

Parnjit Singh

From: Aran.L.Johnston@met.police.uk
Sent: 19 November 2021 18:27
To: Planning Planning
Subject: Planning comment for Fortress Road references 2020/4362 and 4363 refer

Good Evening,

Thank you for allowing me to comment on the proposed **change of use from office with ancillary storage (Class B1a) to 1 x studio flat (Class C3) at 49a and 49b Fortress Road, London, NW5 1AD** (planning references 2020/4362/P and 2020/4363/P). I am aware from the design and access statement that there are also proposals for 51a and 51b (not yet gone to planning) to be converted totalling four (4) single bedroom flats.

Fortress Road is located within the policing ward of Kentish Town. The top reported crimes for the month of September 2021 (taken from the police UK website) are violence and sexual offences, antisocial behaviour, theft and public order. Over a three (3) year period these crimes feature within the top five (5) other crimes of note within this area are burglary, vehicle crime and drugs. Although Covid-19 has had an impact on crime levels across London the figures for Kentish town have remained fairly consistent throughout.

The change of use from office to residential can be problematic with design and layout. I have had a meeting with the architect for this project and they have confirmed that the two (2) flats that these applications cover are rear access only (access from Fortress Yard). I have reservations about this location and the proposal.

The entrance to Fortress Yard leads to the rear of the shops. It is a close with an interconnecting path to Bellina Mews It is not well observed and there will be little activity during both night and day. There is little detailing on the storage of the bicycles and bins in this area and both could be targets for antisocial behaviour and crime. The architect mentioned that lighting and CCTV will be included with the plans but it is felt that these features do not go far enough to ensure the security of the residential units. With the lack of natural surveillance and activity in this area any residential unit will be vulnerable to opportunistic crimes such as burglary, theft and criminal damage. Fortress Yard offers an area where persons can conduct an illegitimate activity unseen from the main road and could be a hotspot for drug use.

For these reasons I cannot support this application.

If this project is to be approved then I would respectfully ask that a condition is placed upon this development for the residential units to achieve a secured by design accreditation. This is on top of the fact that I would be asking for higher than usual security rated products due to its location and lack of natural surveillance making the venue vulnerable. For example recommending security rated internal retractable grilles to the proposed PAS24:2016 windows.

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

The advice has been adjusted taking into consideration crime statistics and analysis of the area.

Kind regards

Aran



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Design Out Crime Officer

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