

A photograph of a wooden door with a glass panel, set in a brick wall. The door has decorative ironwork, including a large handle and a knocker. The glass panel is divided into a grid of six panes. The brick wall is made of red and brown bricks. There is a small white box on the left side of the wall and a black light fixture on the right side.

HAMPSTEAD GARDEN SUBURB TRUST

## SUPPLEMENTARY GUIDANCE FOR SECURING HOMES

HAMPSTEAD - GARDEN - SUBURB - TRUST

In partnership with



**METROPOLITAN  
POLICE**



The principles behind the Hampstead Garden Suburb, both at its foundation and today, are for an open and trusting community in which security measures should be largely unnecessary. It is these principles, and the Scheme of Management which applies them, which ensures that the Suburb is a highly desirable place to live. However its desirability also makes the Suburb a target for criminals. While there are many highly protected and gated communities in north London, the Suburb is not one of them and nor should it be. Nevertheless it must be accepted that some security measures are necessary. The Trust is sympathetic to resident's security requirements and keen to offer advice as to how best to secure houses whilst maintaining the character, principles and visual amenity of the Suburb.

This pamphlet, written in conjunction with the Metropolitan Police, sets out supplementary guidance on security measures which can be implemented on homes in the Suburb. Firstly it is worth highlighting a few statistics, such as the fact that the majority of burglaries are opportunistic, rather than pre-planned crimes, that burglaries do not necessarily happen at night and that homes with no security measures are five times more likely to be burgled than those with simple security measures.<sup>1</sup> As such, relatively simple measures and security-conscious behaviour can go a long way towards securing homes. This guidance will cover the following:

Doors

Gates

Windows

External lighting

Gardens, boundaries and landscaping

Security cameras

Sheds and bike stores

Burglar alarms

The Trust regularly gives consent for a variety of security measures after careful consideration of specific applications from individual residents. The Trust applies Design Guidance to all applications and assesses them on the visual effect that the proposed works will have on the external appearance of the house and on the possible impacts on neighbours. **All changes to the external appearance of a property require an application to and the prior written consent of the Trust.** Each application is considered on its own merits with an ultimate aim of balancing the conservation of the Suburb and the safety of its residents.

<sup>1</sup> See Police UK website (<https://www.police.uk/crime-prevention-advice/burglary/>), the Metropolitan Police website (<https://www.met.police.uk/burglary>) and the government's website (<https://www.gov.uk/government/collections/crime-statistics>) for further statistics, information and advice on securing homes.

## DOORS

The majority of doors in the Suburb are timber and often constitute the signature feature of a house. Original doors should be retained and repaired where possible. In most cases existing doors can be enhanced with security features where desired. When original doors cannot reasonably be retained, an exact replica is usually acceptable.

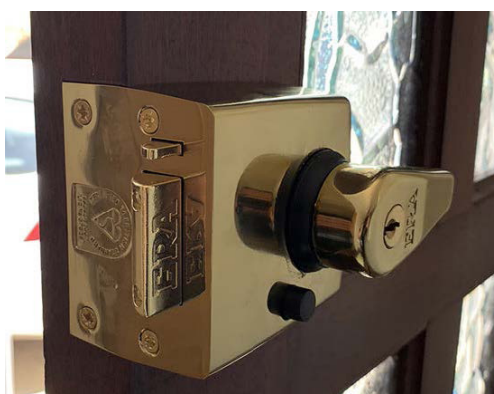


*These fine original doors fit well with their house and are made from sturdy materials. They can be made more secure by adding a variety of internal locks and security features.*

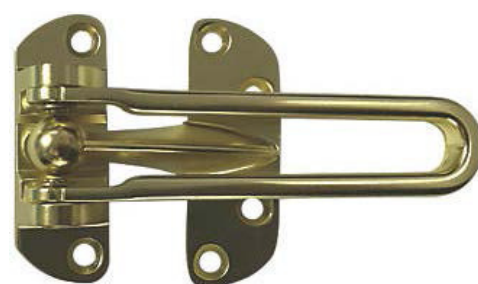
In many burglaries doors and windows are targeted, particularly those at the back of premises that are out of view. The majority of existing doors made from solid timber are secure. Doors which are made up of several panels can be strengthened internally. Glazing can be protected by inserting Perspex sheets. Letter boxes can be secured by fitting an internal guard.



