make

Meeting notes

Project: 1360 Hornsey Town Hall Redevelopment

Date: Monday 21st May 2018

Time: 10:00 – 12:00

Topic: Meeting with Designing Out Crime Officer (DOCO)

Attendees:
Karl Turton (DOCO)
Lee Warwick (DOCO)
Eleanor Brooke (Make)
Yuting Jiang (Make)

Please note: All agreements with the DOCO are subject to the residential, Town Hall and public realm management strategy which will need to be developed in the next stage.

Part 01: meetings and application;

Part 02: verifying products on site;

Part 03: final walk around on site.

<u>SBD certification accreditation requirement:</u>

- DOCO would write to the planners to demonstrate that the design team has been working with DOCO to achieve SBD certification to discharge planning condition.
- One joint application can be made for the overall site, contains two separate application to credit certifications for both commercial and residential.
- Certificates can be given by phases, depends on the construction phasing of the project.
- Commercial certification to achieve SBD design guide Part 01 (equivalent to Good standard); Commercial: includes the Town Hall, Town Hall square and Town Hall garden.
- Residential certification to achieve SBD home guide Silver standard aspired to gold standard for the external environment.
  Residential: includes residential A, B, East Wing gardens, associated shared surface paving and the play space. Mews and the mews garden between the mews and Broadway Annex.

14. Prior to above grade works on the new build residential blocks, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers and that each building or such part of a Building can achieve accreditation. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

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SBD Design criteria:

Block A north and south entrances:

1. First line of defense to provide video control system at the main entrance of the residential buildings;
2. Second line of defense can be achieved either by 'smart lift' or by a second door from the reception to the lift lobby (as currently drawn). The 'smart lift' allows visitors to press call button within the lift, access can be granted by the residents to take the visitors directly to the apartment entrance door. For visitors accessing via the staircase, the door at ground floor accessing into the stair core should provide video control system.
3. All BOH/cycle/bin store doors to be fobbed
4. Main car park doors to be fobbed both ways, pedestrian door to be fobbed on the way in, but push release on the way out for fire escapes.
5. Structural break to be considered between the main entrance door and the video control system, otherwise any component attached to the entrance door needs to be tested for PAS 24 2016
6. External entrance doors needs to compliant with standards set out in PAS 24 2016 and LPS 1175 (for heavy duty doors servicing approx. 40 units apartments)

Block A garden entrance:

7. Considering there is no post box within the common corridor, one line of secure defense at main entrance door providing video control system is sufficient for this development;

Block B:

8. First line of defense to provide video control system at the main entrance of the residential building;
9. Second line of defense to provide video control system at the door accessing into the common corridor, which needs to be a PAS 24 secure door.
10. All BOH/parking/bin store doors to be fobbed

Mews:

11. Post box is designed in the gate, the design of the post box needs to avoid anti-fishing
12. Ground floor apartment PM002 entrance is advised to be located from the garden side, in order to use the garden as a barrier to avoid public gathering in front of the entrance door
13. All residential entrance door needs to be PAS 24 2016 tested (one off testing) and to have a security membrane around the lock side of the door (9mm play or mesh 600mm offset around the lock)

Broadway lofts:

14. External entrance lobby doors must be PAS rated
15. Apartment front doors must be PAS rated
16. If possible, spurred socket for intruder alarm in each flat
17. DOCO recommend detail around front door lock of 600mm square on lock side. 9mm ply or mesh to perform as a 'security membrane'
18. Make to explore if bins can be individually locking

Broadway Apartments:

19. DOCO advise that one of the first or second entrance doors should be LPS 75 SR 11 rated. Due to listing of building, it will not be possible to alter D-G-01 and therefore D-G-02 door would be preferred door for this subject to confirmation from the Heritage Consultant. Make to explore if door D-G-01 can be carefully modified on DOCO's advice to aim to meet PAS rating.
20. If possible, spurred socket for intruder alarm in each flat
21. DOCO recommend detail around front door lock of 600mm square on lock side. 9mm ply or mesh to perform as a 'security membrane'
22. CCTV recommended in bin stores

23. Make to explore if bins can be individually locking
24. Apartment front doors must be PAS rated

F&B:

25. F&B fire escape recommended to be alarmed with an acoustic and visual alarm to deter F&B staff using mews gardens as an exit route.

