

Bentley House, 200 Euston Road, London NW1 2DB
Crime Impact Assessment



17th August 2010

Crime Impact Assessment

Preface

This Crime Impact Assessment should be read in conjunction with the Planning Application and its accompanying Design and Access Statement, dated July 2010.

Introduction

This planning application would facilitate a change of use from a non residential 12/5 occupation to a 24/7 sui generis Student Hall of Residence (Hostel). The premises date from 1930 and have been unoccupied for several years due to a lack in demand for such premises. The permitted use is for B8 with some ancillary B1 and the premises are not at all suited to any B8 use on account of its plan form, change of levels and general overall character that was more appropriate to the first half of the last century when it was constructed. This, added to its numerous high level windows, make for a property that is vulnerable to crime and which cannot contribute any real passive surveillance of its neighbours even it were occupied.

The proposal would involve the taking down of rear parts of the building and replacement with new construction, while the frontage would be retained in its entirety for the depth of the first structural bay. There would also be a vertical extension, albeit marginally set back from the rear of the pavement current built plane.

The property would continue to have elevations onto the two public thoroughfares of Stephenson Way and Euston Road, but for the first time the property would be residentially occupied and have windows that permitted occupiers to look out and provide the beneficial passive surveillance that has been absent for so long. The elevations will be continuous and in the same plane avoiding therefore any potential places of concealment.

Secure by Design Overview

All our Halls of Residence are invariably always designed to meet all the core values of Secure by Design good practice. In particular we automatically look to provide SBD standards to Level 2 as advocated by the Code for Sustainable Homes. Security of the premises and the contribution the premises can make to the vicinity receive the highest attention from all our Client's management teams that regulate and administer the premises on a day to day basis.

As such the crime profile of the locality can only be improved by realising this development (i.e. circumstances that facilitate crime can only be lessened). This will come about as a result of the high levels of secure design, the active residential usage and the passive surveillance arising from 24/7 occupation.

The Seven Attributes

“**Safer Places**” – “**The Planning System and Crime Prevention**” identifies seven attributes that are especially relevant to crime reduction, and these are set out below:

- **Access and Movement:** places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
- **Structure:** places that are constructed so that different uses do not cause conflict.
- **Surveillance:** places where all publicly accessible spaces are overlooked.
- **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community.
- **Physical Protection:** places that include necessary, well designed security features.
- **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- **Management and Maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and in the future.

All these qualities are characteristic of the design proposal.

The active energising of a rear entrance to the cycle store of the proposal adds dramatically to the public footfall in Stephenson Way with potentially close on one hundred cyclists regularly coming and going to and from this Stephenson Way frontage. The Stephenson Way streetscape also has qualities of a large scale mews but currently has limited footfall. The proposal will reinforce a presently underutilised thoroughfare making for a better defined route in **Access and Movement** terms.

As a managed Hall of Residence the proposal inherently contributes to complementary **Structure**, while passive **Surveillance** becomes a new and beneficial contribution to the area, particularly onto the overly secluded Stephenson Way. A sense of **Ownership** is facilitated by the medium and long term letting patterns of such halls, while **Physical Protection** is addressed throughout by the use of:

- CCTV at entrances from the highway.
- Secure SBD locking systems throughout.
- Fixed glazing not only at low level but generally throughout preventing unauthorised entry.

Furthermore laminated glass will be to BS EN 356 2000 rating P2A although this requirement does not come into effect until 2011.

In addition, the level of human **Activity** will be on an entirely new and beneficial level *appropriate to the location*, while the **Management and Maintenance** regime is embodied in the contract between the student and the management organisation, *“discouraging crime in the present and the future.”*

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