

156-164 Gray's Inn Road / Panther House

Summary: Public Realm Security Features & Design Elements



**ALLFORD
HALL
MONAGHAN
MORRIS**

Security Features & Design Elements

Overview

Aspiration for the Yard

To achieve our aspirations 1 & 2; 'Connection' and 'Place', we propose an extension of Brain Yard through the site, with a courtyard that is accessible to the public. It allows pedestrians to walk from Gray's Inn Road to Mount Pleasant and vice versa.

The yard and courtyard is an integral part of the scheme and knits the three buildings together with a space that can be experienced by the whole community: tenants, staff, local residents and neighbours can intermingle at pausing places off the newly extended yard.

There is an existing route which pedestrians take from Exmouth Market to Lamb's Conduit street, via Elm St that is not far from our site. We hope that this proposed new public space may become an alternative thoroughfare and eventually a destination in its own right.

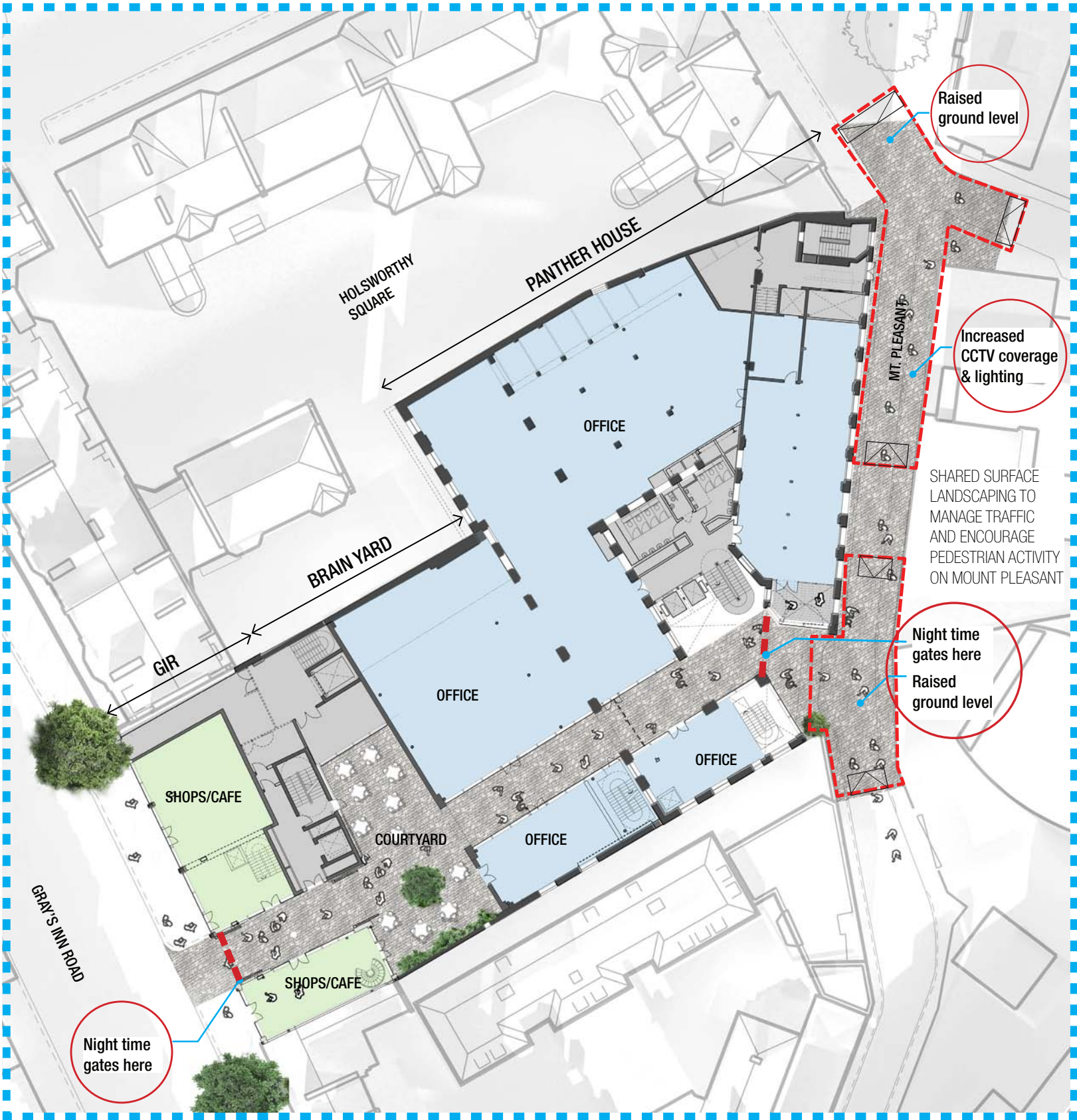
The yard site is extended through potential road/highways improvements to Mount Pleasant, benefiting our neighbours notably Mullen Tower and Christopher Hatton school.