Landscape

26. DOCO would prefer pedestrian gates on North South route to be closed 24h. If Planners adamant on public access, pedestrian access could be allowed during the day, subject to the gate fob system designed to enable future alterations if necessary. Alternatively DOCO suggested a long alley through back of Block A gardens be introduced?
27. Reasoning for DOCO advice for keeping North/South route private is that open gates put security pressure on the back of the hotel / co-working elements
28. If pedestrian gates are unlocked dawn until dusk, DOCO recommend that gates should be self-closing so they appear closed even if open to the public. However, this will give appearance of 'gated community'.
29. DOCO suggested they would discuss this issue with planning officer.

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  Town Hall (Arts venue and Hotel)
- Eleanor Brooke – EleanorBrooke@makearchitects.com
  Landscape and Broadway Annex
- Alice Simmons AliceSimmons@makearchitects.com
  Interiors

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Meeting notes

Project:	1360 Hornsey Town Hall Redevelopment
Date:	Friday 25th August 2017
Time:	10:00 – 12:30
Topic:	Meeting with Designing Out Crime Officer (DOCO)
Attendees:	Karl Turton (DOCG) Lee Warwick (DOCG) Eleanor Brooke (Make) Regine Kandan (Make) *Please note: All agreements with the DOCO are subject to the residential, Town Hall and public realm management strategy which will need to be developed in the next stage.*

Town Hall

- DOCO advised that mixed-use nature of the Town Hall needs high consideration from a security aspect due to transient use, adjacencies between private/public and openness of the building.
- Preference for separate entrances
- 24hr concierge
- CCTV coverage to be designed and specified throughout
- Preference for lobby at the start of the hotel demise
- DOCO advise that fob access to hotel on ground floor is IN and OUT but fob access on all other floors are OUT only such that the ground floor concierge will have full control over access to the hotel demise
- Preference that co-working space on Ground Floor is within management of the hotel operator due to close proximity with hotel
- Accredited doors will be required for lobby and room doors

Public Realm: Town Hall Square

- High level planting around green seen as positive solution to providing a barrier to the space. Consider gaps where the green would be accessed. Design in the routes and define the entrances accordingly.
- Mix of lighting i.e. bollards, street lamps and building sconces seen as positive. Bollards on their own are insufficient
- Consider designing in obstacles to prevent moped/scooter access to THS eg: street furniture, cycle stands, lighting etc.
- Consider type and size of seating to prevent being used by the homeless
- CCTV coverage to be designed and specified
- Design the square to imply that it is a managed area as this will deter anti-social behaviour
- Events (festivals, markets) seen as positive to the square

Public Realm: Access to the development

- DOCO preference for gated access to the development at Haringey Park and Weston Park with fob access or intercom system, 24hr
- DOCO are concerned of 'blind spots' on the access route from Weston Park. DOCO advise gate height at 2.1m

- Weston Park access to be lit, particularly at 'dead elevation' because there is no passive surveillance by the Town Hall.

Public Realm: Residential amenities, Playspace and Town Hall Gardens

- Lighting strategy throughout public realm to avoid dark spots. DOCO will send through guidance.
- DOCO advise not to use ankle railings as this can be a trip hazard
- DOCO advise to future proof lamp posts by integrating power / commando sockets 1/3rd down from the lamp posts to enable later installation of CCTV cameras if required.
- Lighting design – consider street lamps that angle the light downwards to illuminate the ground to avoid glare to the residents
- DOCO advise management of hours that playspace is lit to discourage loitering.

