



Existing Centre Point Link Bridge Condition

AGREED MINUTES OF THE MEETING WITH
 ADAM LINDSAY CRIME PREVENTION
 DESIGN OFFICE ON 26.04.12

PREVIOUS APPLICATION

Dear Adam,

Thank you very much for coming in to the office today to discuss the Centre Point redevelopment. The conversation focused mainly on the safety of the public space.

We note your recommendations:

1. Uniform levels of lighting
2. CCTV
3. Clear site lines , considering blind corners and overhangs. Three potential problem areas were identified.
 - A - the pedestrian route under the bridge link on the East facade of the tower
 - B - the residential entrance to Centre Point House
 - C - the corner of Earnshaw St and New Oxford St where the facade steps back behind a pair of columns
4. Contrasting paving to designate within the public space areas of seating and routes through
5. A preference for no permanent benches
6. Gates at night to secure the public space. We note that you recommended gates to enclose the pedestrian route under the bridge link on the East facade of the tower after hours. We also note that you suggested a gate to shut off the St Giles High Street between the Southern end of Centre Point House and the Consolidated Developments site opposite but agreed that this was unfeasible due to the gap being 12m wide.

We will be submitting a Crime Impact Statement as part of the Design and Access Statement.

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AGREED MINUTES OF THE MEETING WITH
 ADAM LINDSAY CRIME PREVENTION
 DESIGN OFFICE ON 15.03.13

Douglas,

I agree with your notes below.

regards Adam Lindsay

Crime Prevention Design Advisor

Holborn Police Station

We explained the reasons why the previous application of 2012 was refused for planning permission and the changes that have been made to address these reasons. It was agreed that two of the changes would affect the potential impact of crime. These were the removal of the piazza from the application and the development Intrepid Fox site to provide affordable housing.

We note your recommendations:

1.0 Safety at street level

- 1.1 Consider the safety issues regarding the stepping in of the building around the Centre Point House residential entrance.
- 1.2 Consider the safety issues regarding the step in of the facade on the south tip of Earnshaw Street. This is a glazed facade of the new retail unit as part of the development on the Intrepid Fox pub site.

2.0 Affordable Housing residential block security and safety

- 2.1 Windows - Ensure that all opening windows and all windows within communal areas are to BS PAS 24:2012 standards.
- 2.2 Access Control – Provide audio – video access with no trade button
- 2.3 Post – Post to be delivered through the wall or via a secure lobby containing post boxes.
- 2.4 Lighting to BS 5489
- 2.5 Utility meter in a central location
- 2.6 Parti walls between residential units, and residential units and communal area to include a 9mm ply or metal mesh layer.
- 2.7 Lift to be controlled by fob to access only the floor the resident lives on
- 2.8 Doors to the stair core to only be openable from the residential lobby side. So that someone cannot use the stair core to go between different residential levels.
- 2.9 CCTV to be provided to 10C.gov.uk guidelines

3.0 Loading bay security

- 3.1 We explained that the loading bay was secured by two sets of roller shutters. The inner set will be locked when the loading bay is not in use. The loading bay will be permanently manned from a control room for vehicle pedestrian safety and security. The door from the loading bay that leads into the building and the goods lift will be to BS PAS 24:2012 standards.
- 3.2 Refuse collection – we explained that refuse from Centre Point Tower, Centre Point House, the affordable housing and the retail will controlled by the building management team. All refuse will be taken down to the basement and stored in Eurobins. On collection days refuse trucks will enter the loading bay and the refuse will be delivered via the goods lift.

4.0 Car Park security

- 4.1 Access - We explained the residents with car parking spaces will be able to access the basement car park by opening the roller shutter and vehicle lifts using fobs.
- 4.2 CCTV to be provided in basement areas for safety, especially of wheelchair users
- 4.3 Doors that lead from the car park to the Centre Point Tower residential lifts to be fob controlled. The lifts also be fob controlled.

You stated that you had no comments on the previous Crime Impact Statement submitted as part of the previous application.

We will be submitting a new Crime Impact Statement as part of the new Design and Access Statement.

**EMAIL FOLLOWING THE MEETING WITH
ADAM LINDSAY CRIME PREVENTATION
DESIGN OFFICE ON 06.08.14**

From: <Adam.Lindsay@met.pnn.police.uk>
Date: 6 October 2014 15:27:50 BST
To: <tholberton@rickmather.com>
Subject: RE: 2pm Monday the 6th of Oct. Centre Point - Crime Prevention
Comments
Tom,

Further to our meeting of today I have the following notes.