Public safety

Public safety in the courtyard is of paramount importance to its success. We have met with the **Holborn and Covent Garden Safer Neighbourhood Team** on site where they have given advice on the following items:

- Historically Mount Pleasant has suffered crime and anti-social behaviour, but this has decreased with the redevelopment of the adjacent 'Studios'. Our proposal therefore appears to be beneficial overall to the area through increased 'natural surveillance' from the residents and those who will be working here.
- There is CCTV coverage near the 'Studios' but not serving the remainder of Mount Pleasant. We propose CCTV additional coverage along Mount Pleasant up to Laystall Street, with improved lighting.
- A 24 hour concierge is not vital but is expected to be provided.
- Gates at each end of the new route connecting Gray's Inn Road and Mount Pleasant would assist in deterring anti-social behaviour and rough sleepers. These could be shut late in the evening and re-opened early in the morning. Residents of the building would need 24 hr access through the gates to reach their homes and key fobs.

These and other items will be implemented into the design as technical details evolve.



Ground Floor & Public Realm Plan
Excerpt from **Design & Access Statement** - 3.5 Public Realm

Security Features & Design Elements

Public Realm - Sequence of Spaces & Measures

In addition to meeting notes, we have consulted **Camden's Planning Guidance on 'Designing Safer Environments'**. The following pages show a sequence of existing and proposed images of the scheme's public realm, and provide more detailed information on the outlined measures.

A. View from Gray's Inn Road

Camden Planning Guidance (July 2015) excerpts - Chapter 9

- 01. "Good design, lighting, the use of CCTV where appropriate and public accessibility can reduce the opportunity for crime and anti-social behaviour."
- 02. "In all cases we will consider time limiting permissions for gating, thereby allowing flexibility should any incidents of crime and anti-social behaviour decrease."
- 03. "Good urban design principles, including active frontages to buildings and interesting and innovative design treatments that can reduce the need for physical barriers."
- 04. "Recesses, including recessed doorways, can provide the opportunity for anti-social behaviour and can have an impact on crime and the perception of crime."

Design Measures

- The entrance to the yard is currently private, vehicles are always parked in the yard.
- 01. We propose a well and uniformly lit public pedestrian entrance through an undercroft. The use of CCTV, monitored by the development's concierge, will be key for the functioning of this route.
 - 02. A gate shuts in the evening to avoid anti-social behaviour.
 - 03. Retail/cafe shop fronts on Gray's Inn Road are re-invigorated, and new in the case of 156 Gray's Inn Road.
 - 04. These active frontages will be in line with the boundary of the building, allowing for no recesses.