Residential Blocks A and B

- Residential design to meet PAS 24 and LPS1175. PAS 24 tests the whole element and not individual components of a system.
- Residential lobbies to be included so there are two points of entry. First entry to have audio and visual surveillance, second entry to just have audio surveillance.
- Residential Block A: location of lift to swap with BOH space to allow for lobby
- Residential Block A: DOCO advise separate door for bin and bike access and lobby between the two. Access currently shared.
- Residential Block B: Can the residents access the bin store from the inside?
- Residential Block B: Consider switching locations of the cycle parking and plant room (so residents have quicker and better access to the cycles if returning home late at night)
- Residential Block A and B: Bin stores access from outside to have Fob In/Fob Out system. Internal doors as fob in/thumb turn/push button to prevent bin men going in to private demise.
- DOCO advise residential units should be compartmentalised from a security aspect to minimise movement i.e. destination access on the lifts, designated fob access for the stairs (residents can go up and down but cannot access all floors)
- Patio doors with manual override
- Dust to dawn lights – does not need high levels of luminance, just as a deterrent for anti-social behaviour or loitering.
- No small recesses in the building façade to avoid anti-social behaviour and 'hidden spaces'
- Canopies depth no more than 600mm and no seating to discourage loitering
- DOCO advise to avoid ledge detail at ground floor balustrades to prevent climbing over balustrade. DOCO advise push balustrades out. Make will look into prevention detail.
- Planting detail in front of residential apartments to incorporate Defensive Planting i.e. spiky plants; roses, pyracantha, blackthorn. Plants must be mature on day one.
- DOCO advise private garden fence heights of 1.8m with 300mm trellis at the top
- DOCO preference for single doors to cycle storage and bin store to ensure security accreditation.
- DOCO questioned ownership of parking space adjacent to residential unit on ground floor of Block A adjacent to Weston Park entrance. Wall or fence required to give security to ground floor flat.

Broadway Annex and Mews

- DOCO concerned with cross-over between commercial and residential at ground floor for waste disposal. DOCO suggests management and CCTV strategy
- Bin store and gate with fob access and self closing/self locking, minimum 2 maglocks located a third from the top and bottom i.e. 2 points of contact as per LPS1175.

Next Steps

- DOCO to issue guidance documents (particularly with regards to PAS24 and LPS 1175)
- Make to schedule a site visit
- Make to send through latest drawing pack to the DOCO
- The client/design team to consider Secured by Design accreditation. DOCO advise aim for silver for new build residential, bronze/commercial accreditation for the Town Hall and gold for the public realm

Contact at Make

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  Town Hall (Arts venue and Hotel)
- Eleanor Brooke – EleanorBrooke@makearchitects.com
  Landscape and Broadway Annex
- Alice Simmons AliceSimmons@makearchitects.com
  Interiors

Argles James

From: Planning Support
Subject: FW: HGY/2019/1436 Hornsey Town Hall - SBD condition

Sent: 11 July 2019 14:26
Subject: FW: HGY/2019/1436 Hornsey Town Hall - SBD condition

Good afternoon Tobias

Thankyou for advising me of the objections put to Haringey planning department regarding the above development, our recommendations to gate the area was not taken lightly. It was taken after consultation with the architects and several site visits to determine the recommendations. Concerns would be understood if it was purely for a residential element only, but consideration must be made for the rear of the Town Hall/Hotel and the implications of the security of the development as a whole.

It is accepted that where possible we should have open access throughout a new development, but this site does provide. The route entrance/exit on Weston Park is narrow and does not lend itself well to an open and permeable route for pedestrians with natural surveilance.

Listed are some of our observations at the time of the site visit which are not exhaustive.

- Western Park entrance – currently gated and is a very narrow entrance with no natural observation due to the end of terrace houses and gardens, there is just enough space for an emergency vehicle to utilise. Unless adequate lighting could be utilised in this area, which is difficult based on the minimal space.
    - Permiability – for Permiability to work it requires the route to be open and wide to allow people to pass each other within their own personal space, well lit and incur natural surveilance of the route for the individual and local stake holders. None of these attributes are present at this entrance and would be difficult
- Rear of New hotel – There will be conflict between the residential element and the commercial element of the development, it will be difficult to completely provide the security for the town hall without providing another layer of defence.
- Hornsey library – On several visits to site, including the library there has been experience of drug/alcohol users frequenting the rear of the site and the local SNT officer has consulted with our department on ways to combat the problems/issues.

By its nature the redevleopment of Hornsey Town Hall (which is currently an underused facility), will generate more Anti-social behaviour and crime and which in turn will increase the risk not only to the new development, but the fear of crime to existing residents. This will in turn increase the demand on local resources (police).

