
CRIME PREVENTION STATEMENT

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We have met with Mr. Terry Cox of the Metropolitan Police to discuss the principals of Secure by Design in relation to this development.

61-62 Lincoln's Inn Fields (including 36-38 Kingsway) and 40-42 Kingsway are currently occupied by Cancer Research UK and are both extremely secure buildings. There is one single entry point, reception is covered by CCTV, doors to back of house from reception are secure and proximity card keys restrict access to general circulation space within the building.

The elevations to 61-62 Lincoln's Inn Fields (including 36-38 Kingsway) on both Kingsway and Lincoln's Inn Fields are flat fronted and do not have architectural features which make the building easy to climb. 40-42 Kingsway has a rusticated Ground and Mezzanine however the large projecting cornice at the head of the mezzanine floor would prevent further scaling of the elevation.

In converting the building to a hotel there will be no fundamental change to the buildings access or street elevations. The hotel will have a single entry point from Lincoln's Inn Fields. Out of hours operation of the entrance door is either from reception staff or by proximity card keys. The reception is manned 24/7 and has CCTV surveillance. Access to all parts of the hotel is card key controlled. An access card key is required to use the lift to any floor above ground level and will control access to all guestrooms within the hotel. Individual guest's keys provide access to the guests' bedroom and the floor on which they are staying.

Access to the basement and lower basement level restaurants will be via the Kingsway entrance and a separate staircase. A separating door will prevent access from this entrance to the lift lobby and the hotel lounge. When required, lift access to the basement levels can be achieved via the central lifts, using an intercom system to call hotel or restaurant reception.

As a business hotel, the pattern of use will add to the natural local surveillance. Business guests arrive at a variety of times, commonly outside of normal rush hour. Staff at the hotel work over a three-shift-day and combined with the pattern of arrival of business guests being spread over the day and night, this will reinforce active self policing of the external areas of the hotel, particularly the courtyard onto 61-62 Lincoln's Inn Fields.

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The courtyard area will be well maintained in conjunction with Club Quarters[™] policies. The other three existent Club Quarter's Hotels in London are good examples of the care that is taken in presenting a neat and well-maintained presence on the street.