



FAO Matthew Dempsey,

Thank you for allowing me to comment on planning application 2019/4062/P which relates to alterations to the frontage of Coral Bookmakers at 293 Euston Road & 75 Warren Street, W1.

Overall I do not object to the application but have the following comments and recommendations.

Comments and Recommendations

- ∞ It is never ideal to have two entrances and exits in any building especially if they are, as this case, on two different frontages. This allows for excess permeability throughout the building and can cause issues for staff members who are tasked with monitoring who is entering the building. The building lay out allows for someone to either walk through the building as a means of a short cut between Euston Road/Warren Street and allows for extra escape routes if someone commits criminal offences inside. I have searched the local crime databases and intelligent systems and though there is a high number of offences recorded for this area, but there is nothing specific or linked to the Coral Bookmakers. Being close to a main transport hub does cause an effect in crime statistics and I feel this does contribute to the high volume shown for such a small area.
- ∞ The main concern I have with the proposal is with the new concertina windows which will be installed within the Warren Street shop frontage. As I state above, excess permeability into a building should be avoided, therefore the creation of an extra-large opening should not be incorporated within the new design. Though there is no issues at the moment with the building I do feel that the inclusion of this openable window may create them if allowed.
- ∞ A bookmakers has always been seen as a place where spontaneous violence can occur due to the nature of their business... people gambling and losing excessive amounts of money on either the 'Fixed Odd Betting' machines or on traditional bets is a regular occurrence. This leads to either machines being criminally damaged and staff being left vulnerable to verbal or physical attack. The safety of the staff is paramount and this openable window will add further delay to any 'lock down' procedure they may have or even allow a person to re-enter the building if ejected from the premises via a door.
- ∞ Staff are tasked with monitoring the people within the premises to look for behaviour change or signs that they need to take a break from the machines or from general betting and I think this addition will make this job harder for them.
- ∞ Therefore I would recommend that this openable concertina window is replaced with a traditional fixed non-openable window.

If the applicant wishes to query any of my comments and recommendations or wish further assistance in crime prevention advice, then I will be more than happy for them to contact me.

Kind regards

Jim



Jim Cope

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