*Five lever British Standard mortice lock*



*Night latch*



*Door guard*

It is worth noting, however, that doors are only as strong as their frame and how well they are fixed in the wall. As such the police recommend that strong and high quality materials are used for new door frames. A solid timber frame is usually sufficiently robust, provided that it is well attached to the fabric of the building and strong hinges are used. New and existing doors can be strengthened using hinge bolts, heavy duty hinges incorporating bolts and “London” or “Birmingham” bars for internal frames.



*A "London" bar and night latch*

In addition to British Standard mortice locks, a variety of additional locks can be installed internally on existing doors without damaging its external appearance.

These include multipoint espagnolette locking systems, sliding bolts, chains, door guards, night latches and key-operated security bolts. Locks to doors should always conform to British Standards 3621 or 8621. On front doors mortice locks should be placed a third of the way up from the bottom of the frame and a night latch a third of the way from the top in order to reduce leverage for a would-be intruder.

A rear door should have a five lever mortice sashlock placed in the centre with rack bolts at top and bottom. Brackets can be placed across existing locks to strengthen their attachment to the door.

Discreet placement of video door bells may be acceptable in some cases.

A trustworthy locksmith can be found through the Master Locksmiths Association (<https://www.locksmiths.co.uk/>).

For further advice on doors please get in touch with the planning team at [planning@hgstrust.org](mailto:planning@hgstrust.org) or 020 8455 1066.

## WINDOWS

Windows are a complex issue. They are a key element in determining the external appearance of a property and, by extension, of the Suburb as a whole, whilst also being one of the more vulnerable points of a building.

New windows permitted in the Suburb are made with either timber or steel frames and fortunately these are both sturdy materials. Care should be taken to ensure new windows are made with a robust frame, are correctly installed and match the existing or original windows in external appearance.

Existing windows and French doors can generally be upgraded. For example multipoint espagnolette locking systems, sash fasteners, sliding bolts, hinge bolts, key-operated security bolts and heavy-duty hinges can often be fitted without detracting from the outward appearance of the window. New windows can also be manufactured with such security features.



*Hinge bolts*



*Sash fastener*



*Heavy duty hinge*

Glazing is the least secure part of the window. For most existing windows, secondary glazing can be fitted internally to improve security. Replacing glazing with laminated glass may be acceptable in some cases where it does not alter the existing appearance of the window. Alternatively it may be acceptable to add clear security film internally to help laminate the glass and hold it together should it be attacked provided the external appearance of the window is unchanged. Tinted glass is not generally acceptable.

External grilles and shutters are not a common feature in the Suburb and are generally not acceptable. Internal grilles may be acceptable in some cases, for example on vulnerable ground floor rear windows. Where acceptable, internal grilles should be dark in colour so as not to distract from the window itself.



*Internal grilles which detract from the external view of the house*

Adding internal security features to windows may require Trust consent where it impacts the external appearance of a property. An application to the Trust must be made when adding or replacing any windows. For further advice on security precautions in relation to windows contact [planning@hgstrust.org](mailto:planning@hgstrust.org).

## GARDENS, BOUNDARIES AND LANDSCAPING

Hedges and greenery are a defining element of the Suburb, greatly contributing to its rural charm. Henrietta Barnett insisted that hedges were to be used to mark boundaries rather than fencing. As such, boarded or solid panelled fences are not normally acceptable on property boundaries. Similarly railings, brick walls or piers are uncharacteristic of much of the Suburb and will not normally be approved. Even low brick walls can visually disrupt a run of hedged boundaries. As a general rule hedges should always be retained.

