

17.01.2025

David Peres Da Costa
Planning Department
London Borough Camden

Planning ref : 2024/1099/P New Build Landscape Condition

Dear David,

Condition 2024/1099/P – New build Landscape LD response regarding Designing out crime comments.
The Designing out Crime Officer provided the following comments (in blue):

- 1. I do feel that the angular nature of this passage could lead to loitering and potential for ASB which was why I asked for it to be gated overnight during previous consultation with the applicant (I have seen and noted that this is not possible).*
- LD comment - LD confirmed during meetings with the crime prevention officer that the Bedford Passage had to remain open 24/7 and entrances to Cleveland Street and Charlotte Street could not be gated as per the s106 requirements.
- 3. During the day I feel activity will be decent enough with a good level of footfall. It is noted that security will be 24/7 and this should mitigate some issues (but their presence does need to be visible). Will the security take ownership of this space?*
- LD comment - Yes, security will take ownership with a visible presence as they will undertake regular patrols to check doors, windows, walls, facades, vents and landscape areas. Public areas, entrances and vulnerable areas will also be covered by CCTV.
- 5. I recommend that the seating is modular so that if issues do arise the benches can be either removed or relocated to another area of the passage. Consider having arms on the benches as it can prevent skateboarding, persons lying down and taking over the entire bench. Having arms/handles can also make the bench more inclusive for those with mobility issues who require assistance getting seated and standing up.*
- LD comment – The seating area is over looked by ground floor commercial space and tenants will be able to advise security if they see any issues of ASB arise. The areas will also be covered by CCTV. Some seats have been fitted with arm rests as per submitted drawing BPD-HLM-NB-00-DR-L-00218 rev C01 detail L(00)24 shows to provide greater accessibility. Not all seats have been provided with handrails as it was felt this would provide additional opportunity for vandalism or graffiti. The design team is also discussing with the main contractor if additional arm rests can be ordered when placing the order for the seating. Once the public space area is opened to the public security and the building facility management team will hold regular meetings to discuss and assess if additional security requirements can be implemented if anti-social behaviour is taking place. Special attention will be provided to the seating area to mitigate ASB or vandalism.
- 7. Planting in this area needs to be maintained. Trees branches to be no lower than 2.5 metres and any bedding plants no higher than 1.1 metres so as not to obscure sight lines and provide concealment opportunities. It is recommended to use defensive planting to add a layer of protection to potentially vulnerable facades.*
- LD comment – Yes, the landscape area will be fully maintained. Please refer to the landscape management plan file reference BPD-HLM-NB-XX-RP-L-00001 as submitted for this condition. The landscape planting will take several years to mature and sightlines will be clear. As the planting matures the landscape will be maintained to prevent ASB and areas will be kept clear to prevent concealment spaces. As the trees mature low level branches will be removed to prevent climbing and clear routes and access to pedestrians. Clear sightline will be maintained at all times so pedestrians can see what is visible in front and behind.

9. *Uniform lighting will be important so that there are no pockets of darkness. The luminaries should be at height (column lighting is preferred – and can be set so that it is wired ready for a future CCTV camera). Bulkhead could be used but would need to be at height and installed behind anti vandal housing. External lighting should look to achieve BS 5489-1 2020. The lighting also needs to compliment any proposed CCTV system to ensure good colour rendition and facial definition.*
10. LD comment – External lighting is designed to BS 5489-1 2020 as recommended above for the majority of the public space area. These luminaires are mounted at a high level height; there are some areas where additional lighting incorporating bollards and other lighting effects is used nearer to the building and landscape walkway areas. CCTV coverage will cover all of the public space area and building entrances. Light levels have been considered for CCTV usage in the area as well and will be fully tested & operational prior to the Bedford Passage being opened to the public.
11. *Because of the aforementioned angular nature of the passage I would recommend the use of convex mirrors (similar to those seen in subways and the tube network) to allow for vision around corners. Visibility lowers the fear of crime.*
12. LD comment – Once the site nears completion the public space area will be assessed and discussed with the security and building maintenance facility team to address if additional convex mirrors are required and the best location to site them.

Regards

Paul Barnes
For and on behalf of Llewelyn Davies.