

St. Anne's Court

COMMUNITY SAFETY STRATEGY

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Proposed redevelopment of St. Anne's Court and associated external works situated at All Saints Park, Raheny, Dublin 5.



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1 Introduction

1.1 Planning Policy Context

1.2 Safe and Secure Design

2 The Site

2.1 Site Context

2.2 Site Layout

2.3 Passive Surveillance

2.4 Lighting

2.5 Safety and Security Systems

1 INTRODUCTION

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1.1 PLANNING POLICY CONTEXT

It is an Objective of Dublin City Council (DCC) in the Dublin City Development Plan 2022-2028 that all large scale residential developments be accompanied by a Community Safety Strategy QHSNO12 Community Safety Strategy - that all housing developments over 100 units shall include a community safety strategy for implementation.

Section 15.4.5 Safe and Secure Design of the Development Plan sets out the design considerations that will promote safety and security in new developments and this policy has been followed in the development of the scheme design.

As part of DCC's brief the following guidelines have been following in the development of the design:

Dublin City Council Development Plan 2022-2028

- Community Safety Policy Paper, Department of Justice
- An Garda Síochána Crime Prevention Information Sheet: Crime Prevention Through Environmental Design
- Design for Safety and Security' guidance contained in the DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).
- Design Manual for Urban Roads and Streets- 2019 design version_1.1
- Secured By Design Homes 2023, March 2019 Police Crime Prevention Initiatives, UK
- Employers' Requirements for Detail Design of Quality Housing, Department of Housing, Local Government & Heritage, Sept 2019

1.2 SAFE AND SECURE DESIGN

The relationship between homes and the public realm influences the residents' sense of personal safety and design plays a key role in ensuring that spaces are well designed and have appropriate passive surveillance. These proposals refer to Design for Safety and Security' guidance contained in the DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007)

The redevelopment has been designed to promote safety and security and avoid anti-social behaviour by:

- Maximising passive surveillance of streets, open spaces, play areas and surface parking.
- Avoiding the creation of blank façades, dark or secluded areas or enclosed public areas.
- Eliminating leftover pockets of land with no clear purpose.
- Providing good lighting on the perimeter of the site and within the courtyard, meeting DCC Public Lighting requirements and UD lux levels.
- Providing a clear distinction between private and communal or public open space, including robust boundary treatment.
- Enabling residents to watch over the entrance to their home and front doors are overlooked from other houses or from well-trafficked public areas.
- Ensuring that the layout and design of roads within residential areas encourages appropriate traffic volumes and speeds.
- Providing clear and direct routes through the area for pedestrians and cyclists with safe edge treatment, maintaining clear sight lines at eye level and clear visibility of the route ahead.
- Using materials in public areas which are sufficiently robust to discourage vandalism.
- Avoiding the planting of fast-growing shrubs and trees where they would obscure lighting or pedestrian routes; shrubs should be set back from the edge of paths. Some existing trees will have their crowns raised and thinned as set out in the arborist's report.



CONCEPT VIEW OF SOUTH WESTERN CORNER

2 THE SITE



2 THE SITE

2.1 SITE CONTEXT

The site was developed by Dublin Corporation (Dublin City Council) in the 1970's with five two storey blocks, providing 61 number bedsit type units with walk up access on ground floor and deck access to the upper floor units. The urban structure is weak. The estate is a mature, stable and safe one but some residents will be more vulnerable than others due to their age. So, the design team have focussed on safety issues to create a safe, secure and welcoming environment.

To the North of the site is Cara Hall Community Centre which is the local community centre catering for various local residents' activities and The Raheny Shamrock Athletic Club. To the northeast of the site is a school grounds comprised of three distinct schools 'Naiscoil Ide primary school', 'Scoil Assaim' and 'Scoil Aine'. This school grounds have approximately 359 Pupils. To the west of the site beyond the historical tree lined avenue are two-storey housing units with access routes intersecting the avenue to residents' driveways.

To the south of the site is a laneway, this runs along the back of the existing residential and commercial properties facing onto All Saints Park. The laneway serves as a delivery route for the commercial shops. The commercial & residential units are two story units with pitched roof. Number 4 is a three storey corner residential building in the ownership of Dublin City Council.

To the West, the site immediately overlooks All Saints Park, a 3 acre linear park of mature trees which connects Rectory Park to the north with the 240 acre St. Anne's Park 1min walk to the south. There are two primary access routes, Raheny Village to the northeast and the pocket park, commercial units to the south. Raheny Garda Station is 1min walk to the north of the site.