The police recommend that front hedges should be approximately 1m high. Low hedges allow for better natural surveillance at the front of a property as well as reducing areas of concealment available. In this regard it is worthwhile remembering the security value of being visible and of community awareness.

Boundary hedges may be reinforced by wire trellis fencing. This is particularly effective for securing back gardens and can prevent a would-be intruder entering through the hedge, particularly where hedging may be thin.



*Low hedges in front gardens make for an attractive street and the houses safer by being visible*



*Using panel fencing to mark boundaries is not characteristic of the Suburb, neither is it more secure than planting hedging*

Wire or chain-link fencing should be set back within the hedge so that the hedge can grow around it. Hedges no higher than 1.8m in rear gardens is recommended although this may vary from garden to garden. Planting particularly dense or prickly bushes or hedges, known as defensive planting, is also a simple, but effective deterrent to intruders.

It is also worth considering landscaping work to improve lines of sight in gardens and access routes into a property.

Trimming shrubbery and gardening work does not require an application. However the removal of hedges, trees or other planting

and more comprehensive landscaping work do require an application and Trust consent. Advice may be sought from the Trust's arboriculturalist regarding reduction of hedges and trees.

For further security advice in connection with gardens, boundaries and landscaping please contact the Planning Team on 020 8455 1066 or at [planning@hgstrust.org](mailto:planning@hgstrust.org).

## SHEDS AND STORES

As a general rule every house in the suburb may have one shed or store, usually situated discreetly in the back garden or to the side of the house. A bin or bike store in the front garden may sometimes also be acceptable. Bicycles in particular can be a target for thieves.

Much of the advice on securing doors and windows also applies to sheds and stores. When built of timber, care should be taken to ensure the wood is sturdy and the boards well connected. For new-builds, doors, windows and their frames should be made from solid material and be well-attached to the walls. Existing doors to sheds and stores can be made more secure by installing additional and higher strength locks and hinges, as well as brackets. Police recommend securing sheds and stores with a 'Sold Secure Gold' closed shackle padlock. Ground anchors might be used inside a shed to protect bicycles or motorbikes.

The construction of sheds or stores require an application to the Trust. Please contact [planning@hgstrust.org](mailto:planning@hgstrust.org) for further information.

## GATES

A modest pedestrian gate at the front of a property can be an attractive feature and is generally acceptable. However tall or solid gates onto the public roadway are neither in keeping with the openness and community values of the Suburb, nor especially safe as they make a property less visible, such as the one below left.

Higher gates to side passages, such as the one below right, set back from the front of the house - far enough so as not to disturb the street scene, but not so far as to create a hiding place - are a valuable security feature and are normally acceptable to the Trust. Side gates should be 1.8m high and fitted with a mortice lock where possible.



*This gate obscures the view of the house, making it less secure*



*This gate is an attractive feature, whilst also allowing a clear line of sight from the street*



*A higher gate at the side helps secure the back garden without detracting from the house*

Driveway gates have never been common on the Suburb and are generally uncharacteristic. Traditional timber gates of good design have been approved in some locations and in some areas, such as parts of Winnington Road, larger metal gates are deemed to be characteristic.

Furthermore the effectiveness of such driveway gates in enhancing security is questionable as they can be jumped or climbed over and easily rammed or unlocked. Driveway gates with solid panels are inadvisable as they screen the house from view. As such the Trust does not consider that the security benefit alone of installing driveway gates at a property outweighs the damage they may cause to the streetscape and the character of the Suburb. Consequently it does not generally give consent for them. Adding or changing a gate of any sort requires an application to the Trust.

For further information on gates please contact [planning@hgstrust.org](mailto:planning@hgstrust.org).



