

6.10 Crime Impact Assessment

Consultation with Designing Out Crime Officer

Following consultation with the Designing Out Crime Officers (DOCO) at the Metropolitan Police Service on **27th June 2024**, we have developed the proposed scheme with reference to the advice provided where possible. Below is a summary of DOCO’s suggested requirements:

- Consider a less divisive and restrictive solution to minimize anti-social behaviour and loitering opportunities at the Birkenhead Street frontage. If gating is seen to be the only viable solution, the gates should be retractable when the church is open.
- A comprehensive access control system consisting of audio and video intercom systems with data logging will be incorporated with aim to monitor public and student access to and from the building.
- All ground floor and easily accessible windows and external doors within the new-build areas are to met the requirements of PAS 24, with their glazing to incorporate one pane of laminate glass or glass tested to BS EN 356:2000 P2A. Same standards to be applied to replacement windows if applicable.
- Internal residential doorsets to achieve the requirements of PAS 24. Internal communal doorsets to achieve the requirements of LPS 1175 Issue 8 B3 (SR2)
- A dedicated caretaker will be on site with a clearly defined student accommodation management strategy in place.
- Lobby areas to be secure with strict access control for staff, residents and parishioners, facilitated by keyless door entry systems and lift fob activation.

- Establish management practices to ban parcel deliveries unless the parcel is received by the person at the location. Provide a post box in the ground floor lobby area security rated to TS009.
- Long stay cycle stores to be kept separate for each user group.
- The proposed cafe to be cashless, with advertisement of not having a safe to minimise the chance of a theft. The street facing student accommodation on the upper floors, together with the ground floor cafe will enhance overlooking at ground floor level which will discourage anti-social and criminal behaviour.
- External lighting design will be considered to ensure that frontages of both Birkenhead Street and Crestfield Street are well-lit, as well as facilitating effective CCTV operation.

A security strategy of the building will be further developed, taking the above comments from DOCO on board, as well as comments raised from our discussions with the Church staff and future end-users.

Key

Student accommodation entrance lobby, accessible by residents, church staff and parishioners (only when the church is open to public)

Student accommodation areas, accessible by residents and registered visitors only

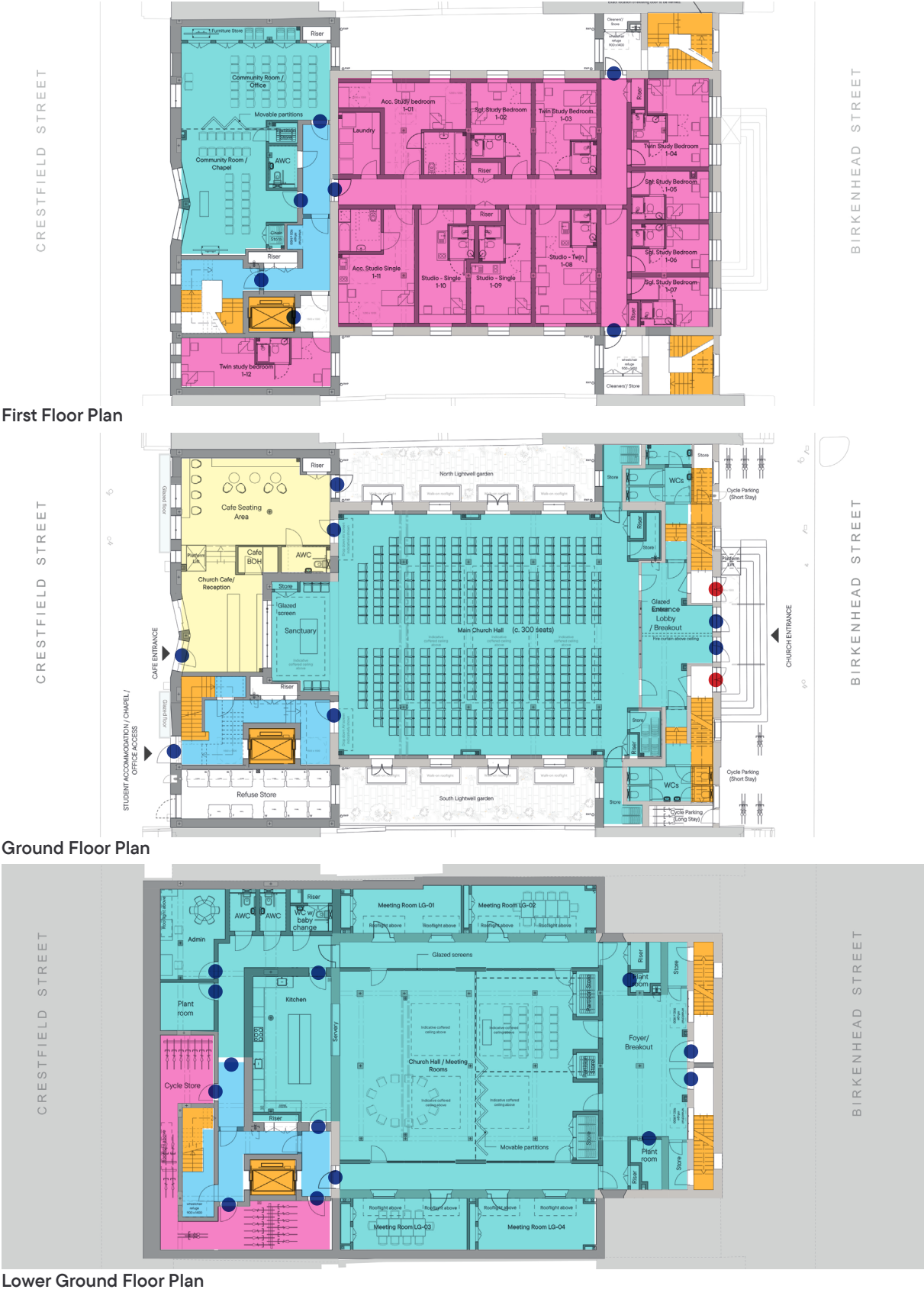
Church areas, accessible by staff and registered community space users only when the church is closed

