



# Crime Impact Assessment

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160 Malden Road, London, NW5 4BT

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## 1.0 Introduction

### *Introduction and Background*

- 1.1 This Crime Impact Assessment has been prepared by Grade Planning on behalf of Andreas Kyprianides to accompany a detailed planning application proposing the demolition of existing buildings on the site at 160 Malden Road, NW5 4BT, and construction of a new building comprising 15 residential units and 184 sqm of commercial (office) floorspace. The residential units and office space is to be 'car free' with no vehicle parking proposed at the site.

### *Purpose and Scope*

- 1.2 The purpose of this Assessment is to review the proposals in line with relevant guidance on 'designing out crime' in order to identify opportunities for crime or fear of crime, and then to mitigate potential crime associated with the proposed development early in the design process. The Assessment sets out recommendations to be agreed and implemented in future project stages.
- 1.3 The assessment also seeks to demonstrate how the proposed development can meet the relevant Secured By Design (SBD) accreditation.
- 1.4 This Assessment should be read in conjunction with the submitted Design and Access Statement (DAS) which accompanies the planning application, and specifically Section 3.16 of the DAS on safety and security.

## 2.0 Planning Policy and Design Guidance

- 2.1 The following policies and guidance have been taken into account in preparing this Crime Impact Assessment:

### *National Planning Policy Framework (NPPF) 2021*

The NPPF requires planning policies and decisions to aim to achieve healthy and safe communities through the layout and design of developments and spaces, to help to minimize crime and disorder and the fear of crime (paragraph 92). It also requires policies and decisions to promote public safety and security (paragraph 96).

### *National Planning Practice Guidance (NPPG)*

This guidance highlights that designing out crime and promoting community safety should be central to the design of new development (Paragraph: 010 Reference ID:53-010-20190722). Local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and to exercise their functions with due regard to their likely effect on crime and disorder (Paragraph: 009 Reference ID:53-009-20190722).

### *Camden Local Plan*

Policy D1 (Design) of the Camden Local Plan 2017 requires that development is secure and designed to minimise crime and anti-social behaviour. Policy C5 (Safety and Security) seeks to make Camden a safer place by, among other things, requiring developments to demonstrate that they have incorporated design principles which contribute to community safety and security.

### *Camden Planning Guidance – Design (January 2021)*

This guidance includes a chapter on Designing Safer Environments (Chapter 7) which re-enforces the requirements of Local Plan Policies D1 and C5, by providing further guidance on how good design can help to break down the link between the built environment and crime and anti-social behaviour.

### *Secured by Design (SBD)*

SBD was established in 1989 as the title for a group of national police projects focusing on the design and security of new homes, commercial premises and other buildings. SBD supports the principles of 'designing out crime' through physical security measures and design.

### *Crime Prevention Through Environmental Design (CPTED)*

This crime prevention theory focuses on five principles which can be applied to the design of developments in order to reduce or remove the opportunity for crime to occur. These principles relate to: physical security; surveillance; movement control; management and maintenance; and defensible space.

## 3.0 Assessment and Recommendations

3.1 This Assessment has been prepared in line with guidance in Chapter 7 of the Camden Planning Guidance on Design, and therefore considers the following elements of the proposals in respect of designing out crime:

- Access and Movement
- Structure
- Surveillance
- Ownership
- Physical Protection
- Activity
- Management and Maintenance

3.2 The Assessment also takes account of crime prevention advice set out in pre-application advice relating to a similar scheme at the site (Pre-App Ref. 2020/2451/PRE), together with accepted secure by design principles.

3.3 It is understood that the types of crimes which are likely to be most relevant in the design of this development include those listed below. The security 'Recommendations' in this Assessment specifically respond to these types of crimes.

- Anti-social behaviour
- Bicycle theft
- Burglary
- Criminal damage/arson
- Theft and criminal damage during construction

3.4 The 'Recommendations' in this Assessment seek to achieve a suitable and sensible level of security at the site and provide appropriate design features to facilitate natural surveillance and a strong sense of 'ownership' of each part of the site by its occupiers. The recommended crime prevention measures are considered appropriate to the scale of this scheme.

