

Mr David Peres De Costa
London Borough of Camden
2nd Floor
5 Pancras Square c/o Town Hall
Judd Street
London
WC1H 9JE

Date: 11 May 2017
Our ref: 14837/IR/LH/14021755v1
Your ref: 2017/2092/P

Dear Mr Peres De Costa,

Holy Trinity Church Planning Application Ref. 2017/2092/P: Response to Designing Out Crime Consultation Comments

On behalf of our client, Holy Trinity Church, we would like to respond to the consultation comments received from Adam Lindsey, the Designing Out Crime Officer at the Metropolitan Police on Monday 8th May 2017.

Adam Lindsey noted that there is insufficient detail within the application in regards to the measures that will be implemented as part of the scheme to 'design out crime'. A meeting was held on 26th August 2016 with Adam and Haworth Tompkins to discuss the proposals. The *Secure by Design* matters discussed at this meeting have informed the detailed design of scheme. Haworth Tompkins has since provided Adam with a full response to each of these queries. Adam confirmed by email on 9th May 2017 that once this information is added to the planning application then it will be suitable (see email exchange at Annex 1). Therefore, please accept this letter as part of the planning application which clarifies the following *Designing Out Crime* measures that will be implemented as part of the proposal:

- The residential doors will be security certificated to *BS PAS 24-2012, LPS 1175 sr2, STS 201, STS 202 BR2*. The perimeter, office, communal doors and any other door/s designed to have a security function will also be security certificated to the same standards.
- Opening and accessible windows will be security certificated to the above standards, with P1a laminated glass.
- Post will be delivered via a through the wall post-box at the secondary entrance to the building on Finchley Road (RG.16 lobby/ark entrance as shown on plan 1326-HT-P-001 Rev P13).
- Short stay cycle parking at Sumpter Close will be provided by two single tier cycle racks with four spaces each in the form of 'Josta Single Parker' cycle racks or similar.
- Long stay cycle parking will be located in a locked and fully covered enclosure next to the substation at Sumpter Close, and the cycles will be stored in a 'Josta Double Parker' cycle rack or similar. The design of the enclosure will comply with the requirements stated in *Part 53 of Secure by Design Homes 2016*.
- Refuse stores are outside the residence of the main building and located within the Sumpter Close carpark opposite the substation enclosure. The doors to the refuse stores will be self-closing and self-locking to *Secure by Design* standards.

- The final locations of the utility meters will be agreed with the client at the next stage of design, they will comply with the location requirements, stated in *Part 33 of Secure by Design Homes, 2016*.
- The main building occupies the majority of the principal site boundary, it's perimeter walls are at least 1.8m above the ground level immediately adjacent it, therefore no perimeter fencing will be required.
- The communal lift within the building will be controlled by fob with encrypted fob.
- Exterior lighting will be designed to *BS 5489*.
- The need for a security alarm and CCTV system will be reviewed with the client at the next stage of design, if required it will be fitted to comply with the *Information Commissioners Guidelines*.
- Stud partitions with 9mm plywood or metal mesh, or equivalent construction will be provided around security doors at interfaces between common and private areas.
- Asset rooms will have further security via stud partition with 9mm plywood or expanded metal mesh, security certified doors and security certificated cabinets. The storage of valuable assets will be discussed with the client at the next stage of design.
- Each type of building user will be prevented from entering other areas of the building by security tested doors – for example visitors to the Church will be prohibited from entering the residential accommodation.
- Fire routes will not allow access to other areas within the building; they lead to final exits of the building only.

We trust this response is sufficient to adequately address the consultation response received. Should you have any further questions or require additional information, please do not hesitate to contact me or my colleague, Lorna Heslop

Yours sincerely

Heather Marshall
Associate Director

Copy Adam Lindsey



Annex 1: Email Correspondence

Begin forwarded message:

From: "Adrian Lau (Holy Trinity)" <holytrinity@haworthtompkins.com>

Subject: Re: Holy Trinity Church: Secured by Design [NLP-DMS.FID352891]

Date: 9 May 2017 at 11:18:53 BST

To: Adam.Lindsay@met.pnn.police.uk

Cc: joanna.sutherland@haworthtompkins.com, timk@htsc.org,
jfretter@tandemprojects.co.uk, dlynch@tandemprojects.co.uk,
heather.marshall@lichfields.uk,
Lindsay.Cornock@BristowJohnson.co.uk,
Natasha@skellyandcouch.com, tristan@skellyandcouch.com

Hi Adam,

Thanks for your swift response. My further comments in purple. Thanks and please let us know if you have further comments.

Kind regards,

Adrian Lau

HAWORTH TOMPKINS
33 Greenwood Place
London NW5 1LB

t: +44 (0)20 7250 3225

f: +44 (0)20 7267 1391

w: www.haworthtompkins.com

Registered in England No 4697954

On 9 May 2017, at 08:10, Adam.Lindsay@met.pnn.police.uk wrote:

Hello,

I have made a few comments below. When this is added to the planning application, then it will be suitable.

regards Adam Lindsay

Designing Out Crime Officer
Ruislip Police Station
The Oaks, Ruislip,
TP C&S North West
0208 733 3703
07825103933
Office Email: DOCOMailbox.NW@met.police.uk
www.immobilise.com

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www.securedbydesign.com MetSec Code: **RESTRICTED** (Unless otherwise marked)

From: Adrian Lau (Holy Trinity)
[\[mailto:holytrinity@haworthtompkins.com\]](mailto:holytrinity@haworthtompkins.com)

Sent: 08 May 2017 17:49

To: Lindsay Adam - TP - C&S

Cc: Joanna Sutherland; Timk; Jason Fretter; Dan Lynch; Heather Marshall; Lindsay Cornock; Natasha Jackson; Tristan Couch **Subject:** Re: Holy Trinity Church: Secured by Design [NLP-DMS.FID352891]

Hi Adam,

In regards to the recommendations on your email dated 31/08/16, please see our response in green under each item below. Please let us know if you have further questions. Many thanks.

