

From: [REDACTED]
Sent: 28 August 2018 14:41
To: Planning [REDACTED]
Subject: Planning Application - 2018/3647/P - 7 A,B,C Bayham Street, NW1

FAO Patrick Marfleet,

Thank you for allowing me to comment on planning application 2018/3647/P which relates to 7A,B,C Bayham Street, NW1 and the proposed construction of a five storey building which will be used as a hotel and office space.

I have no objections to this application but have the following comments and recommendations from reading the Design and Access Statement submitted with the application.

Comments and Recommendations

- As stated within the document 'Access and Movement' within a mixed used building is very hard to control and therefore careful consideration is required in keeping the uses separate as much as possible and to control who can go where. The uses of encrypted FOB access will certainly benefit the building and will give much more control to the buildings management team. The co-worker style office proposed is very difficult to manage due to a high turnover of users and the fact no one knows one another and therefore an intruder can certainly blend in easily within this environment due to the reduced risk of being challenged. Concern over a person gaining entry to the office space and steal high tech computer equipment left on desks is a strong possibility. Therefore I would strongly recommend that the first line of defence for the building is from the reception area and public bar. Predominately the door leading into the lift/stair core area and the location around the cycle entrance door. The stair core will be required to be FOB controlled to gain entry and also the lift to prevent movement between users of the office space and residents and vice versa. I would question the need for the door into the lounge from the cycle entrance (unless it is a fire route/escape) as cyclist will only be required to use the lift to drop down one floor and then exit the building again to secure the cycle. When they re-enter the building they will be using a separate door to gain entry into the co-worker space. Both the cycle entrance door on the ground floor and basement level I would strongly recommend to be security rated to PAS24:2016. Minimum of two (2) magnetic locks, two thirds top and bottom and integral to the frame. Minimum of 1200lbs pull weight, with a self-closing mechanism fitted.
- The main reception is positioned so that it offers maximum surveillance on the main entrance and is therefore in the ideal position.
- The door exiting out from the bar/café lounge should not be used as a normal entry/exit point but only as a fire escape which will be alarmed to alert staff if activated.
- I can foresee that the under street vaults where the cycles are to be secured being an issue with regards to having the potential for rough sleeping and drugs misuse. Unfortunately Camden Town is notorious for this kind of behaviour and anywhere which is out of the way and secluded will be used. Though during the day this might not be a problem I believe at night and the weekends this will occur. The cycles should be secured to at least three points of contact (both wheels and the frame) and the area should be well lit with lights that are vandal resistant. If CCTV is to be used within this area then the lighting should complement it and assist in the capture of images. Having only the one entry point to this area is a positive point though it still won't allow for the fact there is no natural surveillance covering this area which can also leave the bikes vulnerable to theft.

- I would recommend that all staff be trained in recognising the signs and behaviour that indicate possible child sexual exploitation could be occurring within the building from the Metropolitan Police initiative for hotels – Operation Makesafe.

If the applicant wishes any further help of advice regarding then I will be more than happy to be contacted. Further information regarding physical security and crime prevention 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)



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