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Regents Park Road Hotel

Crime Impact Assessment

Uchaux Ltd.

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Introduction

1.0 Introduction

1.1 Background

Cundall Security Consultancy has been instructed by Uchaux Ltd. to undertake a Crime Impact Assessment (CIA) to support the planning application for the proposed development of a ground plus 7-storey building comprising a retail unit, a hotel and single residential unit with associated works at 155-157 Regent's Park Road, London.

The purpose of the CIA is to ensure that crime, disorder and the fear of crime on the development are considered at the planning stage. This will ensure that that appropriate security features can be incorporated in to the scheme from the start of the design process and complement other key design considerations.

1.2 Scope

The scope of this CIA report includes the following:

- Analysis of the site and its context to identify factors that could influence crime and antisocial behaviour
- Analysis of crime statistics in the local area to identify crime patterns and potential crime risks to the development
- Identification of security mitigations to reduce the risk of crime and antisocial behaviour

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Site Analysis

2.0 Site context

2.1 Site location

The development plot, shown in Figure 1, is located at 155-157 Regents Park Road in the electoral ward of Haverstock, in the London Borough of Camden. The site is bounded by Regent's Park Road on the south and Adelaide Road on the north, with both roads meeting at the east with the junction of Haverstock Hill. At the west, the site is bounded by a council estate which includes car parking space adjacent to the site and a residential housing block.
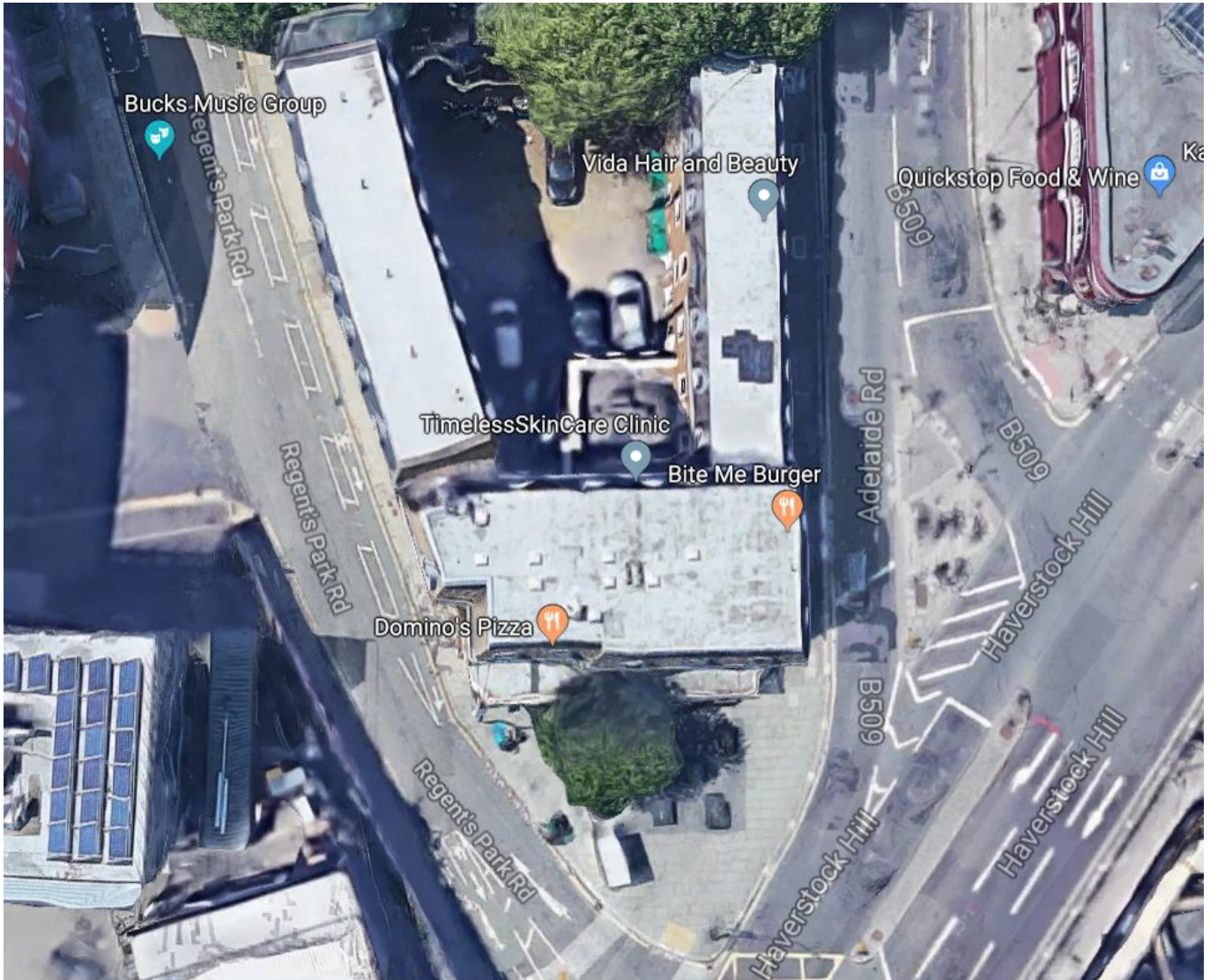
Figure 1. Site location