3.5 *Access and Movement – to, from and within any development*

Assessment and Recommendation	Function
<p><u>Communal Entrance Doors</u> Main communal doors should be security rated to LPS 1174 SR2 (B3) – Minimum of 2 integral magnetic locks each with a pull weight of 600kg positioned one third from the top and bottom of the frame.</p>	To ensure appropriate door security and deter unauthorised entry.
<p><u>Communal Entrance Doors</u> Entry for residents should be gained by use of an encrypted FOB access control system, which will also allow for 'Data Logging' to record all usage.</p>	To ensure appropriate door security and deter unauthorised entry. To provide a view of a person entering each building. To reduce fear of crime.

<p>The benefits of this system prevents easy copying, immediate blocking if either lost or stolen and reduces access to only those who require it. There should be a video/audio entry system for visitors so residents can clearly see who is wishing entry and allow them entry remotely from their home address. No trades button should be installed on this entry control system.</p>	
<p><u>Individual Front Doors</u> All residential units will have a PAS24:2016 security rated door set.</p>	<p>To ensure appropriate door security and deter attempts at forced entry.</p>
<p>Access to the stairwells from the communal lobby and corridors should be strictly restricted to residents via a FOB access control system.</p>	<p>To deter unauthorised entry and anti-social behaviour.</p>
<p><u>Post Deliveries</u> Secure mail boxes (with anti-fishing devices) are to be located within a secure access controlled entrance lobby covered by CCTV. A second line of defence in the form a PAS24:2016 security rated door set with encrypted FOB access control, minimum of 2 integral magnetic locks each with a pull weight of 600kg positioned one third from the top and bottom of the frame and audio only access for visitors should be installed prior to the lift and stair core. This will reduce the risk of tailgating during delivery times and control unauthorised access and movement within the building, this solution would benefit the main front entrance to the residential units due to it containing the higher number of residential units. The other entrances would benefit more from a 'through the wall' system, including post deliveries to the commercial space.</p>	<p>To ensure appropriate door security, restrict pedestrian access into the building and deter unauthorised entry.</p>
<p><u>Bin Storage and Collection</u> Refuse is to be stored within a secure, well lit, lockable room, at ground floor, with its own access from the street. There is no access to other parts of the building from this room. This entrance and the frontage to the street will be well lit with a timed sensor/security light.</p>	<p>To deter unauthorised entry and anti-social behaviour.</p>
<p><u>Cycle Storage</u> The proposals include a secure, well lit, lockable room, only accessible by residents. Secure cycle storage for the office is provided separately within the office space itself. The residential cycle store is at ground floor with its own access from the street. There is no access to other parts of the building</p>	<p>To deter unauthorised entry, attempted theft, and anti-social behaviour.</p>

<p>from this room. This entrance and the frontage to the street will be well lit with a timed sensor/ security light. The entrance would be monitored by CCTV. The proposed Sheffield stand on the east side of the building will be well lit and will enjoy natural surveillance from the ground floor flat windows and other flat windows above.</p>	
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3.6 *Structure – Layout, type and design of buildings, and of public space*

Recommendation	Function
<p><u>Ground Floor Windows</u> Any ground floor window and door or ones that are easily accessible by either climbing (below 3m) and are openable or can be reached from a neighbouring building should be security rated to PAS24:2016.</p>	To deter unauthorised access and provide glazing and doorsets with a degree of resistance to physical attack.
<p><u>Boundary Treatment</u> Gardens at the rear should have a boundary of 1.8m in height and can be topped with 300mm of trellis to add extra height. If the fence panel is to be slatted then they should be orientated vertically to reduce the risk of them being easily climbed.</p>	To deter unauthorised access and provide a secure boundary treatment to the site.
<p>There will be no access into the rear gardens from outside of the site (no external gate).</p>	To deter unlawful access into the gardens.
<p><u>Utilities</u> Ideally the use of ‘Smart’ meters will negate the need for physical units to be installed. Any required utilities to be installed should not be within the residential unit itself, but in a location where access does not introduce a security risk to the residential units.</p>	To deter unauthorised access into the building.
<p><u>Perimeter of Site</u> There is no rear access to the site either for residents, occupiers of the commercial space or any other users of the building.</p>	To deter unauthorised access into the building and reduce the risk of crime.

