

KENTISH TOWN SPORTS CENTRE

COMMUNITY SAFETY PLAN

INTRODUCTION

This plan has been prepared and submitted in accordance with Condition 17 of the Planning Permission, ref: 2007/4426/P, granted on 13/05/2008, in relation to the refurbishment and restoration of the centre to provide 2 swimming pools, learner pool, gym and studio spaces, including internal and external alterations to the building; works of conversion, partial demolition and extensions to provide 10 self-contained flats (3x1-bed, 7x2-bed) and 4x4-bed town houses.

Condition 17 states: 'No part of the development hereby approved shall be occupied until a Community Safety Plan setting out measures for avoiding opportunities for crime arising from the Sports Centre development has been submitted to and approved by the local planning authority. The development shall not be implemented other than in complete accordance with the measures as contained in the Community Safety Plan and such measures shall remain in implementation at all times in association with the development.'

Reason: In order to prevent opportunities for crime and ensure the safety of residents and visitors to the Borough in accordance with policy SD1D of the London Borough of Camden Replacement Unitary Development Plan 2006.

As sought by the condition this plan focuses on addressing potential crime related aspects rather than more general health and safety aspects (which will be covered by other legislation and requirements in the operation of publicly accessible leisure facilities). It has therefore been drawn up with reference to the attributes of safer places set out in Safer Places: The Planning System and Crime Prevention (DCLG 2004).

The information builds upon the details already submitted as part of approved scheme's Design and Access Statement (section 4.08 and Appendix K).

Construction Management and safety aspects have been separately prepared and approved (in relation to the discharge of Condition 16 of the Planning Permission).

DESIGN ASPECTS

As stated in section 4.08 of the Design and Access Statement, it has been the aim to design and create a Sports Centre that will be enjoyable to use, easy to use, and - importantly - safe to use. These considerations have been achieved by various different methods described below in providing a well designed building which users will feel proud of and will want to care for, rather than feel that interiors have been designed to resist or discourage anti-social behaviour.

The final result of this development and refurbishment will be a historic building and a public facility which will become a valued focus to the community and all users. It is set in roads which are well lit by street lighting, and the new main entrance will be carefully lit at night. There will be systems around and within the building which will prevent, deter and monitor any criminal activity or anti-social behaviour, and further details of these systems are included in Appendix 1 (which reflects the information previously submitted).

Access and movement

- The main public access to the Sports Centre is via the entrance doors located on Grafton Road.
- A secondary access for school swimming sessions direct to the pool changing is available from Willes Road. This is locked and controlled from the main reception desk via intercom.
- All external doors are security alarmed.
- All access points to the building are covered by CCTV cameras.
- Access to all facilities, i.e. changing rooms, pools, gyms and studios, is controlled by turnstiles located at the main reception desk in the entrance foyer.
- Externally, there are no hidden alcoves or covered areas for people to congregate unsupervised.

Structure

- Separate changing rooms are provided for male and female at first floor for the fitness gym / studios, and at ground floor for the swimming pools. In addition, 2 no. group changing rooms with shower cubicles are provided for the swimming pools.
- The centre has been designed in order to enable private women only swimming sessions to be held in the Grafton pool.
- Vision panels to doors to changing rooms are obscure glass to provide privacy.
- The glazing providing viewing from the ground floor spectator area into the Grafton pool is 'smart' glass, which turns opaque at the flick of a switch to provide privacy to the Grafton pool when required for specific swimming sessions.

Surveillance

- CCTV has been incorporated into public circulation areas.
- The main reception desk is located immediately upon entry to the centre in the main entrance foyer. From here there is clear visual surveillance of all pre-turnstile areas, i.e. foyer, toilets and café.
- A reception station is provided at first floor at the entrance to the main fitness gym.
- Externally, the streets are well lit and new external lighting is provided at the main entrance.

Physical protection

- Heavy duty lockers are provided to the pool and fitness changing areas. These are also located in public circulation areas to facilitate self-policing and CCTV surveillance, i.e. they are not hidden within changing rooms.
- Access control to non-public areas is provided by use of Salto electronic locks.
- Solid hardwood timber doors with 5 lever mortice deadlock to entrance door and morticed panic bars are provided to escape doors.
- All external doors are security alarmed.

Activity

The new refurbished facility will generate increased numbers of users and therefore more activity and internal movement during hours of operation, giving increased scope for self-policing.

OPERATIONAL AND MANAGEMENT ASPECTS

Ownership

The property is owned by the London Borough of Camden and managed by Greenwich Leisure Limited. GLL manage the contract according to a specification supplied by the Council. The Council conduct monthly monitoring visits and receive a monthly report from GLL highlighting and safety issues. Whilst the responsibility for all aspects of facility safety lie with GLL, the Council have appropriate intervention rights contained within the contract documents.

Management and maintenance

It is the policy of GLL to comply with the terms of the Health and Safety at Work Act 1974, and to provide and maintain a healthy and safe working environment. The overarching document which GLL operates to achieve its policy is 'The Health and Safety at Work Policy Statement and Organisational Safety Arrangements'.