The site is also nearby to Chalk Farm Underground station, two hotels, a Salvation Army centre, small retail outlets, a small light industrial site and the Roundhouse, a well-known 1,700-person capacity venue for concerts and performing arts. The area generally looks tired and dated and in need of modernisation and improvement and there are signs of antisocial behaviour in the form vandalism, graffiti and fly posting in the local vicinity. As the development site is located at key junction it could be vulnerable to various forms of crime.

Figure 2. Site adjacencies

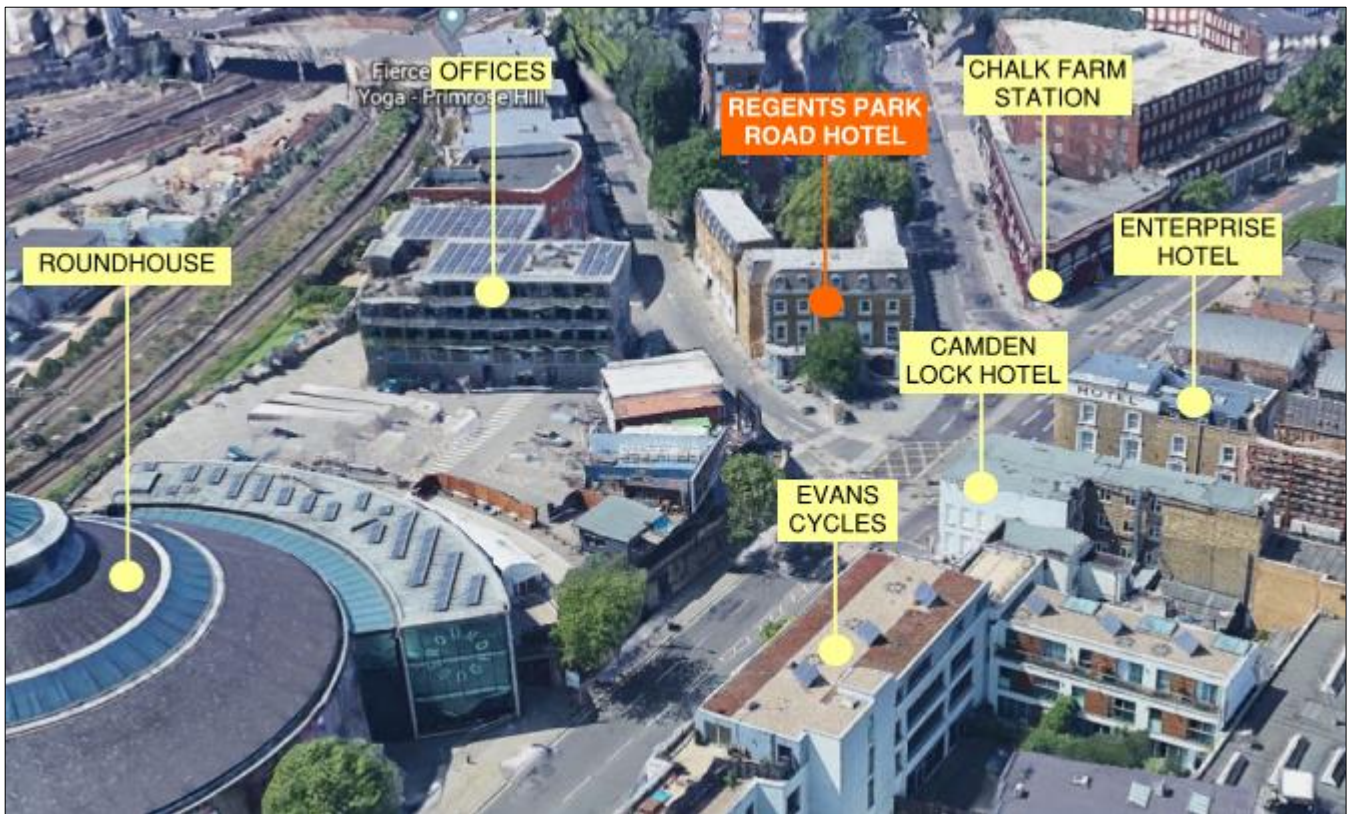The road network provides excellent vehicular access to the area, with numerous local bus stops, and the adjacent Chalk Farm Station offers underground connectivity with the rest of London. Slightly further afield are Camden Town and Belsize Park Stations Underground stations, and Kentish Town West Station provides over ground rail services. The local rail connections are shown in Figure 3.
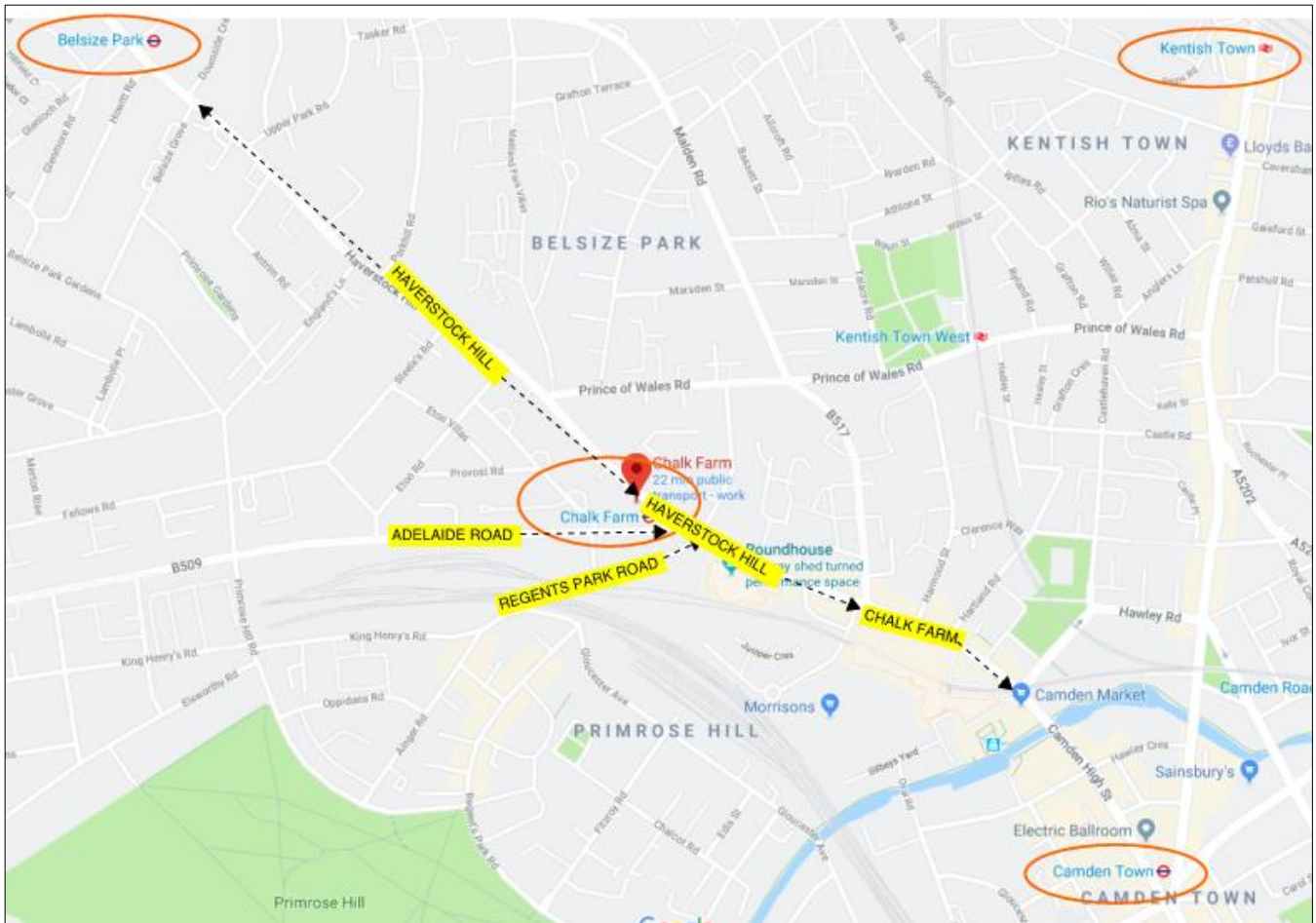
Figure 3 Transport links and road connections