A

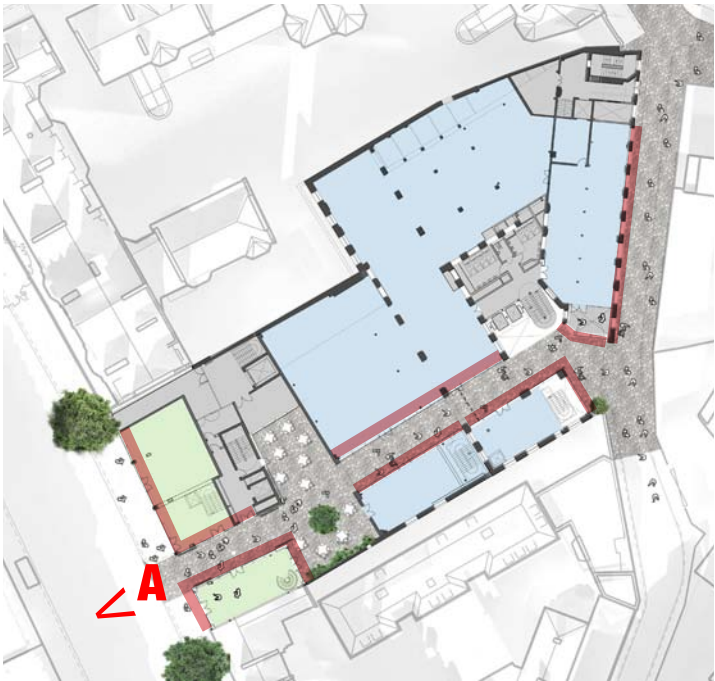


View from Gray's Inn Road - Existing



View from Gray's Inn Road - Proposed

Line of active shop frontage



Key Plan

Security Features & Design Elements

Public Realm - Sequence of Spaces & Measures

B. View in the yard

CPG (July 2015) excerpts - Chapter 9

- 01. "We will seek to encourage good quality lighting provision in all developments to use metal halide lamps or the equivalent and high quality refractors where appropriate to maximise the perception of colour and increase the controllability of where light falls. This will encourage uniformity of light provision."
- 02. "Mounting of lighting should be considered to ensure that it is resistant to vandalism and does not act as a climbing aid."
- 03. "Good urban design principles, including active frontages to buildings and interesting and innovative design treatments that can reduce the need for physical barriers."
- 04. "Where landscaping is created it can be important to consider sightlines as the landscaping matures. There may be a requirement for a maintenance agreement to ensure that planting as it matures does not impact on sightlines or CCTV coverage."

Design Measures

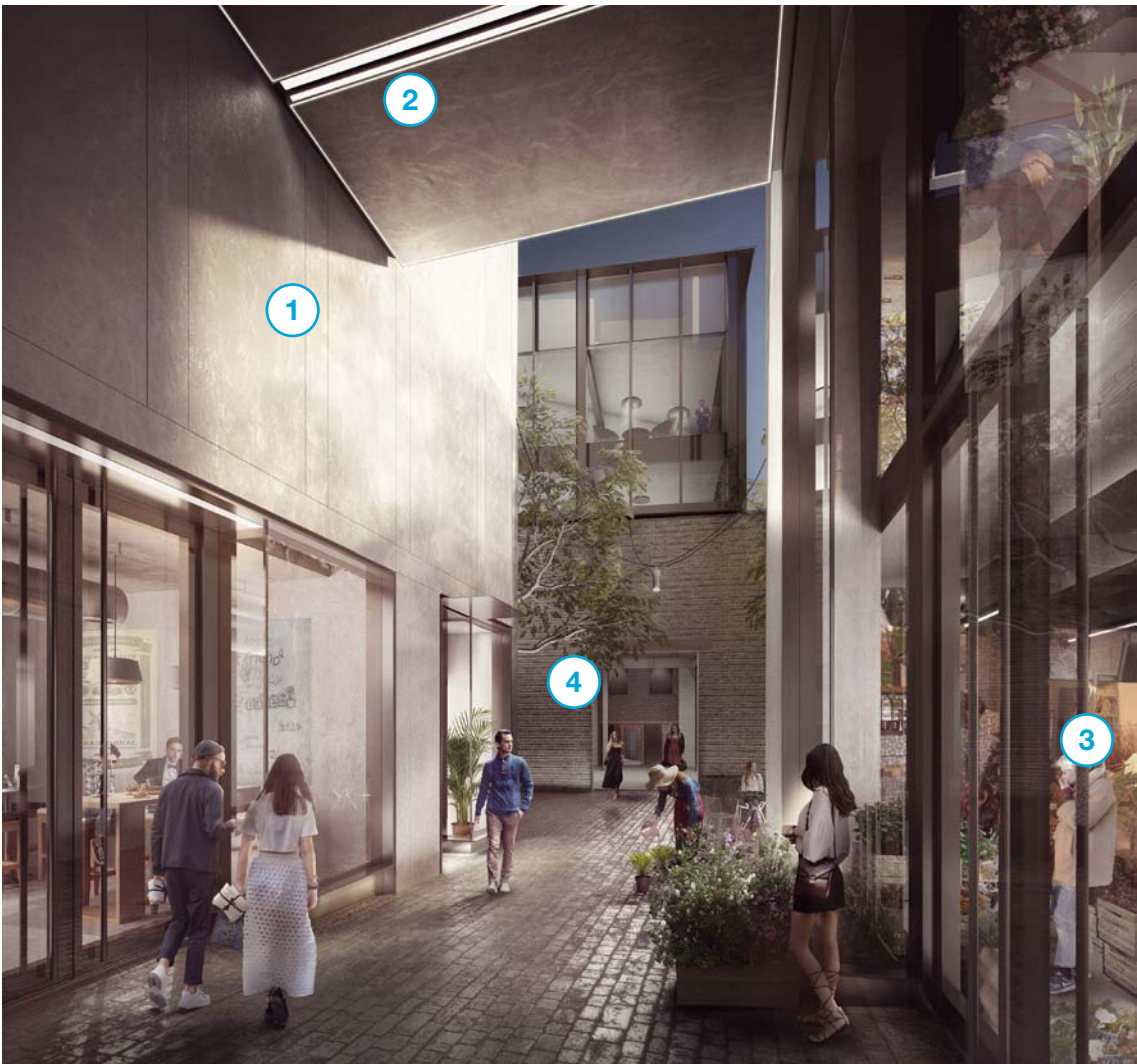
Currently in a delapidated state. Windows are boarded up on the left.

