



Richmond Planning Services
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Your ref: 23/0741/FUL
Our ref: SW 5329

16th May 2023

Location – Sheldon House, 8 Cromwell Road, Teddington, TW11 9EJ

Demolition of a seven-storey residential building; erection of five-storey residential building plus lift overrun comprising 27 units (including 3 wheelchair units) incorporating cycle storage and refuse/recycling store; creation formation of 6 car parking spaces (including 3 disabled spaces) and 1 delivery bay; landscaping including child play space and ecology area.

Secured by Design –

I strongly recommend the below conditions are placed on the development and that the developer follows the latest Secured by Design Development Guides, in particular the latest “Homes” guide which can be found here www.securedbydesign.com/guidance/design-guides.

- 1. The development shall achieve 'Secured by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO).***
- 2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority.***

Crime Risk Overview

The average current crime rate in Richmond Borough is 58 crimes per 1000 residents annually. For comparison this is significantly below the average London crime rate which is 97 crimes a year per 1000 population. The average number of crimes per month in Hampton Wick and South Teddington is currently 49. These crime figures are significantly below average figures for London but with increasing population density the development brings they are at risk of increasing.

Crime statistics

The most recent figures show the top 5 crimes reported over the last 12 months in the Hampton Wick and South Teddington ward as:

1) Violence and sexual offences	160 offences (27.4%)
2) Anti-social behaviour	109 incidents (18.7%)
3) Bicycle theft	58 offences (9.9%)
4) Other theft	56 offences (9.6%)
5) Burglary	42 offences (7.2%)

Other offences:

- Criminal damage & arson 39 offences (6.7%)
- Vehicle crime 36 offences (6.2%)

Between April 2022 and March 2023 - figures from www.police.uk

As is often frequent in London the results indicate that much of the reported crime was linked to the public realm with anti-social behaviour and violence/sexual offences normally seen in the high street economic and residential areas.

Design and Layout

I have not had the opportunity to discuss this project with the developer, I have reviewed the submitted plans and can make the following observations.

There needs to be a level of compartmentation preventing access by tailgaters to the core of the building, this can be built into the ground floor preventing access to the stair core and the lifts or can be integrated on each floor preventing trespassers easily accessing residential areas. There are sufficient internal access doors on each floor to implement compartmentation but it would be beneficial to discuss the strategy prior to construction.

The car parking spaces are out of sight of the main road but easily accessed. The supporting wall currently allows for hiding and discussion needs to be had with the developer for solutions to mitigate the risk of crime and ASB.

Individual flats:

- All flat entrance doors to be PAS24:21016/2022 or STS201 door sets.
- All ground floor and all accessible windows to be PAS24:2016/2022 Or STS 204.
- Ground floor properties need to have defensible space or defensive planting in front of any balcony areas windows or doors to prevent ASB and deter crime.

Communal entrances and shared spaces:

- Secure lobby should be implemented in the communal entrance to prevent tailgating.

- The front communal entrance primary door should be a security rated door as specified by the design out crime officer. A second security rated door with access control should be installed preventing access to the core of the building.
- Video & audible access control without trades button function to be used on all remote access control doors. This should have data logging capability.
- Any post boxes to be security rated to prevent theft & fraud. They should be located within a secure area like the lobby behind a security rated door and covered by CCTV.

Gates, storage, outbuildings and miscellaneous:

- Where required (for emergency exits) dual pole self-resetting push to exit buttons should to be fitted at final exit points.
- Bin store to be fitted with a steel 'high level louvered' door with a robust self closer.
- Cycle storage will need a security rated door to be determined by the design out crime officer closer to the time. This will need to be of an enhanced standard due to the location of the door and high levels of bicycle theft.
- The car parking area will need to have good lighting lux levels BS5489:2020.
- Roof access will need to be secured as specified by the design out crime officer depending on use requirements.

Any specifications listed are subject to change based on the latest guidelines within the Secured by Design guides as crime prevention methods develop according to crime trends. At the time of development we will discuss the required specifications with the developer and agree on specific requirements.

Concluding remarks -

The area is at risk of acquisitive crime like burglary, bicycle theft and theft from motor vehicle are all prominent crimes of concern in this area. I strongly recommend that this development is conditioned to achieve Secured by Design accreditation to ensure the appropriate security products of sufficient quality are used..

I also strongly advise that the applicant follows the design guidance contained within Secured by Design New Homes 2023. SBD guides are subject to continual updates so the most recent guide should be referred to via [this link](#) or the secured by design website listed above.

I look forward to working with the developer on this project in the future.

Recommendations -

I see no reason why all aspects of this development cannot achieve Secured by Design accreditation and as stated above to ensure that the development achieves an element of security for the rationale above I would like to request the following planning conditions if an employee requirement to achieve SBD accreditation has not already been sought;

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- 2. Prior to first use accreditation will be evidenced as achieved and evidence of such accreditation will need to be submitted and approved in writing by the Local Planning Authority.**

These planning conditions are in pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 and to ensure the development provides a safe and secure environment in accordance with the London Plan 2021 in Section B of policy D11.

Please note the recent London Plan 2021. In Section B of policy D11 states:

Boroughs should work with their local Metropolitan Police Service 'Design Out Crime' officers and planning teams, whilst also working with other agencies such as the London Fire Commissioner, the City of London Police and the British Transport Police to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime. Policies and any site allocations, where locally justified, should be set out in Development Plans.

Paragraph 3.11.3

Measures to design out crime, including counter terrorism measures, should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design Scheme published by the Police.... This will ensure development proposals provide adequate protection, do not compromise good design, do not shift vulnerabilities elsewhere, and are cost-effective. Development proposals should incorporate measures that are proportionate to the threat of the risk of an attack and the likely consequences of one.

Paragraph 3.11.4

The Metropolitan Police (Designing Out Crime Officers and Counter Terrorism Security Advisors) should be consulted to ensure major developments contain appropriate design solutions, which mitigate the potential level of risk whilst ensuring the quality of places is maximised.

Yours sincerely,

Matt Scales
Designing Out Crime Officer for Richmond