

# Crime Impact Statement

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## 1.0 Introduction

- 1.1 This Crime Impact Statement has been prepared to accompany a planning application for the redevelopment of 1-11A Swain's Lane and 109-110 Highgate West Hill. The planning application proposes the demolition of the existing buildings and replacement with two buildings comprising ground floor retail units (within Use Classes A1 and A3) with residential above.
- 1.2 This Crime Impact Statement details how any potential impacts of crime and anti-social behaviour resulting from the proposed development have been considered, addressed and where appropriate designed out.
- 1.3 The scheme design has had regard to potential impacts of crime and anti-social behaviour both for potential users of the proposed development and for the surrounding community.

## 2.0 Crime and Anti-Social Behaviour Profile for Site

- 2.1 The site falls within the area covered by the Highgate Neighbourhood Policing Team. The Police UK Crime Database for the site and immediately surrounding area sets out that between May 2013 and September 2013 there were 466 incidents of reported crime within the area indicated in Figure 1. The majority (173) are anti-social behaviour incidents, vehicle crime and theft.

Figure 1 Crime Map for Highgate



- 2.2 There are no reported crime incidents on Swain's Lane and Highgate West Hill between May 2013 and September 2013. The nearest reported incidents were in St Anne's Close for anti-social behaviour and theft.

### 3.0 **Proposed Crime Prevention Measures**

#### **External seating areas and hours of operation**

3.1 The scheme proposes areas for external tables and chairs associated with café/restaurant retail unit. No outdoor tables and chair will be fixed to the ground and these will be expected to be stored within the retail unit outside of trading hours. Management of these areas will be the responsibility of the tenant.

3.2 The prospective tenants are currently unknown and hours of trading are not known. The trading hours of any retail A3 unit seeking the sale of alcohol will be controlled under license.

#### **Access to residential areas**

3.3 The scheme has been designed so that there are limited void areas where there is no natural surveillance.

3.4 There are three access points for residents accessing apartments. Apartments within the West Building will be from Highgate West Hill and to the rear from the car park. Access to the East Building is from Swain's Lane. Access will be controlled via a key fob entry system.

#### **Access to car park**

3.5 Access to the car park will be from Highgate West Hill and will be restricted to residents only. The access will be gated and controlled by a key fob entrance system.

#### **CCTV**

3.6 CCTV could be installed to act as a crime deterrent.

#### **Lighting**

3.7 Outdoor lighting is proposed to be attached to the buildings at points around the perimeter.