- 01. Space is uniformly well-lit into the night for safety. It leads into the courtyard. A lighting design consultant will be appointed to work with the team to ensure safety is paramount, whilst avoiding light-spill. Metal halide lamps, or equivalent, will be used where possible.
- 02. The lighting will be integrated into the architecture as much as possible, to avoid free-standing objects.
- 03. We propose retail/cafes that provide active frontages on both sides of the yard.
- 04. The thoroughfare will be kept clear of objects that could obstruct sightlines into the courtyard.

B

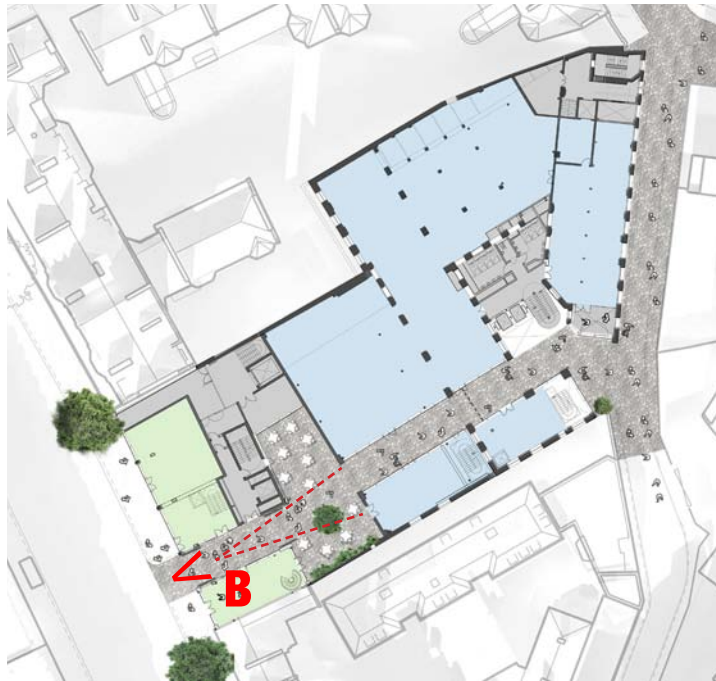


View in the yard - Existing



View in the yard - Proposed

----- Unobstructed sightline



Key Plan

Security Features & Design Elements

Public Realm - Sequence of Spaces & Measures

C. Brain Yard courtyard

CPG (July 2015) excerpts - Chapter 9

- 01. “Where landscaping is created it can be important to consider sightlines as the landscaping matures. There may be a requirement for a maintenance agreement to ensure that planting as it matures does not impact on sightlines or CCTV coverage.”
- 02. “Good urban design principles, including active frontages to buildings and interesting and innovative design treatments that can reduce the need for physical barriers.”
- 03. “We will seek to encourage good quality lighting provision in all developments to use metal halide lamps or the equivalent and high quality refractors where appropriate to maximise the perception of colour and increase the controllability of where light falls. This will encourage uniformity of light provision.”