Kind regards,

Adrian Lau

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33 Greenwood Place
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w:	www.haworthtompkins.com			

Registered in England No 4697954

From: Peres Da Costa, David
[\[mailto:David.PeresDaCosta@Camden.gov.uk\]](mailto:David.PeresDaCosta@Camden.gov.uk) **Sent:** 08 May 2017 10:02
To: Lorna Heslop
Subject: FW: 2017/2092/P, Holy Trinity Church

Dear Lorna,

See email from designing out crime officer below.

Please provide revised information which responds to these comments.

Kind regards

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities

Tel.: 020 7974 5262

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- by signing up to planning e-alerts
- in the planning section of the [Camden Account](#)

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You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Adam.Lindsay@met.pnn.police.uk
[\[mailto:Adam.Lindsay@met.pnn.police.uk\]](mailto:Adam.Lindsay@met.pnn.police.uk)
Sent: 08 May 2017 09:11
To: Peres Da Costa, David
Subject: 2017/2092/P, Holy Trinity Church

Hello,

I have read the Planning Statement 6.34 Secured By Design section. Unfortunately I describe this section as a general description, which lacks detail for me to pass an opinion.

I have enclosed my recommendations as below.

Regards Adam Lindsay

Hello,

The below email was sent on the 31st of August.

Regards Adam Lindsay

Hello,

Further to our meeting on Friday the 26th of August, I have the following notes.

1. Door. The residential door will be security certificated to BS PAS 24-2012, LPS 1175 sr2, STS 201, STS 202 BR2. This will include, perimeter, office, communal doors and any other door design to have a security function.

This will be provided.

2. Windows. Opening and accessible windows will

be security certificated to the above standards, with P1a laminated glass.

This will be provided.

3. Post. Delivered through the wall scheme, or an internal foyer fitted with secondary security certificated door.

This will be provided. We have currently assumed on a through the wall post box at the secondary entrance on Finchley road (RG.16 lobby/ark entrance).

4. Cycle stored by Sheffield stand in the garden.

We understand this refers to the unsheltered short stay cycle parking located at Sumpter Close carpark and by its private road entrance. Short stay cycle parking are provided by 2 no. single tier cycle racks with 4 spaces each (Josta single parker cycle rack or similar).

5. Refuse store outside the residence.

Refuse stores are outside the residence and the main building, located in the Sumpter Close carpark opposite the substation enclosure, its doors will be self closing and self locking to SBC standards.

6. Utility meters, either located outside the residence, in a central location or remote read meter.

The final locations of the Utility meter will be agreed with the client in the next stage, and will comply with the location requirements you stated which I understand is from part 33 of "Secure by Design Homes 2016".

7. Perimeter boundary will be a 1.8m high close boarded fence.

Can you please clarify further on this requirement. Thanks. If there is a fence, 1.8m high is the minimum. The main building fills almost the entire principal site boundary, and its perimeter walls are at least 1.8m above the ground level immediately adjacent to it (sloping site). Therefore we understand no perimeter fencing will be required.

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

See also item 14. We understand this item relates to

partitions around areas with high value content, we do not intend to provide stud partitions with 9mm plywood or metal mesh generally. Please clarify if you meant this provision for another area. Thanks. Yes around a security door. Plus from common parts into private areas. This will be provided.

9. Lift will be controlled by fob with encrypted fob.

This will be provided.

10. Exterior lighting design will be to BS 5489.

This will be provided.

11. Bikes store, I can refer you to SBD website for further advice on products such as bike pods etc.

Secure cycle storage for 6 no. long stay cycle spaces (Josta double parker cycle rack or similar) have now been provided in a locked and fully covered enclosure next to the Substation at Sumpter Close, of these spaces 2 no. are for Church staff, 3 no. for the Residential units, 1 no. for the Hostel. The design of the enclosure will comply with the requirements stated in part 53 in "Secure by Design Homes 2016".

12. Bins Self closing and locking doors which are fit for purpose.

As 5.

13. Consideration should be given to an alarm, and cctv system. If fitted will comply with the information commissioners guidelines. www.ico.org.uk

We will review the need for a security alarm & cctv system with the client in the next stage. If fitted it will comply with the information commissioners guidelines.

14. Asset rooms (recording rooms) will have further security. Stud partition with 9mm plywood or expanded metal mesh, security certificated door fitted. Security certificated cabinets to hold assets.

This will be provided, note we will discuss with the client in the next stage where the valuable assets will be stored.

15. Each type of building user should be prevented from entering other areas by security tested doors.

Such as an office user may not need access to the residential area.

This will be provided.

16. Fire routes should not allow access to other areas in the building, they should allow an exit to the building only.

This will be provided.

Further information is available at
www.securedbydesign.com

Regards Adam Lindsay

Designing Out Crime Officer

Ruislip Police Station

The Oaks, Ruislip,

TP C&S North West

0208 733 3703

07825103933

Office Email:

DOCOMailbox.NW@met.police.uk

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