

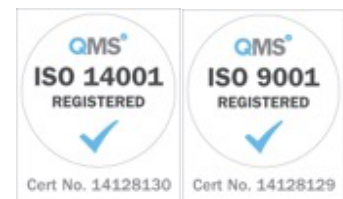
Crime Impact Statement

For

707-725, Lordship Lane, London

Produced by

Consultive Solutions Limited



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Confidentiality Statement

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Introduction

- i. Consultive Solutions Limited have been contracted to develop this Crime Impact Statement for 707-725, Lordship Lane, London, N22 5JY.
- ii. The Crime Impact Statement shall support the planning application for the development of the site.
- iii. The Crime Impact Statement shall examine and detail the following:
 - Highlight crime and disorder issues
 - Review of crime statistics
 - Crime prevention advice
 - Consider the personal safety of users
 - Identify risks to the site and demonstrate mitigation
 - Considerations of the impact on local police services
 - Identify design solutions
 - Recommendations to help the applicant adapt the development to avoid/ reduce the adverse effects of crime and disorder
- iv. The site is located in the London Borough of Haringey.
- v. The site area is 86ha
- vi. The site is to be developed to provide student residential living in Block A.
- vii. Shared ownership in Block B.
- viii. Social Rental Living in Blocks C and D.
- ix. And public open space.
- x. Block A also includes a flexible commercial floorspace situated on the ground floor accessed from Lordship Lane.

Assessment of Site

- i. The site is located at N22 5JY.
- ii. The site location is shown below.



- iii. The site is to be cleared and expanded to allow the proposed development to be built.
- iv. The site is situated on the south of Lordship lane as shown below.

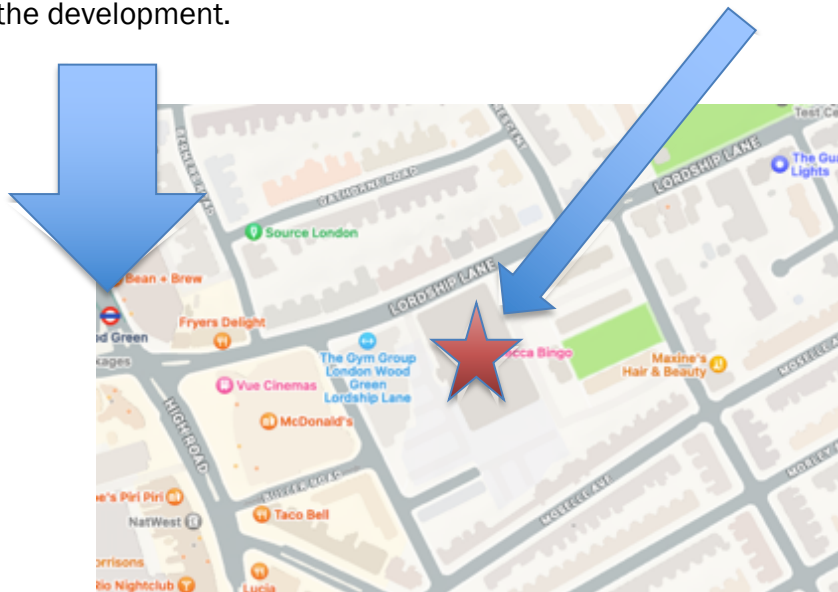


- v. The site is bordered on the northern and southern elevations by residential terraced housing and residential flats to the east and west as shown in blue below.

- vi. A mixed-use commercial development, further to the west, occupies the corner of Lordship Lane and the A105 as shown in yellow below.
- vii. The mixed-use unit comprises of a cinema, bar, and various food outlets.



- viii. Wood Green underground station is located at the junction of Lordship Lane and the A105 to the west of the development.



- ix. The site is accessed via Redvers Road on the west elevation and Wellesley Road, via Redvers Road, on the south elevation as shown below.



