragraph 8 of the NPPF (2019) indicates, amongst other things, that the planning system needs to support strong, vibrant and healthy communities, by ensuring well-designed and safe built environments, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

- 9.26 In conclusion the site lies within a sustainable location with access to sustainable methods of transport carrying significant weight. It is considered that the proposal would not adversely affect neighbouring residential properties through excessive overlooking or loss of privacy and this weighs in favour of the application carrying moderate weight.

ENVIRONMENTAL SUSTAINABILITY

9.27 Impact upon heritage assets and the character of the conservation area

- 9.28 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that in the exercise of planning functions special regard is had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 9.29 A number of objections have been raised in respect to the impact of the proposal on the character of the area. During the course of the application, the Conservation Officer has been consulted and commented that the proposed development is located in the Doncaster – Christ Church Conservation Area. The character of this conservation area derives from the historic brick or stucco terraced villas and the institutional buildings focussed around the Grade 2* Listed Christ Church and its grounds. This part of the conservation area is typified by Victorian/Edwardian terraced villas on the main road. Whilst the buildings on Thorne Road were mainly built as residences many now have commercial uses. The area also has a mature feel due to the green character created by the gardens, shrubs and trees to the front of properties.
- 9.30 The Conservation Officer has outlined that whilst there is no objection in principle to the change of use - both in relation to the building or the surrounding conservation area and setting of the Grade 2* listed building) - confirmation should be provided to ensure that the parking and bin storage at the rear are adequate, which has been supplied. Furthermore, confirmation has been given regarding the front garden remaining as existing and an informative will be added for the removal of the Hotel signage.
- 9.31 Given that no external alterations are proposed and the fact the front garden area will remain as existing it is considered that there would be no harm to the character of the area or the Conservation Area. An informative has been added to request the removal of the advertisement on the front elevation, given it would no longer be a hotel. Furthermore, the parking and bin storage is to the rear and is concealed from the wider area; thus not causing any impact. This weighs positively in favour of the application carrying significant weight.

9.32 Impact upon Highway Safety.

9.33 Concerns have been raised by residents that the proposal does not provide sufficient parking. During the course of the application, the Highways Development Control team were consulted and raised no objection to the application following amended plans to clearly show the parking spaces. The application also includes the provision of secure cycle parking within the existing garage on site.

9.34 Importantly the NPPF makes clear at Paragraph 109 that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

9.35 The site lies within a sustainable location close to the town centre, and it is reasonable to suggest a reasonable proportion of tenants would not need access to parking and on this basis the provision of eighteen parking spaces within the site is considered adequate for the use. Even if from time to time a greater proportion of tenants at the property have cars, there need not be a significant increase in highway problems. On this basis the use generally accords with the provisions of policy CS14 (a) of the Core Strategy and based upon the highways assessment of the site, it is considered that the proposal would neither result in an unacceptable impact on the highway network nor cumulatively impact the road network and as such the bar referred to paragraph 109 has not been met. This weighs positively in favour of the application carrying moderate weight.

9.36 Furthermore, the agent has outlined that the applicant is willing to provide the two electric vehicle charging points for the residents. This weighs positively in favour of the application and is given moderate weight.

9.37 Conclusion on Environmental Issues

9.38 Paragraph 8 (c) of the NPPF (2019) indicates, amongst other things, that the planning system needs to contribute to protecting and enhancing the natural built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.39 Taken in the round, the proposal’s design would not adversely affect the character of the conservation area or detrimentally affect highway safety or the surrounding network. This weighs moderately in favour of the application.

ECONOMIC SUSTAINABILITY

9.40 It is anticipated that there would be some short term economic benefit to the development of the site through employment of construction workers and tradesmen connected with the build of the project however this is restricted to a short period of time and therefore carries limited weight in favour of the application. Additionally it has been outlined by the agent that a property manager will reside in the property and maintain it.

9.41 Conclusion on Economy Issues

- 9.42 Paragraph 8 (a) of the NPPF (2019) sets out that in order to be economically sustainable developments should help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- 9.43 The proposal would result in some short term economic benefit in the creation of jobs during the construction phase of the development, and would employ one property manager and as such carries limited weight in favour of the application.

10.0 PLANNING BALANCE & CONCLUSION

- 10.1 In accordance with Paragraph 11 of the NPPF (2019) the proposal is considered in the context of the presumption in favour of sustainable development. Officers have identified no adverse economic, environmental or social harm that would significantly or demonstrably outweigh the benefits identified when considered against the policies in the Framework taken as a whole. The proposal is compliant with the development plan and there are no material considerations which indicate the application should be refused.

