

4.0 Process of Design

- 4.1 Introduction
- 4.2 Designing Out Crime

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4.1 Introduction

This section outlines the process of consultation and how the scheme has evolved since discussions commenced with the Local Planning Authority; London Borough of Camden (LBH) in June 2016. Since then, a comprehensive pre-application consultation process has been undertaken with, but not limited to:

Consultees

- London Borough of Camden Planning officers
- London Borough of Camden Design Review Panel
- Primrose Hill Conservation Area Advisory Committee
- Regents Canal Conservation Area Advisory Committee
- London Borough of Camden Highways team
- London Borough of Camden Waste and Recycling
- Network rail
- UKPN

A full description and evaluation of pre-application consultations by Curtin and Co is provided in the Statement of Community Involvement found in the appendices. How the scheme has evolved through the Pre-Application process is summarised in section 5.2 Design Development



Model photo



Public exhibition



Model photo

4.0

Process of Design

4.3

Designing Out Crime

Consultation has begun with the Metropolitan Police Service (MPS) regarding crime prevention and Secured By Design. A meeting was held with a MPS Crime Prevention Design Advisor on the 16th March 2016 where the scheme was reviewed in detail.

The general principles of the scheme were supported by the advisor with minor comments raised. Bullet points from the meeting are shown below.

Doors. All perimeter, all residential, then all doors with a security value. Postal foyer door, doors to stairs will be security certificated. BS PAS 24-2012, LPS 1175 sr 2 +, STS 201, STS 202 br2.

Windows. All opening and accessible windows will be to a security certification as above with P1a Laminated glass fitted.

Post. Either postal foyer with secondary certificated door, and post boxes to TS 009, or through the wall system

Access control will be audio and video. No trades button fitted.

Lift will be controlled by encrypted fob.

Utility meters located in a central location.

Lighting of the exterior to BS 5489, with a 40% uniformity.

CCTV and alarms to be considered. CCTV if used will be registered and comply with the information commissioners guidelines. www.ico.gov.uk

Stud partition will be supported with 9mm plywood or metal mesh.

Perimeter. 1.8m high as a minimum to prevent access to the rear of the buildings of a design not easy to climb.

Bin store, self closing and locking door which is fit for purpose.

Bike storage with a security certificated door. I suggest sub-divided store.

Alarm. A fused spur will be available to facilitate a fitting of an alarm.

Recess should be to a maximum of 600mm.

Workshops, require security certificated doors and windows to achieve SBD requirements.

Existing gating provides the opportunity to close this area, prevent crime and ASB (anti - social behaviour). The retention of gates was supported, to provide territoriality of the land.

