

35-37 New Oxford Street, 16a/16b + 18 West Central Street And 10-12 Museum Street – Crime Prevention Statement

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The proposed New Oxford Street development has been designed with an appreciation of the design principles defined in the Secured by Design New Homes and Multi Storey Dwellings guidance.

A summary of the good design principles that are part of the integrated approach the design team have taken so far include:

Layout

The proposed site is the redevelopment of part of an urban block. It predominantly consists of buildings which occupy a full building plot, with entrances directly from the street.

The proposal is for a mixed use scheme, with a nightclub at basement level, retail units and commercial office space at ground floor, and office and residential apartments above.

There are no existing routes through the site, and no new routes are proposed. Existing urban block has pavements to all sides, which will be retained.

There are four streets around the site, one of which has good levels of overlooking and ground floor activity. The other three suffer from a lack of overlooking and ground floor activity, which makes them more susceptible to antisocial behaviour.

Museum Street.

There is limited overlooking and ground floor animation. due to the building opposite being empty. There are empty retail units on the existing site, and small bedsits above. The proposed scheme provides retail use at ground, and will provide much needed animation to the street.

West Central Street

To the south, a hotel provides only limited overlooking from a corridor at high level, and no ground floor animation or activity. To the west there is an empty plot and backs of buildings, providing limited overlooking and animation. The existing building has a nightclub and bar entrance, with limited windows and ground floor activity. These uses bring people to the street at night, but there are no other uses which overlook the space either during this period, or at other times of the day.

The proposed scheme provides office uses as well as retail use at ground level, with office and residential uses above. The night club entrance remains on West Central Street, however the proposed scheme will provide other uses overlooking the street.

External Communal Areas

There is only one external communal area in the scheme, which is a courtyard between the office building and the residential to New Oxford Street. It is principally a visual amenity for the office, and access will be through, and controlled by, the office reception. There is no access directly from the street.

Entrance

Each building is provided with its own separate entrance directly from the street, reflecting the traditional building line in this area of London. There are no residential units at ground floor. On New Oxford Street, the residential apartments are located above retail units. On West Central Street the residential units are located above the night club entrance.

Layout and Orientation

The apartments are arranged around the edge of the urban block, with living rooms facing onto the street. The bedrooms are located on both the street, and to the rear, depending upon the site constraints. Each apartment overlooks the street on which is it located, and there are bedrooms located overlooking the office courtyard.

Lighting and planting

The streets are adopted highway, and the lighting is the responsibility of the Local Authority. There are a limited number of street trees located on New Oxford Street, and due to the narrow nature of the existing streets, it is not proposed to plant any additional trees.

Physical Security

It is the intention of the client to obtain Secure by Design Section 2 Part Compliance under the Code for Sustainable Homes as part of the detailed development of the proposals.

Communal Front Doors

There are three residential buildings, two located on New Oxford Street, and one on West Central Street. Each will be provided with its own separate front door, incorporating an access control system and entry phone. These entrances will be provided with automatically controlled lighting. There are no side or back doors. Communal entrance doors will be certified to PAS 24.

Internal Circulation

Each stair or lift core provides access to only four or five apartments, and there are no external walkways. There are only single apartments on each floor, and landings rather than corridors, providing access. These will be well lit. Flat entrance doors will be certified to PAS 24 and will meet all requirements for locking as specified in the design guide.

Communal Area

There is a dedicated office refuse store located on West Central Street, and a dedicated secure cycle store located within the office reception on West Central Street. Each of the three residential entrance halls have a secure refuse store and cycle store.

Post

Post is to be delivered into a secure post box from the outside of the building.