Design Measures

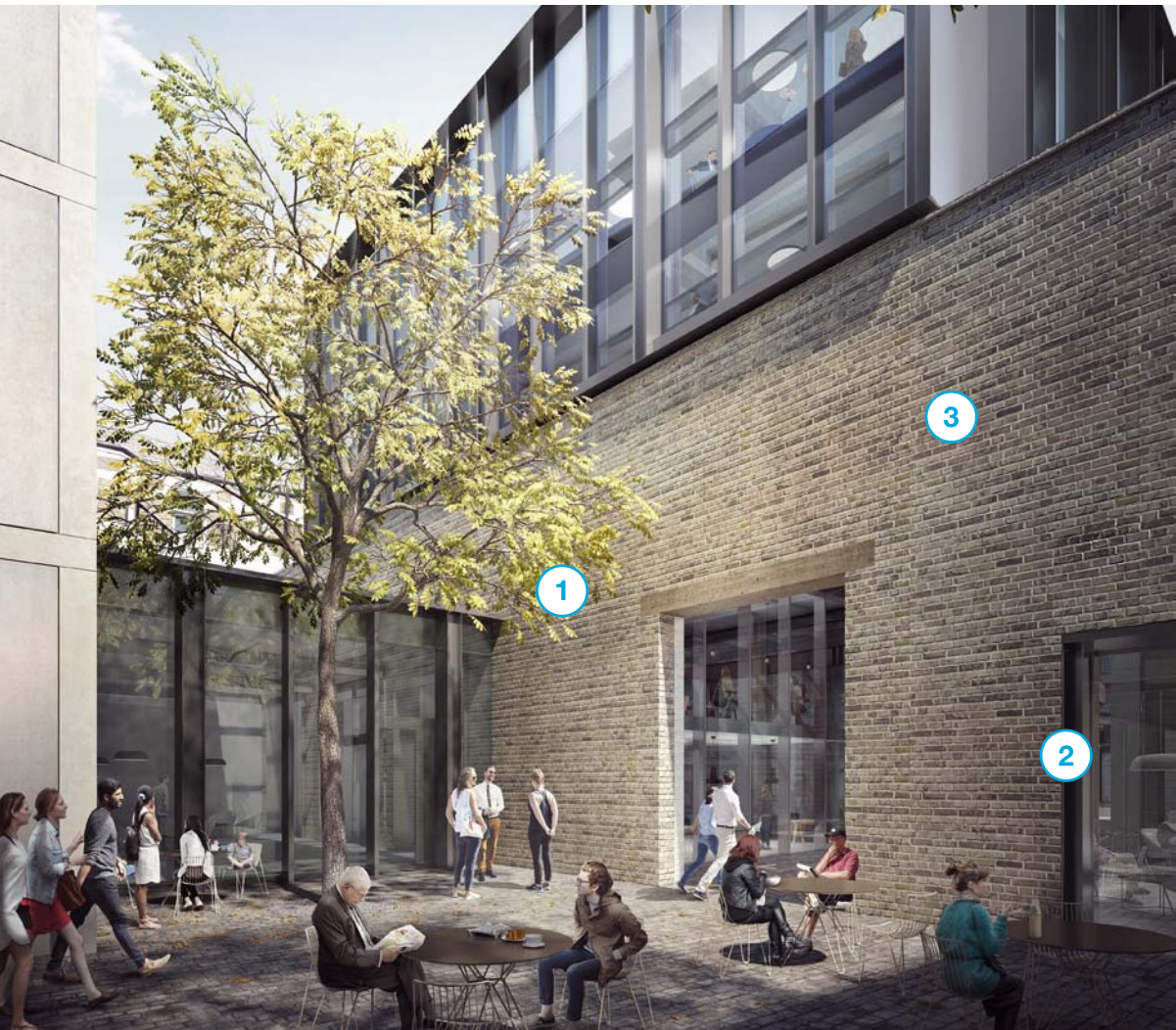
Currently used as a service yard.

