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**From:** [REDACTED]  
**Sent:** 10 June 2020 11:55  
**To:** Planning  
**Subject:** Planning Response - 2020/2470/P - Lethaby Building, 12-42 Southampton Row & 1-4 Red Lion Square , WC2

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FAO Ben Farrant,

Thank you for allowing me to comment on planning application 2020/2470/P which relates to redevelopment of Lethaby Building, 12-42 Southampton Row & 1-4 Red Lion Square, WC2 which will include a hotel, bars, restaurants, co-worker space and residential.

I have been party to consultation with the architects and also their security consultants which all occurred during 2019. Overall I have no objections to the proposal but have the following comments and recommendations to make.

**Comments and Recommendations**

- Residential Building – I would recommend that the entire building achieve ‘Secured by Design - Silver’ accreditation following the [https://www.securedbydesign.com/images/downloads/HOMES\\_BROCHURE\\_2019.pdf](https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf) guide and if this could be considered as a planning condition I would be more than happy to assist the applicant in achieving this.
- Hotel – The natural permeability of any hotel needs to be addressed to ensure there is a secure security line between the semi-public areas such as the reception, bar and restaurants and that of the main hotel rooms. The ‘Access and Control’ strategy should be centred on easily accessible stair cores and lifts to prevent unauthorised access into the main ‘living’ areas. This will have a benefit of reducing the risk of walk in thefts or burglaries.
- Child Sexual Exploitation – Hotel rooms are booked by individuals who then bring the victim to the location to perform sexual services on numerous people during the duration that the room is book for. Suspects will intentionally book rooms using cash only and will ask for a room which is away from the main reception area and therefore the security that they provide. An ideal room is one that is close to a fire escape or to stair core so that there is easy access for suspects arriving and leaving. So this is once again this is where the ‘Access & Control’ strategy is very important to get right.
- All staff should be given training in identifying victims of ‘Child Sexual Exploitation’ which can be delivered using the ‘Operation Makesafe’ initiative by The Metropolitan Police or by ‘Barnardo’s’ who both offer free help and advice around this crime type and for identifying vulnerable persons.
- Main Concern – The permeability of the rear court yard I believe will be an area for crime and anti-social behaviour to occur. Originally there was to be only one entrance into this area from Orange Street, but looking at the plans a new entrance way has been created from Fisher Street and both of these entrances are now long ‘under croft’ areas due to the building being directly above. There are numerous examples around the Holborn area where this type of location is favoured for either rough sleeping, drugs misuse, loitering and other kinds of anti-social

behaviour. This can have an effect on the amount of use these locations will get, as they will create a perception of a 'fear of crime' for a potential user. I appreciate that opening new routes through areas and opening 'old' street ways is seen as a positive... but on this occasion it will be a negative. If this has to be implemented though within the design of this application, then I would highly recommend and insist on a planning condition being created that will consider that if the areas do suffer from crime and anti-social behaviour after completion that gates can be installed. Therefore the applicant could consider 'future proofing' each location so that they can be installed if issues arise... and these should be flush with the public realm of Orange Street and Fischer Street to ensure no recessed areas are created. Another consideration would be maybe install gates now and work a management plan in to have them closed during certain periods... mainly during the hours of darkness.

If the applicant wish any further help of advice surrounding this project then I will be more than happy to be contacted.

Kind regards

Jim



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