



FAO Gavin Sexton

Thank you for allowing me to comment on planning application 2019/3891/P which relates to the erection of an eight storey building comprising mainly of a hotel, retail and single residential unit at 155-157 Regents Park Road, NW1.

I have no objections to the proposal but have the following comments and recommendations to make.

Comments and Recommendations

- ∞ I have read the documents supplied in the planning application and note there is a 'Crime Impact Statement' which has been carried out by Cundall Security Consultancy and this is an accurate reflection of the crime of and issues this part of Camden Town suffers from especially due to the extensive night time economy the area is well known for. The document correctly identifies the potential risks associated with this type of building and concludes a number of security mitigation measures to reduce this risk. Unfortunately I cannot see anywhere within the documents that these recommendations are being implemented within the building.
- ∞ Access and Movement – As with any building that will has a café/bar on the lower ground area which encourages use by members of the public as well as guests there can be issues with the mixed use. Therefore the first line of defence will always be off this area to prevent an intruder from going further into the building then is allowed. The position of the bar and reception are in a good location though providing surveillance out of the building into the public realm as well as being able to monitor who is entering the building for whatever purpose. To gain access into the main core of the building from Haverstock Hill reception has to be passed but the doors from the café area could be used to bypass this security line to enter the main stair core and lift core. Therefore I would recommend that this is protected with a single leaf door, security rated to PAS24:2016, encrypted FOB access controlled with a minimum of two magnetic locks integral to door positioned two thirds from the top and bottom of the frame. CCTV could be positioned here to reinforce the security line.
- ∞ This leads to another concern for the entrance in Regents Park Road which appears will be used by both staff and guests alike. This door is incredibly vulnerable due to its position and the fact that it is deeply recessed providing cover and concealment which could allow for rough sleeping, certainly public urination and potential Class A drugs misuse. As a main route from the Roundhouse to the train station you will find this location will most likely be used by pedestrians for a urination. Ideally this door should only be used by staff only as the risk of someone being able to also tail gate into building gaining access to the stair core and lift lobby is high... it would mean they will bypass any security on the main reception or café/bar and enter unnoticed. I would recommend that this door is brought forward to have a minimum recess of 600mm and be security rated to PAS24:2016 with a minimum of two magnetic locks positioned two thirds from the top and bottom and integral to the frame. Encrypted FOB access control for staff members only.
- ∞ If still required for resident access then I would insist that the stair core is protected with encrypted FOB access and also destination control on the lifts is required. As mentioned within the 'Crime Impact Statement' a layered security approach is required to control access and movement.
- ∞ As the hotel will be in the heart of the main night time economy area it will be used mainly by people attending local night clubs within Camden and therefore the risk of anti-social behaviour increases if they will not be leaving the area or do not have far to travel at the end of the night. Certainly a number of venues locally go onto till 0500hrs on most nights. Management will need to be spot on with identifying potential issues and I would recommend that the 'one way in and one way out' suggestion would aid them in dealing

with these potential issues... as would having access control on the main reception door after 2300hrs to allow staff to only allow residents into the building and to protect them of potential hostility.

- ∞ A number of hotels in the area have been used for 'Child Sexual Exploitation' and this has mainly been as a result of having unmonitored fire exits and entrances not controlled by staff. Victims are normally approached within the Camden Town area and then lured back to nearby hotels for offences to be committed... this is certainly the case with younger and more vulnerable people who are unaware of the location and the potential dangers. Police can offer training under 'Operation Makesafe' which gives staff training in identifying a potential victim and informs them of what to do if one is identified.
- ∞ The residential unit of the top floor is not ideal as basically it appears to be sharing the same access as the hotel and the cross over between the two uses can be problematic. With the fact guests are free to move around I would have concerns that this unit could be vulnerable to attack if not protected. Access control from the lift lobby will be required and also the main residential door to be PAS24:2016 will be required.

If the applicant wishes any further help or advice in the comments that I have made I will be happy for them to contact me so I can go over everything listed.

Kind regards

Jim



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