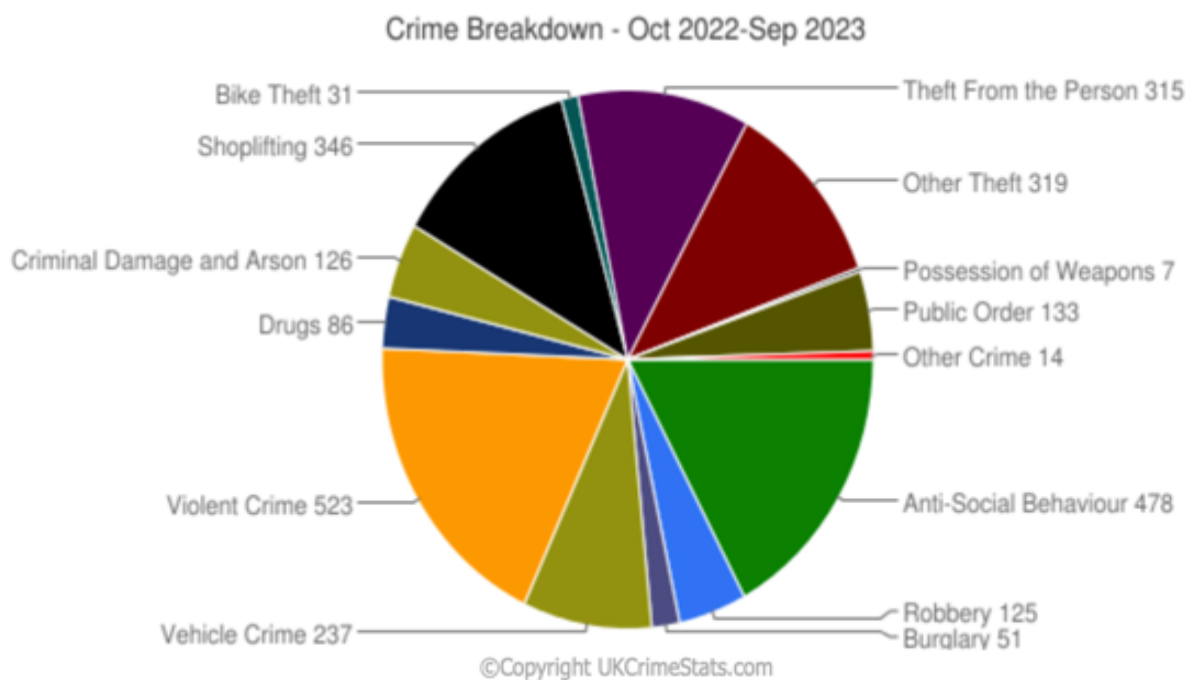
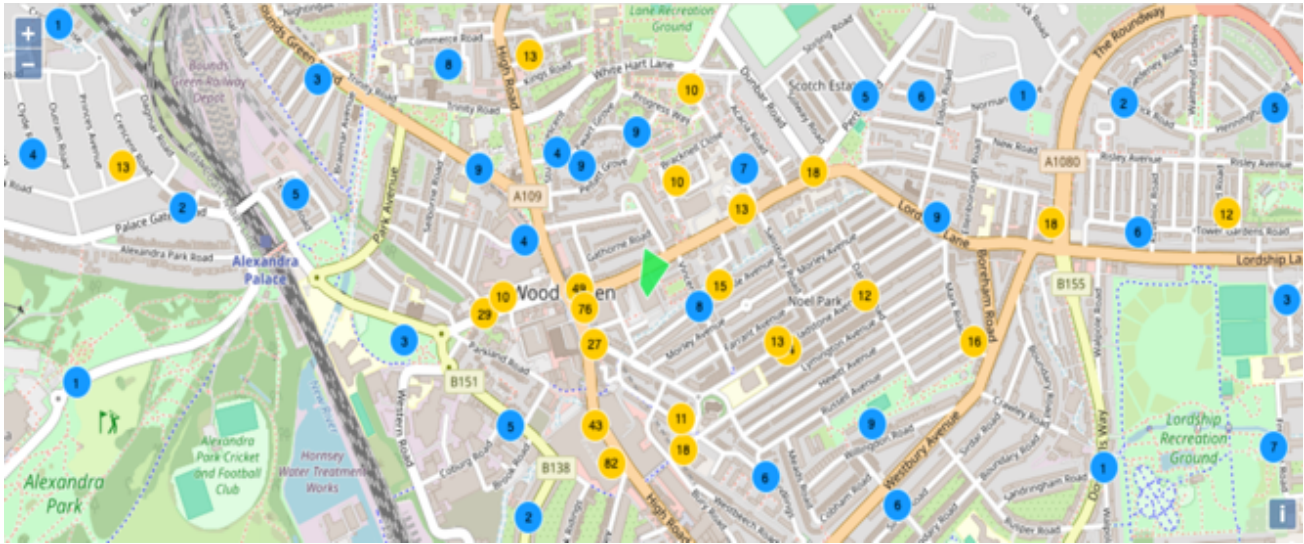
- x. A footpath from Lordship Lane provides access to the east elevation of the site.