*The design of this gate means the house is still visible, and therefore safer, whilst also fitting in with its surroundings*



*This driveway gate screens the house from view, offering would-be intruders greater cover*

## SECURITY CAMERAS

CCTV can help deter crime and criminal behaviour and assist with the identification of offenders and provide reassurance. However it is only useful as part of a broader security strategy. The police recommend that cameras be positioned so that they can obtain clear facial images, but high enough so they are out of reach in order to prevent tampering. Cameras should not usually be located on poles, but fixed to existing structures in discreet locations, in a position that would not require tree pruning. Top corners of elevations, tucked under the eaves of the house is usually a good location for security cameras. The cameras themselves should have minimal visual impact, yet still be visible so as to act as a deterrent.



Cameras need the consent of the Trust and Barnet Council but may be approved if kept small and sited unobtrusively. Cameras with attached floodlights should be avoided. The Trust will be happy to advise on the proposed locations. To enquire about installing CCTV please email [planning@hgstrust.org](mailto:planning@hgstrust.org) with a photograph of your house with the proposed locations of CCTV cameras clearly indicated, along with a catalogue image (or web link) of the proposed cameras. A variety of cameras are available, but modestly sized ones which do not stand out because of their location or colour are preferable.

To find a reputable installer who will supply and fit security cameras to the British Standard, visit the National Security Inspectorate (<https://www.nsi.org.uk>) or the Security Systems and Alarms Inspection Board (<https://ssaib.org/>).



## EXTERNAL LIGHTING

As a general rule external light fittings should be small, unobtrusive, and not overly bright. Bright lighting is not recommended by the police as it can create extremes of light and dark making it easy for criminals to hide in the dark spaces. For this reason large spotlights or floodlights will not generally be approved by the Trust. PIR activated, or motion sensor, lighting is not recommended by either the Trust or the police as the sensor can be triggered by any movement. The repeated and often random illumination of external spaces disturbs neighbours, and can cause residents to be either overly cautious or to ignore the light altogether. Research has proven that low-key 'dusk till dawn' lighting is more effective at controlling the night environment than bright lights controlled by motion-sensors.



*This light fitting does not contrast with its surroundings and is wired internally which minimizes its visual impact*

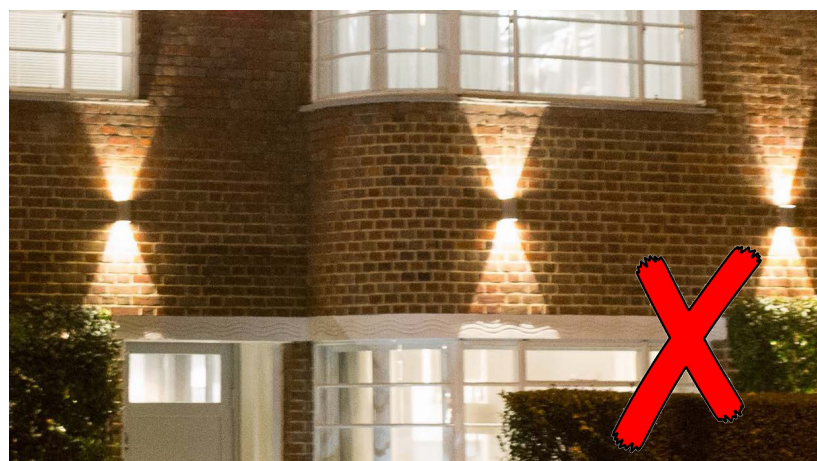


*External wiring and a sensor makes this light visually unattractive and a potential nuisance for neighbours*



*Large floodlights and external wiring are unsightly without bringing significant security benefits*

