

**From:**

**Sent:** 14 March 2022 13:39

**To:** Planning

**Subject:** Planning comment for Castlewood house (discharge of condition) 2022/0098/P refers

FAO Ewan Campbell

Good afternoon,

Thank you for allowing me to comment on the proposed discharge of condition. ***Details of condition 5 (CCTV and External Lighting) of planning permission 2017/0618/P dated 21/12/2017 Demolition of existing office building at Castlewood House (Class B1), and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3) at ground floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping, and public realm improvement works. Partial demolition of Medius House with retention of the existing facade, and erection of a two storey roof extension including private roof terraces, in connection with the change of use of the building from office (Class B1) and retail (Class A1) to provide 18 affordable housing units (Class C3) at upper floor levels with retained retail use at ground floor level.*** The venue for this is Castlewood House (77-91) and Medius House (63-69) New Oxford Street London WC1A 1DG.

I apologise for this comment being submitted late. I have not had any previous meetings or comments regarding this development.

In relation to the proposal I have the following comments to make:

- 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.
- The proposed lighting should be complimentary to this proposed CCTV system to enable good colour rendition and detailing.

- The in-ground lights are likely to be vulnerable so should only be used where they are visible to natural surveillance and should only be used for wayfinding and not for actual lighting purposes.
- On floor one (1) the communal amenity space. It would appear that lighting is of the correct type (as in wall mounted). The floor lighting detailed in the report should only be used for navigational purposes and not to support the CCTV system. I question the range that the camera has in that location and whether there are blind spots for this particular area.
- The terrace area on floor seven (7) appears to be a private space and the installation of floor lighting will not hinder CCTV as there is no camera at this location. Whether this provides sufficient light for the resident is another question.
- Level eight (8) appears to be a roof terrace. There is a camera at this location and floor lighting. I do not believe that the proposed lighting will complement the camera sufficiently. If this location was not for residents but maintenance only then the lighting will suffice.
- External lighting to achieve BS 5489-1:2020 and BS EN 12464-1:2002, and for emergency lighting to pedestrian areas to comply with BS 5266-1.

Lighting is key and for residents and it is imperative that this is done correctly. If the development is well lit natural surveillance will increase. With increased light levels the risk of concealment is also lowered. Visibility lowers the fear of crime making the residents/building users feel safer.

If the application is compliant with the comments above then the condition can be discharged.

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/HOMES_BROCHURE_2019_update_May.pdf)

Kind regards

Aran



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