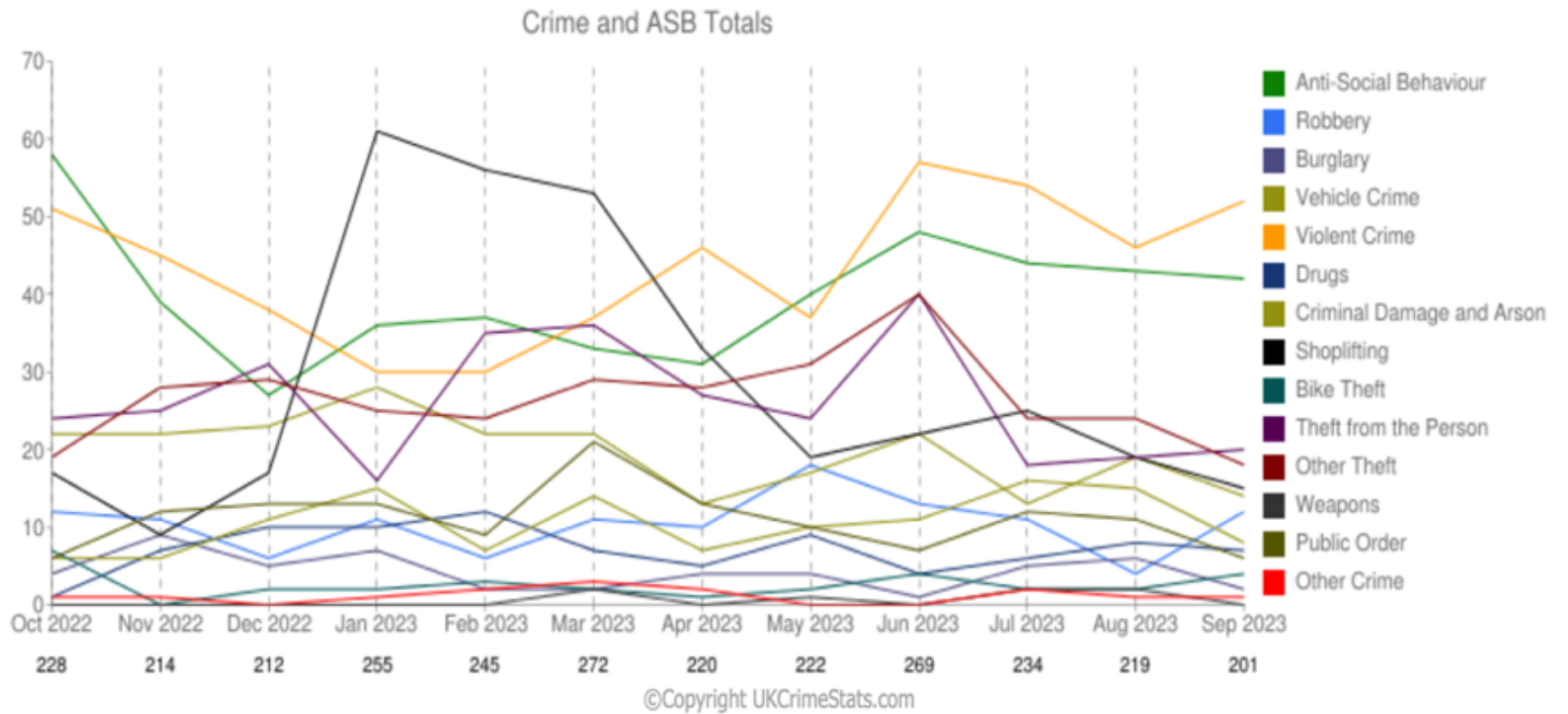


Crime Statistics and Analysis

707-725 Lordship Lane, London

An analysis of reported crime figures for the postcode area N22 5JY has been carried out and detailed below.



