

**Designing out Crime Office
TP & NW DOCO Office
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Your ref: **2013/8191/P**

Our ref: NW 352

22nd January 2014

Planning Service
Culture and Environment Directorate
env.devcon@camden.gov.uk
Camden

Dear **Miheer Mehta**

Re 2013/8191/P

9-12 New College Parade
Finchley Road
London
NW3 5EX

Thank you for providing me with the opportunity to comment upon this proposed development. Camden Police have no objections in principle to the development proposals but wish the following points concerning crime reduction principles and future community safety to be considered by your department.

- I welcome the architect's commitment to achieving Secured By Design in their Design and Access statement page 22 and would ask that this be made a formal condition.
- The commercial entrance and residential entrance should be separate. Both should meet LPS 1175 rating 2.
- Access control for the residential flats should be video and audio controlled.
- All standards of door and window security should comply with SBD as per the New Homes guide 2010. Doors BS PAS 24: 2012 or STS 201. Windows BS PAS 24: 2012 or STS 204.
- Utilities such as gas, electricity and post should not afford the opportunity for service workers to enter the building. If they have to be inside then they need to be in an airlock secure part of the building where further access is restricted by controlled doors.
- All ground floor, basement and accessible windows should have one pane of laminate glass to standard BS EN 356 2000 rating P1A as well as meet the PAS 24 standard.
- The maximum recess around the building perimeter should be 600mm.

Further information on the initiative may be found on www.securedbydesign.com. Once a development has been completed; the main opportunity to incorporate crime prevention measures has gone. Careful design needn't cost more if considered from the outset. Please see further notes below which highlight the importance the authorities place around designing out crime.

Yours sincerely,

Rob Thorne
Designing out Crime Officer
Metropolitan Police Service

Notes

Section 17 of the Crime and Disorder Act 1998 places a statutory duty on the Police, Local Authorities and other partner agencies with regards to crime and disorder, which means that the Local Planning Authorities must consider these issues when making planning decisions.

The Department for Communities and Local Government (DCLG) Circular 01/2006 - *Guidance on Changes to the Development Control System* emphasises that 'Planning Policy Statement 1 (PPS1) makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and Access Statements for outline and detailed applications should demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in *Safer Places- the Planning System and Crime Prevention* (ODPM/Home Office, 2004).'

2006 - *Design and Access Statements, How to write, read and use them* recommends early consultation with police to help identify key issues in the local area and measures to help address these. It also advises that 'statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime.'

The police service supports the seven attributes within the Home Office and DCLG planning guidance document *Safer Places - the Planning System and Crime Prevention* (ODPM/Home Office, 2004). Developers must demonstrate that all attributes have been considered within the design of the development regardless of the geographical location within the United Kingdom. The Commission for Architecture and the Built Environment (CABE) best practice guidance uses have been considered within the design of the development regardless of the geographical location within the United Kingdom. Crime and anti-social behaviour are more likely to occur if the seven attributes of sustainable communities are not incorporated.

Safer Places – the Planning System and Crime Prevention states that 'safety and security are essential to successful, sustainable communities. Not only are such places well-designed, attractive environments to live and work in, but they are also places where freedom from crime, and from the fear of crime, improves the quality of life' and that 'designing out crime and designing in community safety should be central to the planning and delivery of new development.' Creating and maintaining a safe environment is extremely important, as people who live, work in or visit the borough have a right to feel safe in their homes and move about without reasonable concern for their safety. It is also important to address the community's 'fear of crime', whether this is a real or a perceived threat, because this affects how people interact in public spaces.

The Government backed Secured by Design (SBD) scheme promotes the principles of designing out crime by encouraging the building industry to adopt crime reduction measures at the earliest stages of scheme development so as to reduce crime, the fear of crime and enhance the quality of the lives of those who work live or play in any given area. SBD is owned and managed by the Association of Chief Police Officers (ACPO) has the support of the Home Office and is delivered and administered by Designing Out Crime Officers (DOCOs).

Whilst we cannot guarantee a crime-free future, research shows that: ‘Secured by Design can reduce burglary and car crime by 50% and criminal damage by 25%. It supports one of the Governments key planning objectives – the creation of secure, quality places where people wish to live and work’ - *www.securedbydesign.com*.

All applications for a Secured by Design Award should be made to the DOCO. Please visit www.securedbydesign.com for further advice and guidance.
