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Sent: 11 November 2019 14:37
To: Planning
Subject: Planning Response - 2019/5214/P - Premier Inn, 1 Dukes Road, WC1

FAO Ben Farrant

Thank you for allowing me to comment on planning application 2019/5214/P which relates to erection of a two storey roof top extension to the existing hotel, formation of a ground floor restaurant, together with external alterations, access, plant, car parking and associated works at Premier Inn, 1 Dukes Road, WC1.

I have no objections to the proposal and have already met the applicant to discuss the proposal. The following comments and recommendations were as result of a site visit that was held on the 27th June 2019.

Commendations and Recommendations

- Main Vehicle gate – A great improvement to the area as it is now restricting access and movement to the main car park and to the undercroft underneath the main building. This undercroft has been a major location for anti-social behaviour and we saw the evidence in the form of uncapped hypodermic needles, human faeces and even the remnants of a fire... all of which are a danger to members of staff and guests. The vehicle gate is the correct height for a boundary treatment, at just over 1.8 metres, but the design and how it relates to other parts of the building allows for it to be easily climbed over. Fitting weld mesh on the external face of all parts of the structure, fixed with tamper proof screws will remove the current hand and foot holds that are present. The Armco barrier that goes through the gate is currently reducing the height benefits as it acts as a perfect foot hold... ideally it should be 'cut back' away from the gate to a distance which mean it will not offer any benefits for climbing. Hopefully if weld mesh is installed at the location where the Armco passed through the gate then a redesign of the spacer between the gate and wall will not be required... but consideration to this may be required. Though there has been a reduction in anti-social behaviour since the gate installation due to another undercroft will be created as a result of the new extension it will be imperative to protect this boundary further.
- New Entrance – Re activating the frontage of the hotel so that is more prominent facing onto the Euston Road is a positive move and it will reduce the number of entrances/exits from three at the moment down to two. Reception is positioned so that that it faces out onto the main entrance door and visitors will be naturally drawn to this area when they arrive. The first line of defence to access the rooms will be of this reception and therefore I would recommend that these be accessed controlled.
- Fire Exits – Especially within the car park area I recommend that these are alarmed direct to the main reception area so they can be alerted if there is any misuse.
- Gate – Where the new extension has created a 'dog leg' fire exit path for the use of the neighbouring dance school I would recommend a gate where it exits out into the car park. Depending on how the gate will be activated consideration to if it can be activated from the car park side will be required. Gate to be designed to reduce climbing risk, prevent reaching through to deactivate and should be flush with the new building line to prevent a recessed area.
- Bin Stores – Should be robust in structure and have a secure oversized single leaf door instead of double leaf due their inheritance weakness where both leaves meet. Locks should

be, at a minimum, a 5 Lever mortice lock BS3621 with a thumb turn on the interior to reduce the risk of a person being locked inside. Also it should be self-locking and self-closing.

- The removal of the bridge to the existing main entrance of the hotel will, I believe, cause a few issues within this area and outdoor seating area above the garages. Currently, as it has some connection with the main entrance and the coffee shop it is used quite regularly and has an appropriate level of activity during the day. My concern is that with the removal of the bridge it will become an isolated location which will lose a sense of purpose and we will end up with a unused space which will be taken over for antisocial behaviour. It was discussed that this space will be given to the local residents as an open space... but due them being a number of floors away from the ground floor it might not appropriate as once again it will be disconnected from their residential units. Even though there will a number of hotel rooms overlooking this area none of the guests will have a sense of responsibility for this area and will not be ideal as being 'natural surveillance'. I would suggest that the positioning of the cycle stands in this location will leave any secured here quite vulnerable and susceptible to theft. I feel also that people will be unlikely to use it as a cycle park as the vulnerability will be quite apparent and any infrastructure placed here will be of no benefit. Overall this location from the entire application is the part which causes the most concern and something we can work at to come up with a solution.
- Staff training should incorporate an input regarding 'Operation Makesafe' which highlights the risks of Child Sexual Exploitation (CSE) within a hotel environment. This training is beneficial to all staff members and can be delivered by a member of the Metropolitan Police Service. Further information can be found the following link
<https://www.met.police.uk/police-forces/metropolitan-police/areas/about-us/about-the-met/campaigns/operation-makesafe/>

If the applicant wishes any further help or assistance around this application then I will be more than happy to be contacted.

Kind regards

Jim



Jim Cope

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