
From: [REDACTED]
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To: Planning Planning
Subject: 1 x Response - DOC - MET - 150 Royal College Street 2021/2472/P Planning comment

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Good Afternoon,

Thank you for allowing me to comment on **150 Royal College Street London NW1 0TA the Removal of existing metal walkway and boundary railings. Infill of existing carpark and erection of four storey building (Ground to 3rd floor and green roof) comprising office workspace (Class E), associated landscaping, mews improvements and cycle provision.**

I have had meetings with the architect on this project and have previously made some comments which look to be included in the design.

I have no objections to the development but have the following recommendations to make.

Boundary

- The entrance undercroft area has the inclusion of a gate which will remain open during business hours but locked and secured overnight. I recommend that this gate be a minimum of 1.8 – 2.1 metres in height (depending on local planning permissions). It should not allow for persons to scale over or under to gain unauthorised entry. The gate does need to be visually permeable so any user can see or be seen from either side. Visibility lowers the fear of crime. The gate should also be security rated to either LPS 1175 SR2 or STS 202 BR2.
- There is an intercom on the illustrations for this development. This should be both audio and visual to ensure the person seeking entry is vetted appropriately prior to entry.
- There is pedestrian access from Royal College Street which leads into the landscaped area backing into the waterway. This could become a favourable area and a hotspot for antisocial behaviour and possible drug taking due to its sunken/below street level location. It is recommended that this area be for the employees only. The gate should be kept locked and access to this space should be through the building to prevent any unwanted people or groups gaining access to that area. Access through the gate should only be for maintenance and repair. Checks need to be made whether the locking of this gate affects the fire strategy for this proposed building. If this is the case then consider a press to release system incorporated from the private landscape garden side. The button should not be reachable from the public realm and should be anti-tamper/vandal proof.
- Consider using strategic defensive planting to protect vulnerable areas. Plants such as Pyracantha and Hawthorne can be used to great effect.

Building

- For the glass facades of the building it is recommended the glazing be rated to BS EN 356 2000 class P2A (or above). This should be for anything below 2.5 – 3 metres in height.

- If reception desks are to be considered then they should be positioned in a place within direct line of sight to the main entrance. This gives the entrance natural surveillance and also provides a visual marker for visitors entering the building avoiding confusion and unauthorised persons from wandering around needlessly.
- If reception/management is not present consider an external letterbox rated to DHTS 009.
- For the main entrance I recommend LPS 1175 SR2 or STS 202 BR 2 security rated doors. Employees should be encouraged to use a single point of access. This increases the activity and footfall to this area providing higher levels of natural surveillance.
- PAS24:2016 windows for anything below 3.5 metres from ground level (taking into consideration any changes to height to the ground level) as well as any windows easily accessible from the public realm due to climbable objects such as existing street furniture etc.
- Consider the possible issues from crossover from the different businesses. If there are multiple companies neighbouring each other separate bin stores and cycles stores should be provided. This can be achieved through encrypted key fob to security rated door sets. Consider LPS2081 B3 issue 8. Auto-close and lock feature to be included.
- As a general rule all internal door sets should be fitted with locking furniture so that they can be locked when the room is not in use. Buildings may incorporate electronic access control systems to most if not all of the internal door sets. Rooms storing high risk/value equipment, such as IT servers, and materials or security systems/utilities services will require most robust door sets and locking systems. Doors security rated to LPS 1175 SR1 (or above) should be considered. All recommendations with regards to egress should be run past a fire officer or building control.
- For cycle stores it is recommended that these be placed behind two lines of defence. It is favoured that the store be within the fabric of the building and where the main entrance acts as the first line of defence. The room should be access controlled (consider LPS2081 B3 issue 8. Auto-close and lock feature to be included). The store should allow for the cycles to have three points of locking. For any stands it is recommended that these are set into the floor or wall ensuring no bolts are accessible. Consider LPS2081 B3 issue 8. Auto-close and lock feature to be included.
- Bin stores should be externally accessed only. There should be no interconnecting doors which lead further into the building. Consider LPS2081 B3 issue 8. Auto-close and lock feature to be included. A press to release button should be included to prevent persons becoming trapped inside.

Other Considerations

- Anti-graffiti treatments for exposed gable ends. There are treatments for both concrete/brick as well as metal textured materials. Also consider defensive planting or a rail or a combination of both to create a defensive space and provide a layer of additional security.
- CCTV with complimentary lighting to be considered for the exterior/entrance and communal areas (internal). A formal, overt CCTV system should be installed and maintained by a member company of either the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB). Any such company will install a system to the British Standard. Images should be retained for a minimum of 30 days. This system would need to be registered with the Information Commissioner's Office, as it would be recording public areas. Appropriate signage indicating this fact needs to be displayed.
- External lighting to comply with BS 5489-1:2013.
- Lighting design should be co-ordinated with a CCTV installation (when specified) and the landscape designed to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system. Light fittings should be protected where vulnerable to vandalism.

Further consultation is required in the pursuit of achieving SBD certification for the development.

If yourself or the applicant wishes to discuss any of my recommendations further then please feel free to contact me. The advice I have provided has been taken from the following guides:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf

https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf

The advice has been adjusted taking into consideration crime statistics and analysis of the area. Further consultation is required in the pursuit of achieving SBD certification for the development.

Kind regards
Aran



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