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To: Planning
Subject: Planning Response - 2020/3801/P - Godwin and Crowndale Estate, NW1

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FAO David Fowler,

Thank you for allowing me to comment on planning application 2020/3801/P which relates to the provision of Ten (10) family-sized dwellings (10 x 4 bed) to provide additional social rented units for the Godwin and Crowndale Estate, NW1.

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

Comments and Recommendations

- All residential unit doors should meet the following security standards - PAS24:2016, STS 201 Issue 7:2015, LPS 1175 SR2 or B3, STS 202 Issue 6:2015 BR2 or LPS 2081 Issue 1.1:2016 Security Rating B. Where a letter plate aperture is to be installed within a door set it must form part of the certified door set range. Door viewer meeting TS 002 to be installed if no clear glazing within the door set or if there is no side panel with clear glazing and door chain/opening limiter meeting TS 003 must installed on any door a caller is expected to use.
- Rear Doors – Lower ground and doors which have access via the garden stairs to meet security standards - PAS24:2016, STS 201 Issue 7:2015, LPS 1175 SR2 or B3, STS 202 Issue 6:2015 BR2 or LPS 2081 Issue 1.1:2016 Security Rating B.
- Any ground floor windows which are openable will be required to be PAS24:2016, STS 204 Issue 6:2016, LPS 1175 SR1 or A1, STS 202 Issue 7:2016 BR1 or LPS 2081 Issue 1 SR A. Any window below two metres in height is deemed as at risk from climbing or which are close to any part of the building which could be used as access the vulnerable window.
- Postal Strategy – Via the main front doors of each residential unit with the apertures meeting TS 008.
- Utility Meters – The use of ‘Smart Meters’ can also be utilised... otherwise utility meters should be located outside the dwelling at the front or as close to the front of the building as possible (to ensure they are visible), care should be taken so that they do not provide a climbing aid.
- Installation of a 13 Amp spur within the main entrance hall way to allow the resident to install a burglar alarm should be considered.
- Front Boundaries – It appears from the ‘Design and Access’ statement that the important boundary between public and private space has been addressed. This frontage should be ‘open to view’ so the consideration to any planting in this area should be considered so that a minimum height of 1.1m is maintained. The use of ‘defensive’ prickly planting could be considered close to walls or windows to reduce the risk of people approaching them. I would certainly recommend that the low wall has either a sloped or rough surface included to prevent a person from using the structure as a seat or a place to leave rubbish.

- Rear Boundary – The height of 1.8m is acceptable and could be increased with 300mm of trellis work to make it less inviting to climb. The defensive planting along the walls edge is welcome and once again the use of prickly planting here will reduce the risk of people approaching the area. This would be particularly the case with reducing the risk of graffiti. The gate from the garden to public space must be robustly constructed, be of the same height as the boundary and capable of being locked, by key operated both sides. Consideration to if this lock can be accessed from the external side must be made to reduce the risk of it being opened.
- Side Boundaries – Vulnerable areas will need extra defensive planting... though there is a number of 'active' windows present which create a feeling of being under surveillance these areas will require additional protection on the ground if this can be achieved.
- Restricting access to the main public play area during the night will assist in reducing the opportunity from crime and anti-social behaviour to occur and add extra protection to the proposed dwellings rear areas. Evidence that 85% of burglaries occur at the rear of a premises if there is a footpath is placed at the back of a property.
- Bin Stores – Doors should be 'robust and fit for purpose' which are lockable and on installed with a self-closing mechanism. This area has a high risk for drugs misuse and rough sleeping and an insecure bin storage is a favoured location for such activity. Also if they are easily accessible then the risk of fly tipping also increases.
- Lighting – Any lighting proposed for the dwellings should be on 'dusk till dawn' sensor and be of a constant low level light. This would be beneficial around doors and windows which can easily reached. The PIR lighting is not recommended.
- Communal Area – Should be designed to allow for good natural surveillance from nearby dwellings with safe and accessible routes for users to come and go. Boundaries between public and private space should be clearly defined. Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and maintenance. If lighting is to be installed within the communal area then bollard lighting is not recommended.

The above comments and recommendations, if implemented, will mean the project, on the residential units only will achieve 'Secured by Design – Silver' accreditation, which I would strongly recommend is applied for. Further information can be found on the following website

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

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

Kind regards

Jim



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