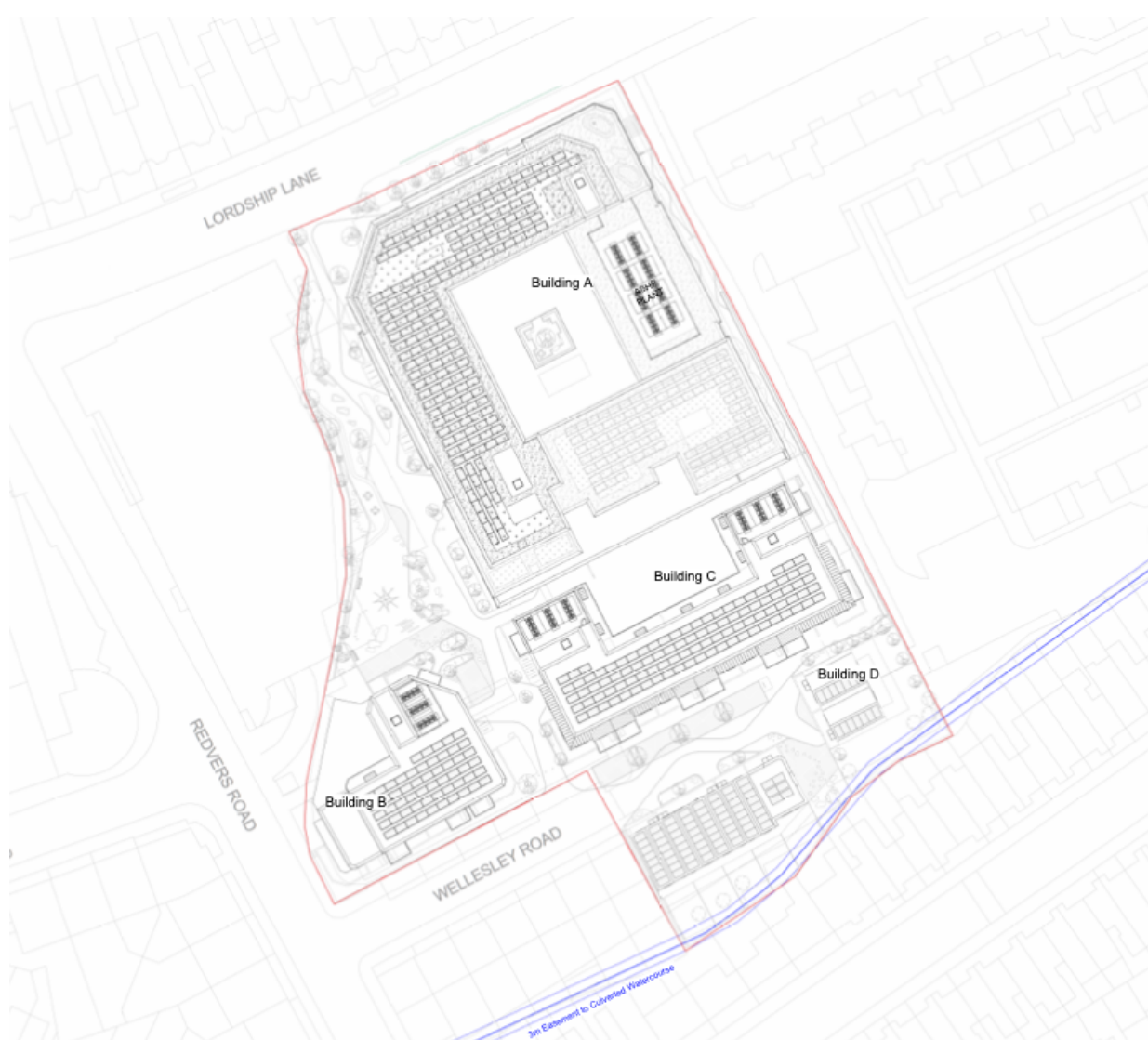


The graphic above details the crime figures for N22 5JY from October 2022 to September 2023

Note – It is important to consider the context of these reported figures and whilst being aware of them, not to simply respond to the headline figures. It is advised that the client review the User Guide to Crime Statistics for England and Wales, October 2015 published by the Office for National Statistics.

Crime Risk Factors

- i. The site plan below shows the proposed site development.



ii. Typical crime risks for a development such as this are:

Burglary

Anti-Social Behaviour

Theft from the person

Criminal Damage

Bicycle Theft

Other Theft

Vehicle Crime

Theft of plant and machinery, and criminal damage during the construction phase

Reduction of Threat Measures

- i. The crime risk factors should be addressed to reduce the threat and minimise any impact of a threat materialising.
- ii. The site should be well maintained and kept free of debris and vandalism. Any damage should be addressed as soon as practically possible to reduce the risk of “broken window” syndrome that would entice potential anti-social behaviour and further damage.
- iii. Natural surveillance from building users should be maximised through clear view points of the public spaces.
- iv. CCTV should provide evidential quality recorded images and be enabled with analytical functionality to tag video of any incidents at key locations such as burglary, criminal damage and bicycle theft.
- v. Minimum lighting levels in all public spaces should be maintained to improve natural surveillance and support the operation of CCTV.
- vi.

Recommendations to Improve Security (SR)

In order to address the security risk factors detailed the following recommendations have been made.

These recommendations should be considered as part of the overall security plan and specification of the development. Where technology is recommended this should be deployed in line with a technical specification that clearly defines the performance criteria and operational requirements.