You described the scheme which shows an infill under the bridge of Centre Point and how a public realm would be developed.

There is a column recess by retail entrance. I suggested this should be excluded or a physical barrier should be fitted to prevent this space being abused.

The crime scenarios are Anti-social behaviour (ASB) such as urinating in public, Homeless (sleeping or begging) Drug use, or drug dealers (with the amount of escape routes available).

I suggest maximum territoriality of the space is used to control the ground.

Park benches if fitted should be easily removed. If they are abused by ASB or rough sleeping this cycle of abuse can be broken.

We also discussed lighting, cctv, trees. The cctv should work in all scenarios with uniform level of light, without images being blocked by trees. Careful design considering all times of the year and dark and light should be made.

I also referred you to the Counter Terrorism Security Advisor Dave.lanning@met.police.uk

regards Adam Lindsay

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**RMA NOTES FOLLOWING THE MEETING
WITH ADAM LINDSAY CRIME PREVENTATION
DESIGN OFFICE ON 06.08.14**

Notes from designing out crime meeting@ Ruislip police station with Adam Linsey-6th Oct

Adam Lindsay was updated on structure of applications

Main issue is overlaying the crime scenarios for area onto the design- begging, rough sleeping, drug use and antisocial behaviours (urinating)- will remain or intensify due to numbers exiting station

AL would prefer to see glazing in below bridge across the full width of bridge eg no permeability

AL would prefer to see glazing line moved other side of columns or solutions to prevent rough sleepers around columns.

AL does not like the bite around the column, will be used for drug use or urinating, should control the ground floor area; option to gate off is acceptable and doesn't need to be any different from robustness of walkway through CPH

AL considers that we should discuss glazing spec box with anti terrorist officer: RMA to send email and see if wants update on public realm scheme

AL suggests considering two way working and if changes the measures at corner

Public realm notes:

We discussed lighting : main concern is uniformity and working on CCTV, defer to these requirements and expert consultants on lighting achieving it. I explained flood-lighting may be worse than perimeter illumination.

- CCTV, Camden may have a system, advised check to understand control and monitor of central area, may make sense for developer to plug in, however need ensure data commissioner and monitoring arrangements are adequate.

- Trees- the fewer trees the better. Visibility of retail helps, lifting the crowns may help but test is whether improves visibility to CCTV cameras, RMA should show an improvement from our new scheme. Consider all times - sun, winter, night and day and tree changing all changes light and shade but should be able to see a good image.

- Benches should be removable so can break cycle of anti social drinking by removing seats temporarily.

5.05 SBD CONCERNS: VISIBILITY STUDY - SOUTH WESTERN PILOTI

VISIBILITY OF AREA BEHIND COLUMNS

① Door staff & security will man Centre Point Tower reception 24hrs a day & the entrance on to the thoroughfare will be manned externally by a doorman. 24hr roaming security throughout the site will secure the site and be directed by extensive CCTV coverage.

② Residents will access Centre Point Tower throughout the 24hr cycle ensuring that an additional degree of observation of the area by the column will occur with regularity. Residents will bring a sense of ownership to the thoroughfare and regular interaction with door staff upon entry will occur. This will greatly reduce the suitability of the area for extended periods of rough sleeping.

③ Pedestrian Traffic through the passageway to/ from Crossrail will ensure a high degree of footfall from early morning through to late evening. The area around Tottenham Court road remains busy throughout the night, and Oxford Road's transport links outside of tube operating hours will ensure activity around the square.

As before - New Oxford Street pedestrian traffic will peak during the rush hours but will remain relatively busier to some degree throughout the 24hr cycle.

④ The dimension of 1300 between the column and unit glazing wider than would be typically amenable to anti-social behaviours. Good lighting around the column and light spill from the Retail Unit (both on a landlord managed cycle) will further reduce suitability for anti-social behaviours by making the area a more observable and controllable space.

⑤ Depending on use, activity within the proposed retail unit will ensure observation of the area discussed for differing degrees of the day. There will be a natural incentive for the retail unit tenant to exert influence and imply territorial ownership of the space near the column. A3 use keeps clutter low & provides a visible connection between the Piazza & Oxford Street



