

**From:** Jim.Cope@met.police.uk  
**Sent:** 07 November 2019 14:01  
**To:** Planning  
**Subject:** Planning Response - 2019/5154/P - Regents Plaza, Brock Street/Triton Street, NW1

FAO David Peres Da Costa

Thank you for allowing me to comment on planning application 2019/5154/P for Regents Plaza, Brock Street/Triton Street, NW1 which involves public improvement works to the hot and soft landscaping within the location.

I do not have any objections to the proposals but do have the following comments and recommendations to make.

#### **Comments and Recommendations**

- Consideration must be made to the placement of the taller plants involved in the new landscaping so that they do not reduce the effectiveness of any existing lighting or CCTV. Seasonal variations must be also taking into account, in particular with the trees if they have heavy foliage during Spring and Summer. Ideally there canopy should be above Two (2) metres to prevent a loss of 'line of sight' as pedestrians walking through any of the main routes of Regents Plaza.
- Placement of cycle stands should be in well populated areas close to the main entrances of the commercial premises within the location to allow for good natural surveillance to oversee them. Once again how close they are positioned to any of the new landscaping will need to be considered as it may provide cover and concealment for a cycle thief to commit a crime without being noticed.
- The planned seating within the busier areas of Triton Square should not be an issue but any positioned of the main routes should not allow for large groups of people to congregate at any one time. Arm rests should be used to prevent people lying down and using the locations for longer periods of time. It is important to encourage the correct level of activity within these areas as this will have added benefits in reducing crime and anti-social behaviour within the entire location.
- Main routes should allow for clear line of sights for pedestrians so that they feel safer walking in the location. Areas which allow for cover/concealment can generate a fear of crime which will reduce the appropriate level of footfall within the location.
- The fixed planters within the Drummond Street could be a location where weapons or drugs can be concealed. This location is on the periphery of Regents Park Estate which has currently has drug related gang problem and weapons are recovered on a regular basis by officers carrying out weapon sweeps. The planters should therefore restrict the potential for this to happen by possibly preventing the easy access to any of the soil or foliage.
- In a way to potential future proof the location from anti-social behaviour I would recommend that some of the unique features, for example the swings, not to be permanently fixed in location and can easily be removed or relocated if issues do arise as a result of their location.

If the applicant wishes further help or advice regarding this proposal I will be more than happy to assist.

Kind regards

Jim



Jim Cope  
**Police Constable – Design Out Crime Officer**  
Metropolitan Police Service  
Continuous Policing Improvement Command (CPIC)  
m 0208 733 3703  
a. Ruislip Police Station, 5 The Oaks, Ruislip, HA4 7LF  
w: [www.met.police.uk](http://www.met.police.uk) e: [Jim.Cope@met.pnn.police.uk](mailto:Jim.Cope@met.pnn.police.uk)



NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.