11.0 RECOMMENDATION

11.1 GRANT PLANNING PERMISSION subject to conditions:

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
178566 001 amended 25.11.19
Site Plan amended 25.11.19
178556 002 amended 25.11.19
Second Floor Plan received 15.10.19
Design and Access Statement amended 25.11.19
Location Plan received 10.09.19
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. Prior to the occupation of the development hereby approved the parking shown on the site plan (amended 25.11.19) shall be fully implemented and formally marked out in accordance with the approved plans.
REASON
To ensure adequate off street parking is provided, in accordance with CS14 of the Core Strategy.

04. Prior to the occupation of the development hereby approved, the electric vehicle charging points and cycle storage shown on the site plan amended 25.11.19 shall be installed. The installation shall comply with current guidance/advice. The development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development. The development shall be carried out in accordance with the approved details.

REASON

To contribute towards a reduction in emissions in accordance with air quality objectives and providing sustainable travel choice in accordance with policies CS9 and CS18 of the Doncaster Council Core Strategy and the Development Guidance & Requirements SPD.

05. Prior to the occupation of the development hereby approved, the landscaping shown on the site plan amended 25.11.19 shall be implemented in full. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation. Any tree or shrub planted as part of the scheme that is removed or is found to be dying, diseased or seriously damaged within five years of practical completion of the planting works shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and core strategy policy CS16: Valuing our Natural Environment.

INFORMATIVES

01. The existing hotel signage should be removed prior to the occupation of the new use.

02. Informative note for houses in multiple occupation:

Please store bins tidily within the property curtilage and out of view from the street.

Please keep front gardens tidy and well maintained, soft landscaping within front gardens is recommended and boundary walls should be retained where present.

HMO's are frequently advertised with 'ROOM TO LET' posters and boards, which clutter the street. The Council therefore ask these signs are not used and online advertising is used instead. If a vacancy board is necessary only one is permitted and should not exceed 0.5 of a square metre. The board must be removed not later than 14 days after completion of the sale or granting of the tenancy.

The property may need a HMO license. For further information and to apply online please visit <http://www.doncaster.gov.uk/services/housing/houses-in-multiple-occupation-licensing>.

03. Secure By Design

1) The premise as a Hotel suffered four burglaries within the last fifteen months, guest rooms and the reception area being targeted. The latest burglary was committed in October of this year. Entry is believed to have been by the unsecured front door

2) All doorsets allowing direct access into the individual apartments should be certificated to one of the following security standards:

- o PAS 24:2016; or
- o STS 201 Issue 7:2015; or
- o LPS 1175 Issue 7.2:2014 Security Rating 2+ ; or
- o LPS 1175 Issue 8:2018 B3 Security Rating 2+
- o STS 202 Issue 6:2015 Burglary Rating 2; or
- o LPS 2081 Issue 1.1:2016 Security Rating B

3) The front and rear communal doors should demonstrate that they are of a more robust construction and are able to withstand the day to day use in a communal application: They should be installed to one of the following security standards.

- o STS 202 Issue 6:2015 Burglary Rating 2;
- o LPS 1175 Issue 7.2:2014 Security Rating 2+;
- o LPS 1175 Issue 8:2018 B3 Security Rating 2+;
- o LPS 2081 Issue 1.1:2016 Security Rating B;
- o PAS 24:2016, tested to BS EN 1627 Resistance

4) The security of a development can be severely compromised if lightweight framed walls do not offer sufficient resilience to withstand a criminal attack; Lightweight framed walls installed providing a partition between two dwellings, or a dwelling and shared communal space, should meet the requirements below:

- o LPS 1175 Issue 7.2:2014 Security Rating 1; or
- o LPS 1175 Issue 7.2:2014 Security Rating 1; or
- o LPS 1175 Issue 7.2:2014 Security Rating 1; or
- o LPS 1175 Issue 8:2018 A1 Security Rating 1, or
- o STS 202 Issue 7:2016 Burglary Rating 1.

As an alternative, although not originally intended to enhance security, the following 'Robust Details' have shown to offer some resistance to intrusion:

- o E-WT-2 (timber wall construction);
- o E-WS-3 (light steel construction);
- o E-WM-20 (masonry wall construction).

5) A door entry system to allow a visitor system to call an individual dwelling from the communal entrance should be installed. It shall allow a visitor to ring any selected dwelling within the particular system and/or building and hold a two-way simultaneous conversation between the visitor and occupant of the dwelling. It will allow the occupant to see and identify the visitor and their location, and will enable the occupant of the dwelling to remotely operate the electric locking device from their room terminal, thereby unlocking the communal entrance door(s) associated with the action and allowing the visitor access. This should be repeated at any subsequent communal entrance. This should be a video type allowing the resident to speak to and see the visitor before allowing access.

6) A CCTV system designed to cover the front and rear entrances and the car park should be fitted. Whilst CCTV is not a universal solution to security problems, it forms part of an overall security plan. It can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety and provide reassurance for residents and visitors. Even the smallest development will benefit from the installation of a good quality CCTV system, which does not need to be expensive.