2.2   Development context

The existing site comprises the east block as highlighted in Figure 4 and is a four-storey building with a retail unit and 2 restaurant/takeaway units on the ground floor, office accommodation on the first and second floors and a residential unit on the third floor.
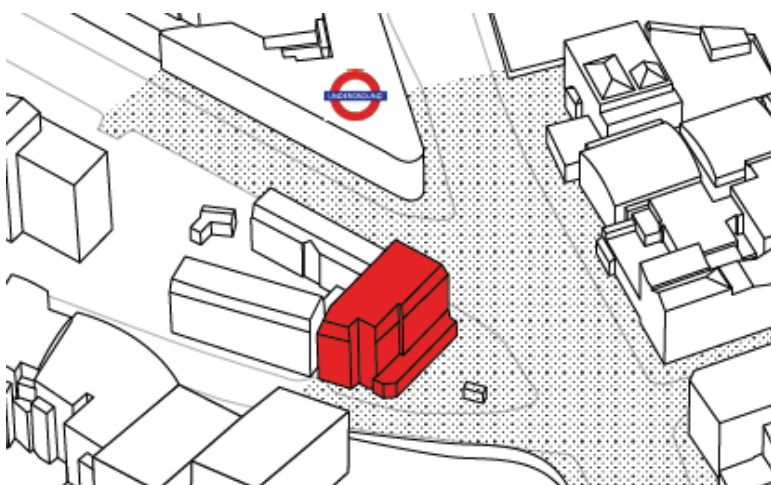

Figure 4 Site extent

The proposed development involves demolition of the east block and construction of a new ground plus 7 storey building comprising of a retail unit on the ground floor, hotel accommodation on the ground to sixth floors, market residential unit on the seventh floor and a private roof terrace

2.3   Crime statistics

Haverstock has an above average rate of violent crime for London and is consistent with the crime rate for the London Borough of Camden as a whole which unfortunately has the second highest crime rate in London. Furthermore, Haverstock is listed as having one of highest crime rates in Camden, and a hotspot for different types of crime.

Figure 5 shows the number of crimes for each crime type reported in Haverstock between May 2018 to April 2019. The most reported crimes were violence and sexual offence, antisocial behaviour and theft. Another specific issue for London, and especially the Camden area, is the rising number of knife crimes.
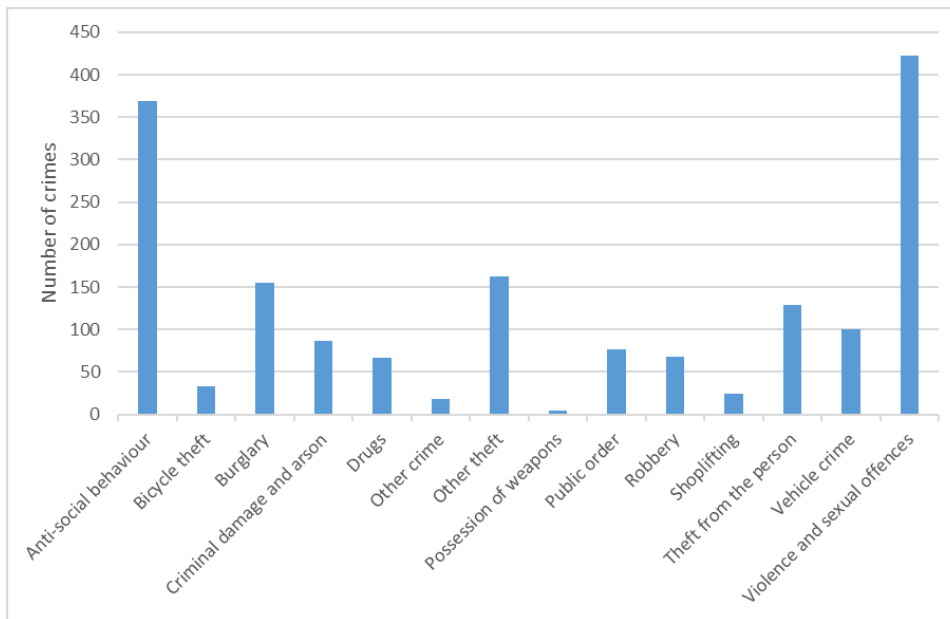

Figure 5. Number of crimes in Haverstock between May 2018 and April 2019

As the facility is open to general public and providing hotel accommodation to numerous customers, the development is vulnerable to unauthorised access. This crime is not shown in the Metropolitan Police Data; however, it is considered important to consider it as potential risk and to provide recommendations in the security mitigation section.