GLL recognises and accepts its responsibility as an employer for providing a safe and healthy work place and working environment for all of its employees and the public who may be affected by its activities. Particular attention will be made to the provision and maintenance of:-

- 1) plant, equipment and systems of work that are safe
- 2) safe arrangements for the use, handling, storage and transportation of articles and substances
- 3) sufficient information, instruction, training and supervision to enable employees to avoid hazards and contribute positively to their own safety and health at work
- 4) a safe environment (as is reasonably practical), safe access and egress.

The General Manager shall be responsible for undertaking, recording and reviewing risk assessments and ensuring that the records of assessments are available for inspection at all times.

General safety information

- 1) GLL arranges for supervisory employees and other full time contracted employees to undertake First Aid at Work qualification.
- 2) Completion of an accident / incident form must be completed for any accident or near miss.
- 3) GLL recognises that customers (from conflict with other customers) and staff may occasionally face aggressive or violent behaviour. GLL deplores this behaviour and will take reasonable steps to reduce this risk to a level that is as low as is reasonably practicable
- 4) GLL will work closely with key partners such as the community police and area fire officer to ensure Kentish Town Sports Centre remains a safe and enjoyable place to visit.

APPENDIX 1

From Design and Access Statement: Appendix K

Access control

Design parameters:

- IEE Wiring Regulations 16th Edition (BS 7671)
- BS8300: Design of buildings and their approaches to meet the need of disabled people
- Code of Practice
- BS4737: Intruder Alarm systems in Buildings
- BSEN50130: Alarm Systems
- BSEN50134: Alarm Systems - Social Alarm Systems
- CIBSE Guides
- Local Authority and other statutory requirements
- NACOSS Code of Practice

System description

The system will comprise:

- Access and video / voice capabilities at the main entrance and turnstiles.
- Access control card reader system to the staff areas.
- Locked fire doors linked to the fire alarm system with unauthorised exit alarm.

Access control to the centre is to be by the single Camden Wellness card swipe operated turnstile or by payment at reception counter. Exiting will be via sensor controlled automatic doors. These will be located so that they can be directly monitored by reception or by CCTV. Unauthorised exit alarms will be fitted to the emergency exit doors.

Security, detection and alarm

Performance objectives: to detect unauthorised entry to, exit from, or movement within the building and activate alarms. The system will be designed to interface with the access control system to provide an integrated site security system.

Design parameters:

- IEE Wiring Regulations 16th Edition (BS 7671)
- BS8300: Design of buildings and their approaches to meet the need of Disabled People
- Code of Practice
- BS4737: Intruder Alarm systems in Buildings
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- CIBSE Guides
- Local Authority and other statutory requirements
- NACOSS Code of Practice

System description

The intruder alarm system providing a sequentially confirmed alarm signal to initiate police response is to be installed within the building. The intruder alarm system will consist of dual technology movement detectors (combined passive infra-red and microwave detectors), magnetic reed door contacts, main control panel, remote key fob reader, internal and external sounders and off site telephone connection to a 24 hour manned alarm receiving centre complying with BS5979:2000.

All detectors that cover the area between the main entrance and the remote keypad shall be designated as the entry / exit route. Dual technology movement detectors are generally wall mounted at high level. Door contacts are to be installed within the door / window frame to minimise visual impact. A panic switch will be located under the reception desk. Internal alarms are to be located in the main reception area on the ground floor. An external alarm is to be located adjacent to the main entrance. The central security control panel will be located behind the reception desk in the main entrance foyer.

CCTV installation

Performance objectives: to provide a visual deterrent and to provide visual surveillance for security monitoring of the sensitive areas within the building and external areas. To provide a permanent record of activity from all cameras in an efficient and manageable form.

Design parameters:

- IEE Wiring Regulations 16th Edition (BS 7671)
- BS EN 50132 part 7
- All other relevant British Standards
- Data Protection Act
- CCTV Data Protection Code Of Practice
- CIBSE Guides
- Local Authority and other statutory requirements
- NACOSS Code of Practice

System description

The CCTV system will be designed in accordance with the appropriate NACOSS Codes of Practice. Fixed internal and external cameras will consist of high definition solid state (DSP) colour cameras:

- internal housing surface mounted
- auto iris lens, (focal length and lens size to be determined on site)

All cameras will be supplied with appropriate lenses and security housings to be as vandal proof as possible. Cameras will be mounted in positions not susceptible to interference, vandalism or accidental damage. Cameras will be located throughout the building to cover the following areas:

- entrance foyer
- reception desk
- basement plant room
- cash office
- external bicycle racks

Other locations determined as design developed??.

Security station equipment

The CCTV system to briefly comprise:

- LCD TFT monitors at the reception desk and Duty Manager's office at ground floor with multiple view and time sequence view facilities of camera images.
- 1 no. hard disk recorder (digital) with hard disk drive storage, variable recording definition, time and date recorded to disk images, video loss detection, intelligent search, by time, date etc, activity detection and internal DVD-RW drive.

The system will be capable of future expansion. Provision of CCTV signs indicating that recording is taking place are to be provided in accordance with the CCTV Data protection code of practice and the Data Protection Act.

Lighting

A sufficient level of internal lighting will be provided at all times to ensure that safety and security in the centre will be maintained.