

FAO – Camden Planning

Design Out Crime Office
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Met Reference: NW3026

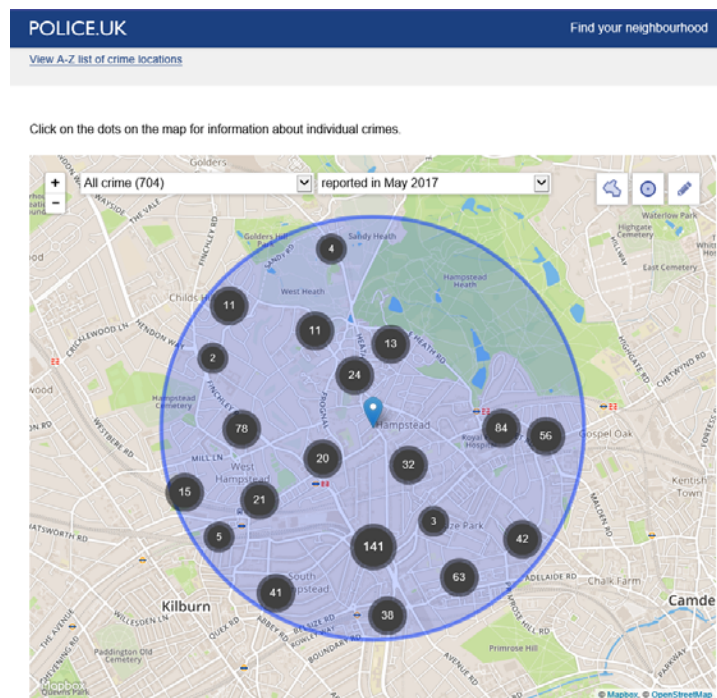
Dear Sir/Madam

Thank you for inviting the Metropolitan Police to review and comment on this planning application,

Regarding: 87 Fitzjohns Avenue, NW36NY

The risk of crime within both the public and non-public areas of the proposed development, and the interaction between the two, should be considered at the outset and preventative measures made.

I have reviewed the crime rate in the ward that the proposed development is situated on, sourced from Police.uk as per the illustration below:

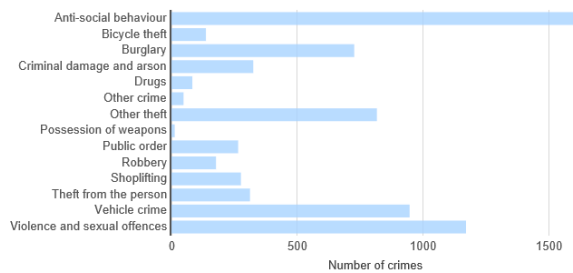


The crime map has highlighted that the following crimes were reported in the area and that the area is experiencing an increased number of ASB (Antisocial behaviour), burglary, Motor vehicle crime and violent incidents.

Specifically my research on Police.uk has highlighted that crime is occurring directly in the immediate vicinity of the proposed development. The table below also illustrates that a vast majority of incidents show ASB as the highest offence, often this is a pre-cursor to violence, theft (in particular MV) and burglary.



Comparison of crime types in this area between June 2016 and May 2017



Crime type	Total	Percentage
Anti-social behaviour	1620	23.43%
Bicycle theft	137	1.98%
Burglary	726	10.50%
Criminal damage and arson	325	4.70%
Drugs	83	1.20%
Other crime	48	0.69%
Other theft	816	11.80%
Possession of weapons	13	0.19%
Public order	265	3.83%
Robbery	177	2.56%
Shoplifting	276	3.99%
Theft from the person	312	4.51%
Vehicle crime	946	13.68%
Violence and sexual offences	1170	16.92%

Comparison of Crime types in this area between June 2016 and May 2017

As such, serious consideration must be given to crime and ASB at the proposed development site.

Recommendations:

Where relevant, I would expect this development to incorporate all of the 'Secured by Design' requirements detailed in the 'Homes 2016 Guide'.

The following measures have been developed to minimise the risk of crime in a visually acceptable manner and meet the specific security needs of this site:

Access routes

Doors – All ground floor entrances to be accredited to PAS 24:2012.

Boundaries / Gates

Side and rear boundaries should be 2.1m in height (minimum), be positioned where possible at the front of the building line (if a recess is necessary, then not to exceed 600mm) and designed to avoid climbing aids. This can be achieved in a variety of different ways, i.e. close board, panel, etc. but if a trellis topping is to be used, this should be diamond style trellis.

Doors / Windows

Recessed doorways should not exceed 600mm.

All easily accessible door sets, including front, back, French, patio and balcony doors, should be certificated to, LPS 1175 Issue 7:2010 Security Rating 2, STS 201 Issue 4:2012, STS 202 Issue 3:2011 Burglary Rating 2, or LPS 2081 Issue 1:2014 Security Rating B. Due to crime problems associated with letter plate apertures, such as arson, hate crime, lock manipulation and 'fishing', Secured by Design strongly recommends, where possible, mail delivery via a secure external letter box or delivery 'through the wall' into a secure area of the building.