Cafe areas, accessible to public during cafe opening hours

Lifts and Stairs

Indicative access control points, facilitated by keyless door entry systems, audio visual intercoms and CCTV supervision

Fire escape doors, fitted with escape lock sets operated by panic bars in the event of fire



6.11 Servicing & Refuse Management Strategy

Overview

[Please refer to the Transport Statement for further details]

Delivery and Servicing Strategy

The existing building can be accessed by delivery vehicles from both Birkenhead and Crestfield Street. The existing church hall has a raised internal floor level from the streets, and as there are no lifts available delivery goods would need to be carried up or down stairs to all rooms (except the International Services Room and the Lounge area facing Crestfield Street).

With the new lift included in the proposed scheme, deliveries can take place from Crestfield Street only and benefit from level access.

Refuse Collection

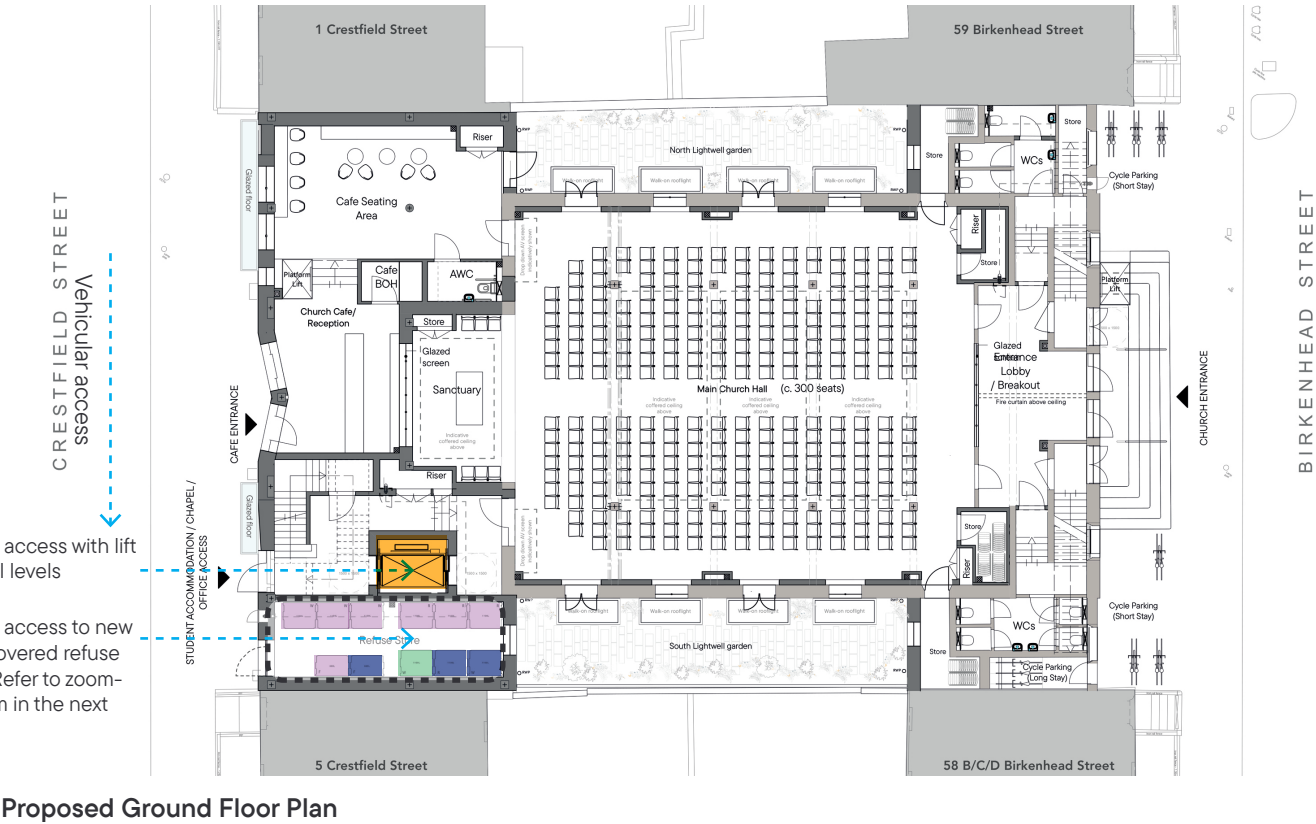
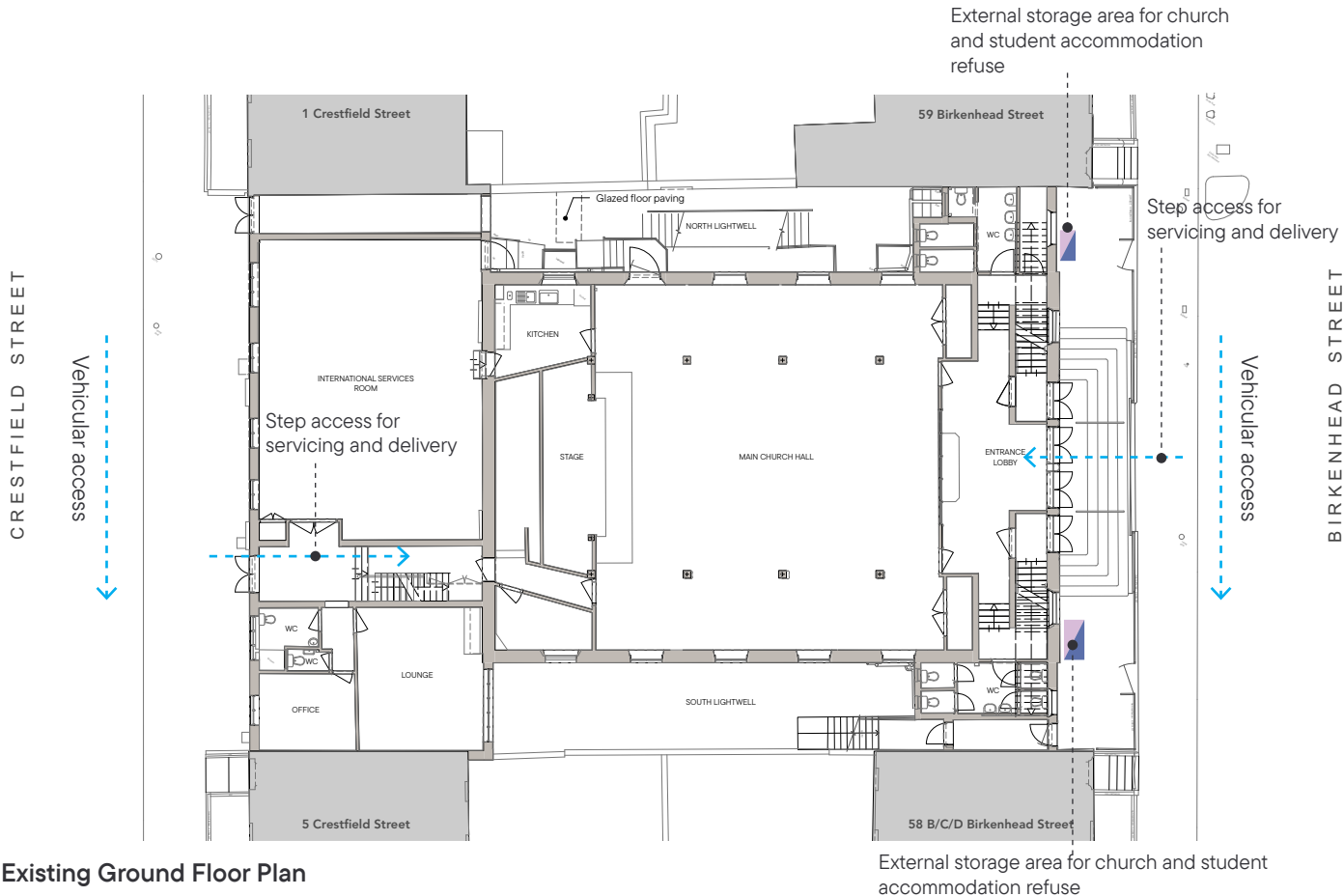
The proposed scheme includes a dedicated communal store for refuse and recycling. It is accessed externally from Crestfield Street via a secure metal gate, and will be installed with drainage gully and external tap for cleaning.