1. Construction Phase									
SR1.1	The developer should take appropriate measures to ensure the security and safety of the site, employees, contractors and sub-contractors and visitors to the site.								
SR1.2	The developer should maintain a safe and secure process for the movement of vehicles in and out of the site, ensuring that the site is secure during times of no required vehicle access.								
SR1.3	Any security contractors deployed should be licensed by the Security Industry Authority (SIA).								
SR1.4	Any CCTV deployed should be of a quality so as to provide evidential video suitable to be used in a court of law, time and date stamped and recorded in a secure way.								
SR1.5	CCTV should be of a minimum chipset of 2MP, be provided with appropriate lighting so as to maintain the image quality and be recorded at realtime and full quality.								
SR1.6	CCTV recordings should be maintained for a minimum period of 7 days or longer if the CCTV system supports other site systems such as access control.								
2. Development									
SR2.1	The site should maintain dusk till dawn lighting to a minimum lighting level of 10lux in all external areas.								
SR2.2	Dusk till dawn lighting on entry/ exit points and walkways should increase to 100lux on detection of a person.								
SR2.3	All lighting should be white LED lighting.								
SR2.4	CCTV should be deployed to provide coverage of all entry points to blocks.								
SR2.5	CCTV should be deployed to provide coverage of site entry exit points.								
SR2.6	CCTV should be deployed so as to provide coverage of the site to a minimum level of Detection (10%) on the perimeter of the site and Recognition (50%) on walkways and Identify at entry/ exit points to Blocks. <table><tr><td></td><td></td><td></td><td></td></tr><tr><td>Monitor 5%</td><td>Detect 10%</td><td>Recognise 50%</td><td>Identify 120%</td></tr></table>					Monitor 5%	Detect 10%	Recognise 50%	Identify 120%
									
