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

Crime Prevention Statement

Secure by Design for commercial developments
Proposed Redevelopment for Hotel Use



September 2016
Ref:-1103-A

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1. Introduction

1.1 This Secured by Design Statement accompanies a planning application made on behalf of Rangepay Limited for the change of use of Nisa Supermarket, 53-55 Chalton Street & 60 Churchway to hotel. Full details of the proposals are set out in the Planning Statement & Design and Access Statement submitted in support of the application.

1.2 This report sets out how the development optimises the safety and security of the development and the surrounding public realm, without compromising the achievement of good design and inclusive environments.

1.3 To this end, this Statement shows how the application complies with this aim, in accordance with national and local policies.

National Policy

1.4 The Crime & Disorder Act 1998 obliges local authorities to consider the implications of their actions on crime and disorder. Paragraph 17 (1) states, "Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area."

1.5 National Planning Policy Framework (March 2012) set out the Government's national policies on different aspects of land use planning in England. requires the delivery of sustainable development through the planning system including: "... create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; "

The London Plan

1.6 The current London Plan (March 2016) Policy 7.3 Designing out crime policy states:- "Boroughs and others should seek to create safe, secure and appropriately accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion." Measures to design out crime should be integral to development proposals and be considered early in the design process, taking into account the principles contained in Government guidance on 'Safer Places' and other guidance such as Secured by Design published by the Police.

Local Policies

1.7 Camden Local Plan (2016) shows that crime reduction and community safety is a significant concern for many of Camden's residents and businesses. Policy C5 Safety and security lays out what the council seek in terms of making Camden a safer place.

- a. work with our partners including the Camden Community Safety Partnership to tackle crime, fear of crime and antisocial behaviour;

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- b. require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in wards with relatively high levels of crime, such as Holborn and Covent Garden, Camden Town with Primrose Hill and Bloomsbury;
 - c. require appropriate security and community safety measures in buildings, spaces and the transport system;
 - d. promote safer streets and public areas;
 - e. address the cumulative impact of food, drink and entertainment uses, particularly in Camden Town, Central London and other centres and ensure Camden's businesses and organisations providing food, drink and entertainment uses take responsibility for reducing the opportunities for crime through effective management and design secured through legal agreement; and
 - f. promote the development of pedestrian friendly spaces.

Additional Information

1.8 Secured by Design (SBD) is a crime prevention initiative operated by the Police Services of the United Kingdom. Secured by Design Commercial 2015 (V2) is one of several guidance documents that aim to reduce crime in the built environment. It is also important that the benefits of a new secure commercial building are complemented with a clear management & maintenance programme and a business continuity and resilience plan to ensure a safe and secure working environment.

2. Secure by design principles incorporated into the proposed Hotel

- 2.1. The core aim for this development in respect of 'secured by design' has been to improve the design and management of the physical environment and promote the feeling of community safety. The development proposal has incorporated measures in the design of the scheme to minimise the risk of crime and maximise security, which seeks to reduce the opportunity for, and fear of crime within the community and provide a safe place for visitors to stay. Measures which have been incorporated to achieve greater security through design are summarised below.
- 2.2. 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.
- 2.3. The Churchway entrance is predominately a staff entrance with a security door entry system, the entrance will have security lighting. Closed circuit television (CCTV) surveillance monitoring by the hotel reception will control the security of this area.
- 2.4. 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.
- 2.5. The reception lobby/ entrance foyer will be well lit with closed circuit television (CCTV) surveillance monitoring.