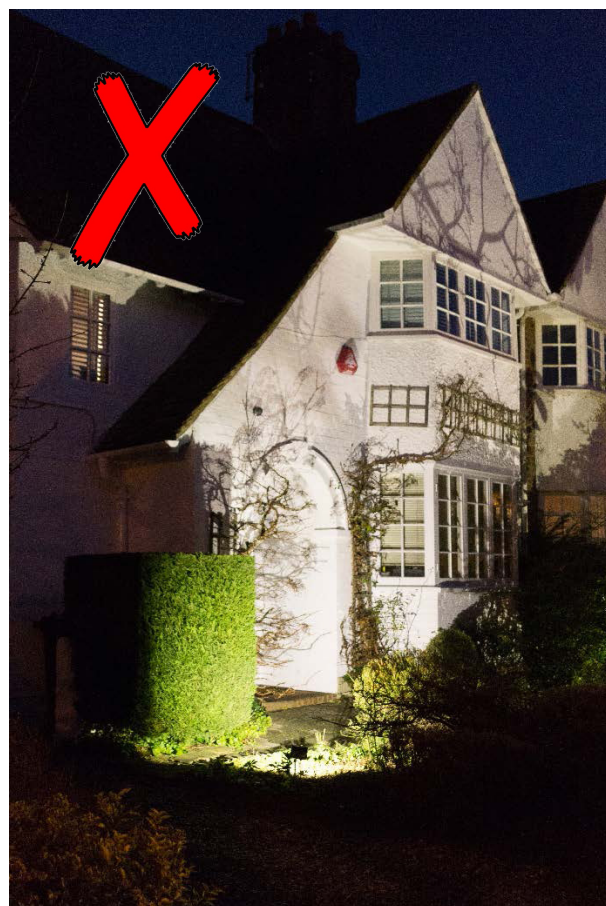
Lighting fixtures should be positioned strategically in unobtrusive locations where they illuminate the entrance points into the property, including side passages and back gardens. Garden lighting should be modest, using the minimum number of fittings and care should be taken not to cast bright light into a neighbouring property. Light fittings should be chosen to blend with the architecture of the house and wiring should be routed internally where possible. In general, lighting should be designed to provide light where needed rather than being purely aesthetic or to draw attention to something. For this reason large numbers of light fittings should normally be avoided and downlights located in eaves should be carefully considered; very bright, cold lighting of a façade can detract from the house and the street as well as disturb neighbours.



*These lights are more decorative than functional and fit poorly with the architecture of the house*



*Uplights embedded in the ground do not properly illuminate the path and are purely aesthetic*



*This light is too bright, leaving unsafe areas of darkness. Such lights can also be a nuisance for neighbours*



*This floodlight lights the side passage, but not the door, which makes the property appear empty*



*The positioning of lights here improves the security of this house by illuminating the entrance*



*Here a large number of very bright downlights in the eaves detracts from the character of the house and the street without offering additional security benefit. They are also a source of light pollution and a potential nuisance for neighbours.*

## BURGLAR ALARMS

Alarms should be fitted where they can be seen but are not visually prominent, or detrimental to an architectural feature. In order to act as a deterrent, burglar alarms will usually need to be positioned on the front and rear of properties, however poorly located alarm boxes can be unsightly. Ideally, alarms should be placed high up in the corner, tucked under the eaves of the house.

Where possible, alarms should not be placed on tile hanging, in the middle of prominent gables, or over decorative brickwork/gables. Wires for burglar alarms should be traced internally, both to prevent unsatisfactory wiring appearing on the outsides of buildings, and to minimise risk of interference from potential intruders. Burglar alarms which flash constantly should be avoided.

Consent from the Trust will need to be sought before installing a burglar alarm on the outside of your property. Please email [planning@hgstrust.org](mailto:planning@hgstrust.org) with a photo of your house with the proposed location of the burglar alarm clearly indicated, as well as a catalogue image (or web link) of the proposed alarm. The Trust will then be happy to advise on the suitability of the proposed location.

A wide variety of alarms are available, from audible-only alarms through to monitored alarms generating a faster police response. Some systems can also be managed via smartphone, tablet or computer. To find a reputable installer who will supply and fit an alarm to the British Standard, visit the National Security Inspectorate (<https://www.nsi.org.uk>) or the Security Systems and Alarms Inspection Board (<https://ssaib.org/>).



*Top: The positioning and colour of this burglar alarm make it a clearly visible deterrent, without detracting from the house*

*Bottom: Placing the burglar alarm so prominently spoils a fine architectural feature of the house*

# ~HAMPSTEAD ~ GARDEN ~ SUBURB ~ TRUST~

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