Our recommendations at this stage remain the same, but with the following consideration to design the gate so that it be utilsed in the future rather than relying on a costly retrofit when a problem occurs.
For example

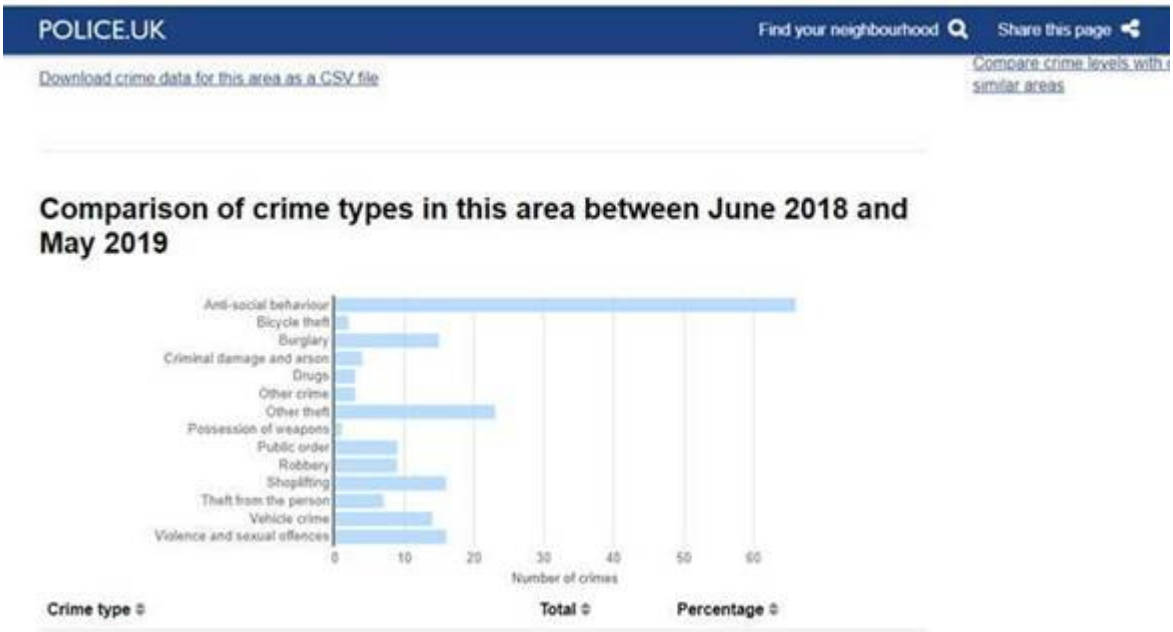
- Dusk til Dawn usage – encourageing local residents outside of the development to utilise the main public well lit streets
- Gate designed with the following attributes
    - Automatic closure out of hours (fob and resident call access only) with a management strategy that ensures that the gate is closed and opened at the appropriate times.
    - Maglock to hold gate open during daytime hours, which would facilitate the request for local residents in the new development

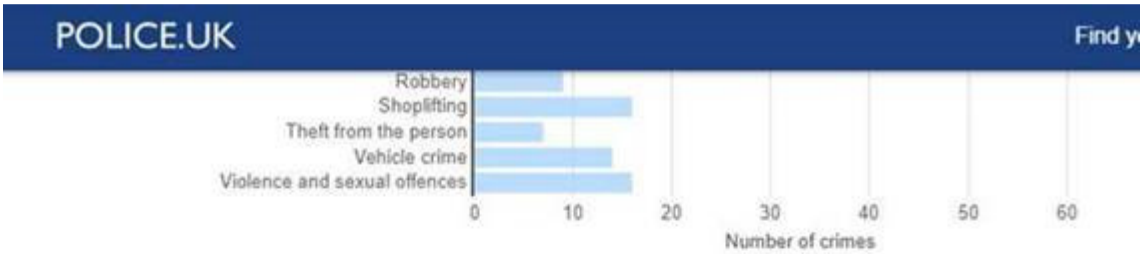
These attributes could be removed if crime and ASB occur at the location without any cost to the development at later stage.

This development should not be taken in isolation for the residential element only and consideration must be taken into account of the conflict that the revedevelopment of the Town Hall may generate for the residential element.

Informative

Shown below are the published crime figures within the small footprint of the development, this is likely to increase in the area without appropriate security in place.