7) Communal mail delivery facilities within building entrances serving multiple flats or rooms should be designed to incorporate the following:

- o Located at the primary entrance/exit point of the building within view, within an internal area covered by CCTV or located within a secure access controlled entrance hall, or externally at the front of the building within view of those using the building;
- o Be of robust construction;
- o The individual letter boxes shall have a maximum aperture size of 260mm x 40mm;
- o Have anti-fishing properties;
- o Have fire resistance where considered necessary;
- o Installed in accordance with the manufacturer's specification.

8) It is difficult to provide a definitive requirement for each window type and material, therefore if the existing windows are to be retained during a refurbishment scheme steps should be taken to ensure the security of each window. Some areas for improvement may include:

- o Unless the window is a designated emergency egress route, it should have three points of locking consisting of a key operated locking handle and two surface mounted locks, one fitted to the end of each opener to prevent leverage;
- o The security of existing PVCu and aluminium windows can be improved through the use of hardware that has been shown by test to meet the security requirements of PAS 24:2016 as a component part of a window of the same material;
- o Glazing in existing windows should be upgraded to laminated glass meeting the requirements of BS EN 356:2000 class P1A in the following areas:
 - o any window located within 400mm of a doorset (to ensure the integrity of the locking system);
 - o easily accessible emergency egress windows with non-lockable hardware (a requirement of PAS 24:2016);
 - o easily accessible roof lights with no lockable hardware.

9) 24 hour lighting (switched using a photoelectric cell) to communal parts of the block is recommended. It is acceptable if this is dimmed during hours of low occupation to save energy. This will normally include the communal entrance hall, lobbies, landings, corridors and stairwells and all entrance/exit points. To reduce energy consumption this may be provided by a dimming system which leaves luminaires on at a lower level during quieter period.

- 10) Rear parking courtyards are discouraged for the following reasons:
- o They introduce access to the vulnerable rear elevations of dwellings where the majority of burglary is perpetrated;
 - o In private developments such areas are often left unlit and therefore increase the fear of crime;
 - o Un-gated courtyards provide areas of concealment which can encourage antisocial behaviour.

Where rear parking courtyards are considered absolutely necessary, they must be protected by a gate. Communal parking facilities must be lit to the relevant levels as recommended by BS 5489-1:2013

To assist visibility within the car park, it is recommended that the boundary walls are painted in white coloured masonry paint which will reflect back any light.

Further information on any of the standards mentioned in this report can be found on the Secured By Design website at www.securedbydesign.com

Appendix 1: Site Plan

87-89, Thorne Road, Doncaster, DN1 2ES

PROPOSED PARKING, CYCLE STORE & BIN AREA. (REV 16/11/2019)



Block Plan shows area bounded by: 458201.00, 403590.00, 458291.00, 403680.00 (at a scale of 1:500), OSGridRef: 385824 383. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Appendix 2: Proposed Ground Floor



Appendix 3: Proposed First Floor



<p>Notes</p> <p>1. This drawing is a proposed floor plan and should not be used for construction purposes without the approval of the relevant authorities.</p> <p>2. The client is responsible for ensuring that the proposed floor plan complies with all relevant building regulations and other applicable laws.</p> <p>3. The client is responsible for ensuring that the proposed floor plan complies with all relevant fire safety regulations and other applicable laws.</p> <p>4. The client is responsible for ensuring that the proposed floor plan complies with all relevant accessibility regulations and other applicable laws.</p>											
<p>Revision</p>											
<p>Lambert Smith Hampton</p> <p>Leeds Building Consultancy 9 Bond Court Leeds LS1 2JZ Telephone: 0113 2456393 www.lsh.co.uk</p>											
<p>Client</p> <p>Titan Property Investments</p>											
<p>Project</p> <p>Kalott Hotel conversion to HMO</p>											
<p>Drawing</p> <p>First floor rev a</p>											
<table border="1"> <tr> <td>Drawn</td> <td>Checked</td> </tr> <tr> <td>178856</td> <td>002</td> </tr> <tr> <td>Date</td> <td>Scale</td> </tr> <tr> <td>A381103</td> <td>20/1/19</td> </tr> <tr> <td>JS</td> <td>JK</td> </tr> </table>		Drawn	Checked	178856	002	Date	Scale	A381103	20/1/19	JS	JK
Drawn	Checked										
178856	002										
Date	Scale										
A381103	20/1/19										
JS	JK										

Appendix 4: Proposed Second Floor

640N



620N

Information for the user: This drawing is for the user's use only. It is not to be used for any other purpose without the consent of the author.

Revision

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Project
Kellist Hotel conversion to HMO

Drawing
First floor

For comment

Drawn	Checked
TBC	002