All sliding and bi-fold door sets not designated as the primary access/egress route should meet the same physical attributes as above.

All easily accessible windows should be certificated to either PAS 24:2012, LPS 1175 Issue 7:2010 Security Rating 1, STS 204 Issue 3:2012, or LPS 2081 Issue 1 Security Rating A. Especially the roof lights situated on the flat roof.

All easily accessible windows should have key operated locks. Where windows are required under Building Regulations to act as a fire escape route, the opening window must not have key operated locks.

Windows that form an integral part of the doorframe should be shown to be part of the manufacturer's certificated range of door sets. Alternatively where windows are manufactured separately from the doorframes, they should be certificated to either PAS 24:2012, LPS 1175 Issue 7:2010 Security Rating 1, STS 204 Issue 3:2012 or LPS 2081 Issue 1:2014. In such cases the window should be securely fixed to the door set in accordance with the manufacturer's requirements.

All glazing in and adjacent to communal, front, back and doors and ground floor windows and windows that are easily accessible above ground floor level, should incorporate one pane of laminated glass meeting the requirements of BS EN 356:2000 class P1A.

Secure external mailboxes to serve the property should be fixed to the external face of the building.

Balconies / Terraces

Drainpipes/soil pipes that provide access to flat roofs or balconies will require metal shrouds to prevent climbing (regardless of whether they are PVCu or not).

Refuse / Cycle Storage

Bin storage areas should be enclosed and incorporate a self-closing mechanism and slam-shut BS 8621 lock with internal thumb turn.

Cycle storage areas should, ideally be enclosed and built into the fabric of the building, be visibly permeable, incorporating a self-closing mechanism and slam-shut BS 8621 lock with internal thumb turn.

Where this is not possible, it should be sited in a secure communal area, with good natural surveillance from regularly habitable rooms of adjacent properties, i.e. living rooms and kitchens.

External Lighting / Alarm Systems, etc

All street lighting for both adopted highways and footpaths, private estate roads, footpaths and car parks, should comply with BS 5489.

The overall uniformity of light is expected to achieve 40% and should never fall below 25%. The colour rendering qualities should achieve 60 (minimum) on the Colour Rendition Index - certification will be required.

External lighting should be switched using a photoelectric cell (dusk to dawn) with a manual override.

Utility meters should, where possible, be sited outside the front of the dwelling - alternatively they should be sited on the ground floor, between access-controlled doors (air lock system).

A 13amp non-switched fuse spur, suitable for an alarm system, should be provided - if a full alarm system is provided, it should comply with:

BS EN 50131 & PD6662 (wired system)

BS 6799 (wire free system)

If complete systems are installed and a police response is required, reference should be made to the ACPO Security Systems Policy, a copy of which can be obtained from the SBD website – www.securedbydesign.com

Concerns/Recommendations

Main entrance, Refuse and cycle store access -

- Doorway to street level from the court yard is recessed too deep and should be no deeper than the 600mm, thus preventing anyone from hiding in the doorway or the recess being allowed for 'unseen' activity to take place.
- Combined refuse and cycle store should be behind the street access door to provide an additional level of security to the bikes that will be stored inside.
- Ground or wall anchors must be provided to give two points of locking to cycles within the store.
- Main entrance must be certified to PAS 24:2016, STS 204 or LP1175:SR2
- Main entrance must be lit with dusk till dawn lighting with manual override

Boundary wall - This has a diminishing return along the street level and is lower at one end to the other.

- To mitigate against the risk of a hostile intrusion by climbing over the wall., a diamond shaped wooden trellis should be applied to the front (street edge) of the wall to maintain a constant 2.1 meter in height

Courtyard - is obscured from public view and does not have any direct surveillance

- Consider CCTV options
- Courtyard should be lit with dusk till dawn lighting with manual override

Flat roof - this makes it easy for the an intruder to gain access to different parts of the building and the courtyard, roof lights being a particular weakness of the perimeter

- Roof lights to be certified to the following standards
 - PAS 24:2012
 - LPS 1175 Issue 7:2010 Security Rating 1,
 - STS 204 Issue 3:2012,
 - or LPS 2081 Issue 1 Security Rating A.

I would recommend that this development achieve Secured By Design Accreditation prior to occupation and that the architect meets with a Designing Out Crime Officer to discuss the above concerns.

Should the applicants or the Planning Authority have any queries, please do not hesitate to contact this office either by email - DOCOMailbox.NW@met.pnn.police.uk or telephone quoting the reference number shown above.

I would ask that my interest in this planning application be noted and that I am kept apprised of developments.

Kind Regards,

Jim

PC Jim Cope

Designing Out Crime Officer

Metropolitan Police Service

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The primary objective of an efficient Police Force is the prevention of crime

Crime Prevention advice can be found on the Metropolitan Police Service Website -
<http://content.met.police.uk/site/crimeprevention>

Note - Section 17 of the Crime and Disorder Act 1988 states *"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 it reasonably can to prevent Crime and Disorder in it's area"*, as clarified by PINS953.