
53 to 55 Chalton Street & 60 Churchway
London
NW1 1HY

Crime Prevention Statement

Secure by Design for commercial developments
Proposed Redevelopment for Hotel Use



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1. Introduction

- 1.1. The proposals include the demolition of the existing Nisa Supermarket occupying the basement and ground floors and 3 number residential flats over on the 1st and second floors. The current building has frontages on both Chalton street and Churchway.

2. Secure by design principles incorporated into the proposed Hotel

2.1. The Development –layout and design

(Planning and external issues)

- 2.2. environment and promote the feeling of safety in the community. The development has incorporated measures in the design to minimise the risk of crime and maximise security, which seeks to reduce the opportunity for crime and fear of crime within the community. Providing a safe place for visitors to stay. Measures incorporated to achieve greater security are summarised below.
- 2.3. The main hotel access is from Chalton Street public realm, access to the entrance lobby straight of the pavement. There is natural surveillance from passers by and nearby commercial and residential buildings. The existing street lighting outside the proposed hotel entrances on Chalton Street and Churchway provides illumination to the street outside daylight hours. Additional external lighting to the entrance(s) and internal illumination will eliminate any potential dark corners.
- 2.4. The Churchway entrance has a stepped approach with a recessed doorway which will have security lighting. Closed circuit television (CCTV) surveillance monitoring by the hotel reception will control the security of this area.
- 2.5. The external materials to the street elevations will improve the appearance of the streetscene. The materials used are durable and have an anti-graffiti coating.
- 2.6. The reception lobby/ entrance foyer will be well lit with closed circuit television (CCTV) surveillance monitoring.

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- 2.7. During daylight hours there will be free access into the main foyer. During evening and nighttime door entry cards will also trigger entry to the foyer. There will also be an intercom system installed to entrances to allow staff to speak to people prior to entering the building by a reception controlled door release system. Staff will be available 24 hour a day to assist disabled access if required.
 - 2.8. Both, street frontages are overlooked by either guest bedroom windows or reception windows on the ground floor, enabling third party surveillance.
 - 2.9. The new secure hotel design will be complimented with a clear management and maintenance programme, a business continuity and resilience plan to ensure a safe and secure working environment.
 - 2.10. The hotel will operate 24 hours a day and as such will provide maximum protection from property crime. The 24 hour operation will also provide the opportunity for passive visual street surveillance at any time.

3. Conclusion

- 3.1. The proposed security measures, physical security standards and design of the building will reduce the appeal of the building and immediate surroundings for criminal activity and help provide a secured environment. The proposals will provide a practical level of security, which will not adversely effect the efficiency of the business.