3.7 *Surveillance – Maximisation of overlooking, lighting, the promotion of active frontages and through the introduction of crime prevention measures*

Recommendation	Function
<p><u>Communal Entrance Doors</u> See above ‘Access and Movement’ table in relation to CCTV to entrance doors.</p>	See above
<p><u>Ground Floor Doors and Windows</u> The front entrances are well overlooked by properties on the opposite side of Malden Road</p>	To reduce attempted unauthorised entry, anti-social behaviour and fear of crime.

and passers-by on the street, providing a good level of natural surveillance. These entrances and front private gardens also help to provide an active frontage to the street. To the rear of the building some natural surveillance of the gardens and terraces will also occur in connection with occupiers of the care home.	
<u>Individual Front Doors</u> Good entrance lighting is essential in order to minimise the risk of crime and reduce fear of crime. Lighting will illuminate each external front door to allow for house number to be visible, the caller to be fully visible to those inside the flat, and to enhance natural surveillance. External doors to ground floor rear gardens will also be well lit, again enhancing natural surveillance.	To reduce attempted unauthorised entry, anti-social behaviour and fear of crime.
<u>Post Deliveries</u> See above 'Access and Movement' section regarding communal entrance lobby.	See above

3.8 *Ownership – Clear delineation between public, communal, semi-private and private space*

Recommendation	Function
<u>Front and Rear Gardens</u> The development creates clearly defined and well-lit public, private and semi-private spaces, which benefit from an appropriate level of natural surveillance.	To re-enforce a sense of ownership and natural surveillance and reduce the risk of crime and fear of crime.
<u>Front Gardens</u> The defensible space directly outside the ground floor residential units defines what is public and private space. It is desirable for the dwelling frontage to be open to view with a minimum height of 1m. Any planting within this garden area should be set back from any footways and placed to avoid any obstruction to doors or windows.	To re-enforce a sense of ownership and natural surveillance to the frontage of the building.

3.9 *Physical Protection – Strengthening of the security of building in order to reduce or minimise the risk of attack*

It is not considered necessary to assess this item given the nature, scale and location of the proposed development.

3.10 *Activity – Compatible mix of uses and attractiveness and sustainability*

Recommendation	Function
<p><u>Office and Residential</u> The office and residential uses are designed to function entirely separately with their own clearly defined entrances and external private spaces.</p>	<p>To re-enforce a sense of ownership, deter unauthorised entry and reduce fear of crime.</p>

3.11 *Management and Maintenance - inclusion of details of management and maintenance systems where appropriate*

Recommendation	Function
<p>A management company will be responsible for managing and maintaining all communal parts of the building as well as the key security features (CCTV, FOB systems, entrance doors and mail boxes etc).</p>	<p>To reduce attempted unauthorised entry, anti-social behaviour, risk of crime and fear of crime.</p>

## 4.0 Security during Construction Phase

### *General Principles*

- 4.1 It is recommended that security is in place prior to and during the construction phase including:
- Robust hoarding
  - CCTV systems
  - Control of pedestrian and vehicular access
  - Removing debris which could be used by vandals
- 4.2 All items can be covered by condition or within an approved construction management plan relating to the scheme.

## 5.0 Summary and Conclusions

- 5.1 The development will be consistent with relevant design principles associated with promoting safety and security, as set out in the National Planning Policy Framework (NPPF) 2021, Policy D1 (Design) and Policy C5 (Safety and Security) of the Camden Local Plan 2017, the guidance in Camden Planning Guidance – Design, 2021, and the principles of Secured by Design and Crime Prevention Through Environmental Design (CPTED).
- 5.2 The assessment has demonstrated that all reasonable efforts have been undertaken in the design and layout to mitigate and discourage crime and anti-social behaviour to occur at the site, and to reduce the fear of crime.
- 5.3 In summary it is considered that the crime prevention measures set out in the report are appropriate and adequate to address the potential crime risk at the site and meet the requirements of relevant planning policies in Camden.