

8.0 Safety & Security - Secured by Design

Note:

Mr Calvin Beckford, the Crime Prevention Design Officer at Kentish Town Police Station was consulted on the previous application and had no adverse comments with respect to the detail required at the planning stage. It was considered that the overall security strategy is appropriate. The re-submission has not been revised significantly to consider this opinion will have changed.

General

The scheme has been designed with the safety and security of users, occupants and passers by in mind. The proposal at this stage takes into account general Secured by Design related issues, whilst detail specification issues will be addressed post planning approval.

The area is a changing one and the increase in the number of people and overall population (living and working) will in general improve the safety for people in the area. It should also be noted that the site is very close to the police station at no.12 Holmes Road.

The activity and presence of the commercial ground floor unit will in itself bring life and provide observation at the street level, thus reducing unwanted loitering. The scheme has been designed in such a way to avoid areas where people could hide. This is achieved through the considered form of the building and will also be dealt with through good external lighting. The main entrance (and all other entrances) have a presence on the street. The main entrance is located on the busier side of the street to maximise visibility. Access into the building will be restricted to keyholding residents and RSL staff and secure 'pigeon hole' style post boxes are proposed for the outside of the building in order to reduce potential trade access.