Crime type	Total	Percentage
Anti-social behaviour	66	35.11%
Bicycle theft	2	1.06%
Burglary	15	7.98%
Criminal damage and arson	4	2.13%
Drugs	3	1.60%
Other crime	3	1.60%
Other theft	23	12.23%
Possession of weapons	1	0.53%
Public order	9	4.79%
Robbery	9	4.79%
Shoplifting	16	8.51%
Theft from the person	7	3.72%
Vehicle crime	14	7.45%
Violence and sexual offences	16	8.51%

Planning Policy – DM2 also states that Principles of Secured by Design are to be considered (D)

Discharge of Condition

For the purpose of Secured by Design Accreditation the client representative has supplied sufficient information to discharge part of the condition. Complete condition discharge will only occur when all elements of the development have been inspected by a Metropolitan Police Designing out Crime officer and all elements of accreditation have been completed. For the purpose of communicating this to the client, I have shown the condition as follows.

Part 1 "Prior to above grade works on the new build residential blocks, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority". – This can be partly discharged as the client (via the architect) made contact with our department and have subsequently provided the advice that was given to LBH planning as evidence.

Part 2 "The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers and that each building or such part of a Building can achieve accreditation". This can be partly discharged as the client (via the architect) made contact with our department and have subsequently provided the advice that was given to LBH planning as evidence.

Part 3 "The development shall be carried out in accordance with the approved details and maintained thereafter". REASON: To ensure safe and secure development and reduce crime – This can only be achieved through applying for accreditation and continually consulting with the Met DOCO to achieve final accreditation. Once accreditation is obtained for the site in its entirety, then the condition can be discharged in full.

I hope this clarifies out position.

If you have any further questions regarding the gating or condition, please let me know. Whilst it is appreciated that the residents require unfettered access through the development, it may be to the detriment to the commercial aspect of the development and to the forthcoming residential units. The site does not lend itself to an open and accessible thorough fare.

Regards

lee

Lee Warwick
Police Constable | Designing Out Crime Officer
Metropolitan Police Service
Continuous Policing Improvement Command (CPIC)
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MPS Crime Prevention Advice | Internal Advice for Staff

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6 Wharf Studios
28 Wharf Road
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Katy Venables
Whitecode Consulting
26-27 The Hill
Northfleet
Gravesend
Kent
DA11 9EU

Date 06/03/23

Dear Katy

Re: Hornsey Town Hall – Hea 06 Security

We can confirm that we will be implementing all security recommendations made by the DOCO.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Elliot Bacon

Senior Design Manager

Secured by Design

SBD

Official Police Security Initiative

DEVELOPMENT AWARD CERTIFICATE

HAS BEEN GRANTED TO

Developed for Far Eastern Consortium by Ardmore Group

NE 3685

FOR THE DEVELOPMENT OF

Hornsey Town Hall Arts Centre, Crouch End, London, N8 9JJ
(Commercial)

SIGNED *Lee Warwick*

Lee Warwick, Designing Out Crime Officer - Metropolitan Police

DATE 22.07.24

METROPOLITAN POLICE

This award is issued by Secured by Design in recognition of the achievement to design out crime within the development. It acknowledges the measures taken to reduce the opportunity for crime and anti-social behaviour by improved layout, environmental design and the use of Police Preferred Specification products.

Designing out Crime Officer (DOCO)

Avon & Somerset Constabulary

Bedfordshire Police

Belfast Harbour Police

British Transport Police

Cambridgeshire Constabulary

Cheshire Constabulary

City of London Police

Cleveland Police

Cumbria Constabulary

Derbyshire Constabulary

Devon & Cornwall Police

Dorset Police

Durham Constabulary

Dyfed Powys Police

Essex Police

Gloucestershire Constabulary

Greater Manchester Police

Guernsey Police

Gwent Police

Hampshire and Isle of Wight Constabulary

Hertfordshire Constabulary

Humberside Police

Isle of Man Constabulary

Kent Police

Lancashire Constabulary

Lincolnshire Police

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Metropolitan Police Service North East Region

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Metropolitan Police Service South East Region

Metropolitan Police Service South West Region

Ministry of Defence Police

Norfolk Constabulary

North Wales Police

North Yorkshire Police

Northamptonshire Police

Northumbria Police

Nottinghamshire Police

Protective Security Office (Diplomatic and Personal Security)

Police Scotland

Police Service of Northern Ireland

South Wales Police

South Yorkshire Police

Staffordshire Police

Suffolk Constabulary

Surrey Police

Sussex Police

Thames Valley Police

Warwickshire Police

West Mercia Police

West Midlands Police

West Yorkshire Police

Wiltshire Police

Services

Learning and Development

SBD Developer Award

Licensing Security & Vulnerability Initiative

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