

Dawson (development), Barry

From: Jim.Cope@met.pnn.police.uk
Sent: 26 January 2018 09:47
To: Whittingham, Gideon
Cc: Planning
Subject: Planning application - 135-149 Shaftesbury Avenue - 2017/7051/P

FAO Gideon Whittingham

Thank you for allowing me to comment on planning application 2017/7051P with regards 135-149 Shaftesbury Avenue, WC1. Please find my comments below and they are as a result of a meeting with the applicant that occurred on the 25/01/2018.

COMMENTS

- I have no objections to the development of this building but do have a number of recommendations which I feel if implemented will reduce crime and the fear of crime.
- The 'back of house' doors which lead out onto New Compton Street I would recommend to be security rated to LPS 1175 SR2. I would like to see the current recesses to be removed and the door line being brought forward so that is flush with the building line. The area suffers greatly from Class A drugs Misuse and any lit alcove is favourable for this activity. Apart from the anti-social aspect of this behaviour there is also the health risk to consider as the associated detritus that is left by drug users i.e crack pipes or uncapped needles is a danger. Due to the rear of the building backing onto Phoenix Gardens there is no natural surveillance covering it and therefore I would consider it to be most vulnerable part of the development.
- The cycle storage area for guests to the hotel currently has an entrance (sliding shutter door) from New Compton Street. For the above reasons of no natural surveillance and no activity at night I would like to see this entrance removed so that the storage area is only accessed from the interior of the hotel. The cycle racks themselves should be security rated and allow for the user to secure the cycle at three (3) points of contact (Frame and both wheels).
- The main entrance into the hotel/cinema currently has an airlock system and I would like to see at least one of these door sets to be rated at LPS 1175 SR2 with the ability for the staff to activate a 'lock down' if there is an incident outside the location. This is especially the case with the current terrorist threat levels and the type of roaming attacks London has suffered from in recent times.
- Lighting around the building should meet BS5489, be of a 40% uniformity and should complement any CCTV which would be considered. LED lighting is recommended due to the low cost to run, low maintenance and also they give excellent coverage and colour rendition. These should operate on a 'dusk till dawn' operating system as a continual light source is found to reduce crime better than if operated on a PIR.
- From a building management perspective there is a massive need to address the relation between the cinema and hotel. Currently there is no control over the lifts which actually lead into the middle of the four cinema rooms... this means a person can bypass the cinema reception and gain entry to a cinema without being challenged. This is also reversed in the fact a person in the cinema can enter the lift and gain access to the hotel without having to go pass the main reception. Access control on the lifts would assist but probably be too complicated to manage at this current time. I would recommend one lift for the cinema only restricting it to just the B1 level... the two main hotel lifts to bypass the cinema floor to prevent this freedom of movement.
- I would recommend that all the hotel rooms have security rated doors to PAS 24:2016 and controlled with FOB access control.
- CCTV will be registered and comply with information commissioners guidelines - www.ico.org.uk

I will be more than happy to assist with any further questions the applicant requires during the progress of this development. Further information can be found on the following website <http://www.securedbydesign.com>

Kind Regards

Jim



Jim Cope
Police Constable – Design Out Crime Officer
Metropolitan Police Service
Continuous Policing Improvement Command (CPIC)
m 0208 733 3703
a. Ruislip Police Station, 5 The Oaks, Ruislip, HA4 7LF
w: www.met.police.uk e: Jim.Cope@met.pnn.police.uk



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