VIEW OF PATHWAY THROUGH THE CENTRE OF THE SITE

2 THE SITE

2.2 SITE LAYOUT

The redeveloped older persons' court has been designed in line with the DHCLG Design Manual as a robust 4 storey perimeter block created by four blocks with a generously landscaped central courtyard – hard on the outside and soft in the inside, delivering an appropriately scaled suburban block. The central shared communal space provides 2188m² of passive and active recreational amenity space and interface distances of 40-45m across the courtyard and 31-35m to adjacent properties.

Secure fob-controlled gated access is provided at each open corner leading to circulation cores with UD stairs and lifts. A set down area and disabled car parking space is provided at each entrance and the lighting levels of these areas all meet Universal Design standards.

The blocks are subtly splayed to retain as many of the high quality mature trees as possible. This has the bonus effect of improving the sightlines along each block and reduces the appearance of the overall massing.

The retention of existing trees, planting of new ones and lighting the crowns, crown reduction and pruning has all been carefully considered to balance privacy and security, optimise daylighting and minimise glare, minimise and summer overheating and optimise winter sunlight penetration.

The laneway has been straightened and changed to one way access.



CONCEPT VIEW OF SOUTH WESTERN CORNER WITH VISUALLY CONNECTED SECURE BOUNDARY

2.3 PASSIVE SURVEILLANCE

Passive surveillance is achieved in this development through optimising visibility through creation of clear sight lines, effective lighting, creating active edges on the street, elimination of entrapment spots, and the like. The layout of the apartments, open space and housing blocks all contribute to achieving good passive surveillance by;

- Using Territorial Reinforcement. This refers to the clear distinction between public and private space (it is also referred to as Boundary Definition). Clear boundaries between public and private areas are achieved through the use of physical elements such as fences, pavement treatments, signage, art, signs, walkways, landscaping, and lighting.
 - Careful placement of windows and defensive planting in areas.
 - Ground floor apartments shall have separation from the public street through the provision of a small front garden separated by hedging and through a slight change in levels to ensure privacy. The private internal courtyards will have planting to separate the private realm from the courtyards.
 - A high degree of passive supervision is encouraged in the design.
- Own-door apartments and active frontages will all encourage passive security.
The overlooking encouraged will not lead to a reduction in privacy.
- The streets, paths and public spaces will be well overlooked and yet deliver privacy to individual dwellings.



CONCEPT VIEW OF SHARED GARDEN AND AMENITY SPACE

2 THE SITE

2.4 LIGHTING

Lighting is a key factor which defines space and the use of high quality lighting will highlight features such as building entrances. A well-lit area portrays an increased perception of safety. Suitable lighting will be provided to all external doors of individual dwellings and to all other vulnerable areas. The Universal Design Guidelines states:

Lighting around the entrance to the home or the apartment building is important for safety, security and ease of use for everyone. The route from the gate on the street to the entrance of the home should be easily legible with an even, adequate spread of light across the route. Avoid pools of light or dark, reflections or glare.

The design of the lighting will assist community safety by:

- Ensuring all areas will be appropriately lit. Natural light penetration into spaces has been optimised.
- Consistent levels of lighting will be provided and reduce the contrast between light and shadow.
- Lighting will be used to highlight features, obstructions and facilities such as seats, pedestrian crossings, doorways, bollards, pathway intersections.
- Street light illumination coverage will include pedestrian pathways.
- Areas not intended for use at night time will not be lit, restrict lighting to safe routes.
- Lighting will be designed and located to resist vandalism with all lighting maintained to ensure it is in the best possible operating condition.
- Using energy efficient, long-life lamps/fittings/switches will ensure minimal disruption of operation thus minimising dark spaces.

The Communal areas including setting-down points, entrances, pedestrian access routes, steps, ramps and landings will meet the minimum lighting levels (lux) set out by DCC Public Lighting and the Centre for Excellence in Universal Design



CONCEPT VIEW OF A FRONT DOOR ON THE GALLERY OVERLOOKING THE GARDEN

2.5 SAFETY AND SECURITY SYSTEMS

Access control

All gates into the courtyard and lift/stair lobbies will be controlled through a fob accessed electric keep.

CCTV

CCTV will be provided on the site and designed in consultation with the area housing manager.