The route to the refuse store is step-free and accessible to all residents including wheelchair users. Taking into consideration that this is a retrofit project, horizontal distances between student room front doors to the refuse store may exceed 30m in limited circumstances, but will not exceed 35m. The refuse store should be less than 10m from the street collection point.

Details of refuse storage provision are included in the following page.

Key

- Access route
- Student Accommodation Refuse Storage
- Church Refuse Storage
- Lifts



6.11 Servicing & Refuse Management Strategy

Student Accommodation Refuse Storage Provision

Camden’s Environment Service Technical Guidance for Recycling and Waste in its Tables 4 & 5 suggests communal collection of residential developments to include a 1100L bin for general waste, a 1100L bin for mixed recycling, and a 240L food waste bin per 10 flats containing on average of 3 bedrooms.

The proposed student accommodation offers 33 rooms which consist of a mix of single and twin bed units. Seeing that each student room is expected to generate a lower volume of waste than a 3 bedroom dwelling, we propose to provide a storage capacity for 30 flats in lieu of 33, i.e. 3 x 1100L Eurobins for general waste, 3 x 1100L Eurobins for mixed recycling, and 1 x 660L Eurobin for food waste.

Church Refuse Storage Provision

The Camden Planning Guidance on Design refers to British Standard BS 5906:2005 - Waste Management in Buildings which in Section 4.7 and Table 01 provides guidance on waste storage requirements in relation to commercial buildings. There is no specific guidance provided by the

above code for religious buildings, however it recommends 5L of waste per m² of floor area for leisure centres which can be a suitable reference. The church hall and multifunctional rooms have a total floor area of approx. 560m² which is expected to produce 2800L of weekly waste. The proposal provides 2 x 1100L and 1 x 660L Eurobins as shown on the diagram on the right.

Church Cafe Refuse Storage Provision

Drawing guidance from BS 5906:2005 Section 4.7 and Table 01, The proposed scheme calculate weekly waste generated by the Crestfield Street entrance cafe with resemblance to a restaurant with 14 covers. As the above guidance recommends 75L of waste per cover, the expected total capacity would be 1050L. The proposal provides 1 x 1100L Eurobin as shown on the diagram on the right.



Proposed refuse store on ground floor

Key

- Access route
- Student Accommodation Refuse Storage
- Church Refuse Storage
- Cafe Refuse Storage
- Lifts

Weekly conversion recycling only			
100% participation	Mixed recycling bin	Food waste bin	Textiles floor area/cage
7+ flats	No. of dwellings x 140L bin Size 1280L / 1100L / 660L 1 x 1280L / 2 x 660L / 1 x 1100L	No. of dwellings x 23L caddy Size 1 x 240L 1 x 240L	7+ 55L sacks+ 7+ 25L sacks+ Area Size 1M ³
10 flats	2 x 1280L/ 2x 1100L / 4 x 660L	1 x 500L/ 2 x 240L	2M ³
20 flats	4 x 1280L/ 4 x 1100L / 8 x 660L	2 x 500L / 4 x 240L	4M ³ / (outdoor reuse storage option)
40 flats			

Table 4 *see table 1 for calculating spatial dimensions for container footprint

Weekly general waste and reuse			
Participation	Refuse	Bulky Waste /Reuse	WEEE (Small / Large Electrical)
7+ flats	No. of dwellings x 120L Size 1280L/ 1100L / 660L 1 x 1280L / 2 x 660L / 1 x 1100L	No. of dwellings x Minimum 3M ³ area 3M ³	7+ 55L sack 1M ³
10 flats	2 x 1280L/ 2x 1100L / 4 x 660L	5M ³	1M ³
20 flats	4 x 1280L/ 4 x 1100L / 8 x 660L	2 x 5M ³ or 10M ³	2M ³
40 flats			4M ³

Table 5 *see table 1 for calculating spatial dimensions for bins

Above: Camden’s Environmental Service Technical Guidance for Recycling and Waste, Tables 4 & 5

7 Landscape