- 01. We are proposing a vibrant, open-air courtyard along the route as moments to pause and enjoy chance interaction. Some planting/landscaping will exist, but in a way that does not create any recesses or obscure sightlines.
- 02. The courtyard may be served by cafes along Gray’s Inn Road, providing frontage on two of the surrounding walls.
- 03. Space is uniformly well-lit into the night for safety. A lighting design consultant will be appointed to work with the team to ensure safety is paramount, whilst avoiding light-spill. Metal halide lamps, or equivalent, will be used where possible. The lighting will be integrated into the architecture, to avoid free-standing objects.

C

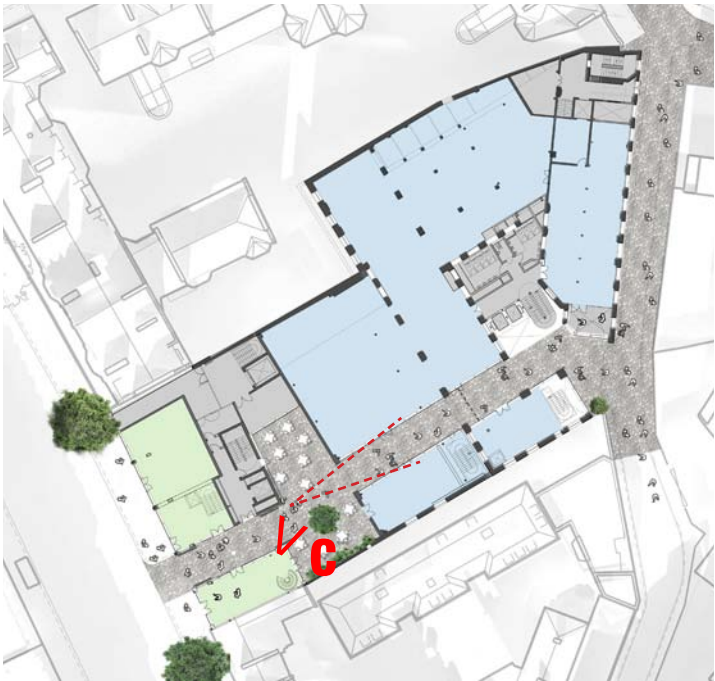


Brain Yard courtyard - Existing



Brain Yard courtyard - Proposed

----- Unobstructed sightline



Key Plan

Security Features & Design Elements

Public Realm - Sequence of Spaces & Measures

D. View of Panther House entrance

CPG (July 2015) excerpts - Chapter 9

- 01. "In all cases we will consider time limiting permissions for gating, thereby allowing flexibility should any incidents of crime and anti-social behaviour decrease."
- 02. "Good urban design principles, including active frontages to buildings and interesting and innovative design treatments that can reduce the need for physical barriers."
- 03. "How an area is maintained can have a major impact on people's perceptions of crime and anti-social behaviour. Where a development creates public space we may seek to agree a management and maintenance plan with the applicant."

Design Measures

Currently a private entrance to Panther House.

- 01. Gates to Panther House shut during the evening to avoid anti-social behaviour after dark. The space outside of the gates is not considered a recess but a forecourt due to its large size and active frontages. It is also a drop-off point for taxis and will be well and evenly lit.
- 02. We propose an entrance to the yard from Mount Pleasant that is inviting to the everyday passer by through carefully selected planting, lighting, and active frontages, allowing them to make a shortcut to Gray's Inn Road.
- 03. A concierge is likely to be present to monitor the site through CCTV, as well as providing entrance to residents and office employees seeking to enter the development after hours.

