

[REDACTED]

From: [REDACTED]
Sent: 18 October 2019 12:48
To: Planning
Subject: Planning Response - 2019/4741/P - 181 Mansfield Road, NW3 2HP

FAO David Fowler

Thank you for allowing me to comment on planning application 2019/4741/P which relates to the conversion of vacant basement garages beneath Ludham Estate to become an extension to the existing independent and vocational training school for the London School of Mosaic.

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

Comments and Recommendations

- ∞ Overall the extension of the London School of Mosaic is a positive proposal with regards to utilising space which has not been used for a very long time and also to reactivate the area outside Ludham encouraging more appropriate activity. The increased pedestrian activity between Lismore Circus and Southampton Road will certainly be a benefit for the local community as they will provide extra natural surveillance for the area and make the area less favourable for crime and anti-social behaviour to occur.
- ∞ Physical Security – The main entrances into the building I would recommend to be security rated to PAS24:2016, with a minimum of Two (2) locks positioned two thirds from the top and bottom of the frame. There is an inherent weakness with double leaf doors and where they join so ideally if they are to be used one should be fixed with top and bottom drop bolts to prevent any movement or flex between the leaves and fitted with self-closing mechanisms. The fire exits at the rear of the building should also be protected to prevent them from being misused and allowing access into the building by by-passing the main controlled entrances. As they are outward opening then the removal of any external ironmongery will reduce the risk of these doors being targeted for a break in. The windows at the rear of the building facing out onto the garden space should be security rated to PAS24:2016, but if this cannot be achieved then the addition of Two (2) extra window locks positioned around the frame will provide extra strength to the existing locks if the windows are openable.
- ∞ I note that the use of FOB access control is already in use and I would recommend that if not already then the FOBs are encrypted to prevent them being copied. There is certainly a risk that if there is no control over the issue of FOBs to legitimate users then this could be abused and allow unlawful entry. Data Logging of the FOB use would assist the management team if there are issues arising, especially as the building will be in use 24/7. The timings of entry/exit of particular FOB's can then be linked to any CCTV within the building and assist with criminal investigations. Overall encrypted FOBs allow better control for management teams and can be blocked immediately if lost, stolen or abused.
- ∞ Bin Stores – Any bin store whether attached to the building or outside should be within a secure structure with a lockable door to prevent misuse. The risk of fly tipping occurring is high on any external bin storage and internal ones suffer from either rough sleeping or drugs misuse.
- ∞ Landscaping – The bushes that are to be cut back within the garden area should be brought down to a height that allows for good natural surveillance from outside the building into garden space and likewise from garden space into the building. The main goal is to make the windows, which are a vulnerable point, clearly visible and make it less likely someone being able to conceal themselves close to the windows to break in.

- ∞ Cycle Stores – The use of 'Bike Hangers' are acceptable as long as the main operating key can be controlled by management and the internal structure within the unit allows for three points of locking (both wheels and the frame).

If the applicant wishes any further help or advice regarding security of the proposal or any crime prevention advice for the end users then I will be more than happy to be contacted.

Kind regards

Jim



Jim Cope
Police Constable – Design Out Crime Officer
Metropolitan Police Service
Continuous Policing Improvement Command (CPIC)

a. Ruislip Police Station, 5 The Oaks, Ruislip, HA4 7LF
w: www.met.police.uk



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