Finally, there is a potential for high number of rough sleepers in the area. This should be verified with the police advisers during the development of the security design for the development.

2.4   Terrorism

The Home Office states that the United Kingdom continues to face a Severe threat from international terrorism, meaning an attack is highly likely.

Camden is known for its attractiveness to locals and tourists accessing the music venues, market, many bars and restaurants. Areas within Camden create 'crowded places' which are considered to be attractive to terrorists as they are seen as 'soft targets', usually with little or no protective security measures.

Haverstock, although sitting within Camden area, does not attract a large number of tourists and there are no specifically important iconic places local to the site. Therefore, the development is not specifically vulnerable to a direct terrorist attack threat.

At this stage we have assessed the threat from terrorism for the development as low. However, through liaison with the local Counter Terrorism Security Advisor (CTSA) this analysis should be developed further and, if necessary, addressed during the development of the security design for the site.

2.5   Potential risks

From the analysis of the site and understanding of the crime data for the area, the risks for the development are outlined below.

Table 1. Security risks to the development

Risk no.	Risk	Comment
01	Violence and sexual offence	This risk could be realised as a result of a high number of people transiting from the Chalk Farm Station, the Roundhouse venue and other transport links.
02	Antisocial behaviour	Resulting from the Roundhouse venue from the potential intoxication.
03	Theft	This could include theft of people's belongings as a result of high number of people in the area with a poor environment quality.
04	Theft of, or from, parked cars	This could include either cars parked within the site boundary or customer's cars parked on the street nearby the development.
05	Burglary	This includes the forced entry in the development's premises and taking assets from the development.
06	Unauthorised access to the development	This could be intentional or accidental as a result of lack of design territoriality.
07	Criminal damage	This includes wilful damage of the development.
08	Knife crime	This crime could take place near the development arising from other risks or could be premeditated.

2.6   Conclusion

The security risks to the Regents Park Road development reflect the crime profile for the Camden area, with the exception of terrorism. The fact that the development is open to the public makes the development vulnerable to various crimes, therefore a layered security approach should be considered in order to secure the facility by applying multiple layers of complementary protective security controls to reduce the likelihood of a successful criminal activity. Also, the high number of people accessing the transport hubs and Roundhouse makes the facility vulnerable to crime, hence physical security and electronic target hardening should be designed for the facility. Finally, the quality of the environment, site management and maintenance are important in order to improve the ambience of the development and reduce the opportunity and stimulus for crime.

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Security mitigation

3.0 Security mitigation

3.1 Overview

The aim is for the development to implement a pragmatic and practical level of security, without detrimentally affecting day to day business operations..

In order for the development to provide a secure environment, it will follow the principles of the Crime Prevention Through Environment Design (CPTED) with the aim of reducing the opportunity to commit crime and antisocial behaviour.

The four key principles to CPTED are:

- Surveillance – people are seen and can be seen.
- Access management – users of an area are passively directed to some places, whist being restricted from others.
- Territoriality – ownership of spaces is defined by clear boundaries.
- Environment quality – well maintained and high-quality environments to attract users and aid surveillance.

3.2 Design layout

Key recommendations for the design layout are:

- Design pedestrian routes to be integrated and easy to direct and intuitive through the application of inclusive design and natural surveillance.
- Develop a zoned approach to the security of the development, with clear delineation between public, communal, semi-private and private space to control permitted circulation around the development.
- Develop physical measures to control movement of people into areas and to ensure different uses do not cause conflict.
- Ensure that the landscape and lighting strategy coordinate in order to avoid conflict between lighting and vegetation.

3.3 Management and maintenance

The development should be designed with management and maintenance in mind, in order to discourage crime. Key recommendations for management and maintenance are:

- Building lines should be kept as simple as possible.
- Avoid hiding places and congregation points leading to violence or rough sleeping.
- Provide appropriate and uniform lighting to deter potential intruders and reduce the fear of crime. Pedestrian routes and streets, footpaths and alleyways around the development should have good illumination.
- Landscaping should not impede natural surveillance.

3.4 Target hardening

The development should have well designed security features.

- Appropriate target hardening measures, such as, doors, windows and pedestrian and vehicle gates in order to reduce the opportunity to enter and exit the property illegally or remove property.
- Warning signs, notices and potentially high visibility of security staff.
- Electronic security measures including access control systems and intruder alarms in order to provide layers of redundancy into the site's security architecture.
- Video surveillance systems providing coverage of key external and internal areas of the building supported by appropriate lighting levels.

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