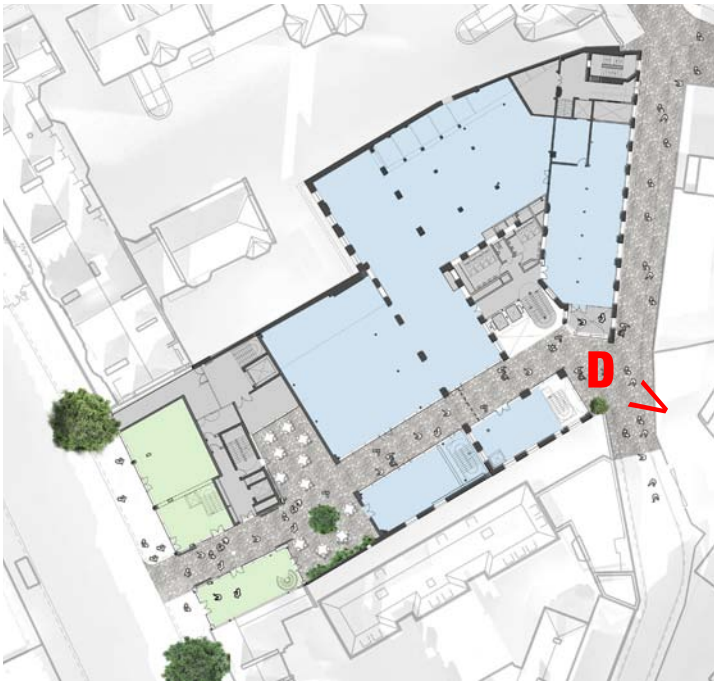
D



View of Panther House entrance- Existing



View of Panther House entrance - Proposed



Key Plan

Security Features & Design Elements

Safer Neighbourhood Meeting Notes

Email minutes confirming recommendations from a site meeting with PC Gerry McGann and PC Nicola O'Hara from Holborn and Covent Garden Safer Neighbourhood Team held on 22/10/2015.

Dear Gerry and Nicola,

It was a pleasure meeting you earlier and thank you for all the useful information you were able to provide us with.

As discussed, please see below some bullet points capturing what we talked about. If you could let me know if you think this a fair reflection of your thoughts before Monday when we are meeting with Camden it would be hugely appreciated.

During a walk around the site it was noted by you that:

- In line with what residents and those who manage the ‘Studios’ told us previously, you agreed that historically Mount Pleasant has suffered with crime and anti-social behaviour.*
- Having said that, in recent times there has been much less cause for concern, which is partly to do with the redevelopment of the ‘Studios’.*
- There is CCTV on Mount Pleasant located near the ‘Studios’ but it does not necessarily cover the road all the way up to Laystall Street.*

After being taken through the proposals it was noted by you that:

- Gates at each end of the new route connecting Gray’s Inn Road and Mount Pleasant would be a good idea to deter anti-social behaviour and rough sleepers. These could be shut late in the evening and re-opened early in the morning. Paul Cook, of Dukelease, confirmed that this was something they were already considering and that it sounded like a good idea. While you would like the gates to be flush with the building line on Gray’s Inn Road to avoid inlets attracting anti-social behaviour, you didn’t consider the maximum two metre recess to be an issue. Residents of the building would need 24 hr access through the gates to reach their homes and key fobs would be used but you suggested that it may be a good idea to have an intercom through to a 24 hour concierge – if indeed there is one – in case they have lost their fob.*
- A 24 hour concierge would be a good idea but not vital. Paul confirmed that while no decision has been made on this, he expects there will likely be one in place for a building of this size.*
- The road tables proposed on Mount Pleasant are a good idea to calm traffic.*
- Improved lighting and CCTV on Mount Pleasant would be welcomed as while the road is not suffering too much anti-social behaviour at present, there is no guarantee that it won’t return – possibly having been displaced from somewhere else. Likewise the ‘natural surveillance’ from the residents and workers in the building, from early morning until late at night, will also help a lot.*
- While you would not be opposed to licensed premises selling alcohol on the site, you would consider late-night venues to be detrimental.a*
- In all, you consider that the proposals will be beneficial to the area and effective in minimising any current and future anti-social behaviour.*

Many thanks and do get in touch if you have any questions or further thoughts.

*Duncan Hepburn
Account Manager*

London Communications Agency