Monitor 5%	Detect 10%	Recognise 50%	Identify 120%						
SR2.7	In order to promote natural surveillance, shrubbery should be maintained to ensure that foliage does not provide cover above 0.5 meter from ground level.								
SR2.8	In order to promote natural surveillance, trees should be maintained to ensure that the tree canopy is no lower than 2 meters from ground level.								
SR2.9	Each block should be fitted with a combined video intercom/ access control system to allow residents to access their block and to grant access to visitors.								
SR2.10	Traffic calming measures should be put in place where vehicle access is permitted into the site to reduce vehicle speed to a maximum of 5mph.								
SR2.11	The site boundary to the south elevation should be maintained.								

SR2.12	Any ground floor windows should be certified to BS PAS24 including locks that are operated by a key. Ground floor windows should have opening restrictions operational as standard and only released from the inside.
SR2.13	External cycle storage should be placed in locations that support natural surveillance and be of the Sheffield style as a minimum.
SR2.13	Any ground floor glazing should be laminated with a minimum of one PVB interlayer of 1.5mm or glass rated to P4A as a minimum.
SR2.14	All hinged external doors should be compliant to LPS 1175 SR2.
SR2.15	The site should be kept clear of debris and rubbish to maintain a well-kept appearance.
SR2.16	Compliant CCTV signage should be placed at each entry point to the site and each block.
SR2.17	The site should have agreed maintenance plan to maintain the operation of CCTV, access control and lighting as well as provide response to system failures.
SR2.18	The site should have an agreed maintenance plan to maintain the security and function of doors, locking devices, windows, remove graffiti and maintain grassed and planted areas.
3. Block A - Cycle Store	
SR3.1	Entry and exit to the cycle store should be covered by CCTV and lit to minimum of 10lux switching to 100 lux on detection of a person.
SR3.2	The CCTV should support motion detection to alert reception/ security of movement in the area at defined times.
SR3.3	The cycle store should be protected by access control at all access points.
SR3.4	The cycle store should be lit to a minimum level of 5 lux switching to 100 lux on detection of a person.
4. Block A - Commercial Unit/ Units	
SR4.1	The commercial units/ units should have a dedicated, monitored, grade 3 intruder alarm system installed with panic attached alarms at point-of-sale locations.
SR4.2	The commercial unit/ units should have dedicated CCTV coverage of the entry/ exit door and point of sale locations.
SR4.3	The commercial unit/ units shall be fitted with LPS entry/ exit doors to a minimum standard of SR3.

Standards and References

PAS24 2016 -	Security standards for door and window sets.
LPS 1175 -	LPCB certification for the test and resistance of unauthorised access offered by physical security products.
EN 356 -	European standard for protection of glazing against manual attack.
SR -	Security level at which a physical security product is certified against an attached type and duration.
BS EN 50133 -	Standard for Access Control Systems.
BS EN 50131 -	Standard for Grade 3 Intruder Alarm detection system.
BS 8418:2015 -	Code of practice for the installation of CCTV systems.
P4A -	Protection rating system for protection of glazing from manual attack.
SIA -	Security Industry Authority - https://www.gov.uk/government/organisations/security-industry-authority
ICO -	Information Commissionaires Office - https://ico.org.uk
CCTV Code of Practice -	https://www.gov.uk/government/publications/update-to-surveillance-camera-code