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- 2.6. During daylight hours there will be free access into the main foyer. During evening and night time 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 if required.
 - 2.7. Both, street frontages are overlooked by either guest bedroom windows or reception windows on the ground floor, enabling third party surveillance. These will also be covered by CCTV and external lighting. Lighting design will be co-ordinated with a CCTV installation. Light fittings are to be protected where vulnerable to vandalism.
 - 2.8. 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.
 - 2.9. 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.
 - 2.10. A secure door from the entrance foyer to the rest of the building so no access can be gained unauthorised. Access beyond the reception area should be controlled using automatic locking doors or barriers controlled by the receptionist or by proximity reader technology with fobs/ID cards issued to staff. Such doors or barriers must allow emergency exit and be integrated into the fire/ smoke alarm system for automatic release in an emergency.
 - 2.11. Reception desks provide the receptionist with a clear view of the waiting area, the approach to the entrance door and have restricted access from the public side. A section of the desk is to be at a suitable level to cater for needs of a wheelchair user.
 - 2.12. Secure lockable cycle store within the building for visitors and staff
 - 2.13. Secure lockable left luggage store controlled by management and staff
 - 2.14. Each room to be fitted with secure room safe
 - 2.15. All rooms will require key card acces.
 - 2.16. It is expected that mail delivery will take place during business hours and that the mail will be handed in at reception. For out of hours deliveries there is 24 hour staff cover to reception area.

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.

4. Appendix

Appendix 1 : Extract from Service Manangement Statement illustrating the room fittings

STANDARD PROPOSALS ON HOTEL OPERATORS FACILITIES (7 HOTELS IN LONDON)

- Furnished bedrooms with daily maid service , complimentary toiletries, and safety deposit lockers.
- Complimentary Continental breakfast, which includes a choice of jam, marmalade, toast, chilled juice, cereals, hot chocolate, milk, coffee and tea. It is served in the breakfast room from 7.30am to 9.30am.
- Round-the-clock reception

For your pleasure and convenience:

- Free Wi-Fi throughout the hotel
- Vending machines for chocolates, canned drinks and crisps
- Ironing board and iron on request
- Early check in and late checkout on request
- Complimentary luggage storage facility for late departures and early arrivals.
- Print and Fax service available

To make things easier:

- Complimentary map of London upon arrival
- Leaflets for information on tourist attractions in and around the city.
- Tickets for sightseeing tours and tourist attractions like London Eye and Madame Tussauds in the same prices as at the attraction. You can save yourself from standing in a long queue by purchasing the tickets from us.
- Taxis booked for distant and local destinations.
- Airport drop off with a renowned taxi firm.
- Arrange your journey to European cities by coach or train.

For your safety:

- CCTV
- Key card access to rooms

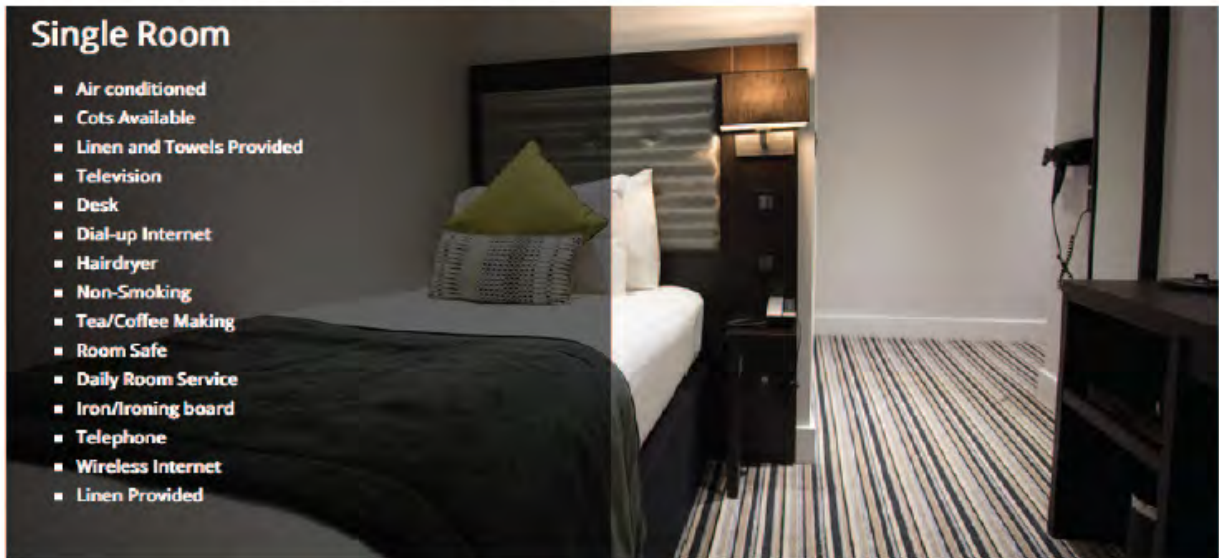
Ask our friendly staff about:

- Attractive discount on group bookings and free accommodation for leader of a group of 20pax+
- Special discounts on long stay bookings
- Check out is at 10.30am. You can leave your bags in the Luggage room.
- Late checkout £10 per hour (subject to availability)

EXAMPLE OF ROOMS AND BREAKFAST FACILITIES

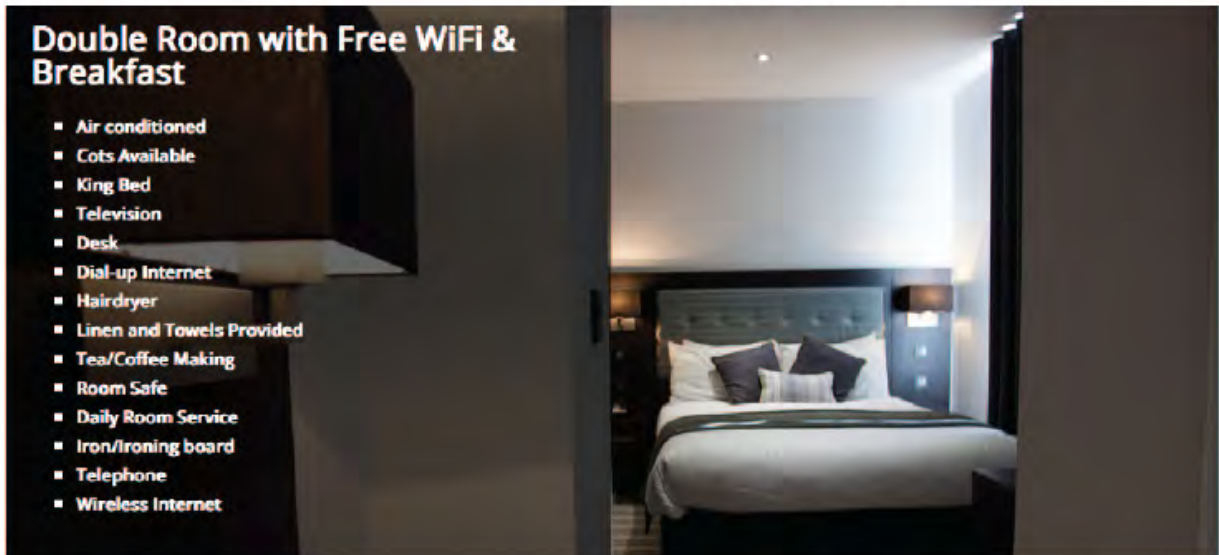
Single Room

- Air conditioned
- Cots Available
- Linen and Towels Provided
- Television
- Desk
- Dial-up Internet
- Hairdryer
- Non-Smoking
- Tea/Coffee Making
- Room Safe
- Daily Room Service
- Iron/Ironing board
- Telephone
- Wireless Internet
- Linen Provided



Double Room with Free WiFi & Breakfast

- Air conditioned
- Cots Available
- King Bed
- Television
- Desk
- Dial-up Internet
- Hairdryer
- Linen and Towels Provided
- Tea/Coffee Making
- Room Safe
- Daily Room Service
- Iron/Ironing board
- Telephone
- Wireless Internet



Continental Breakfast facilities



Appendix 2: Extract of drawing 200: Ground floor plan showing entrances, reception, storage, and general arrangement



