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Our ref: SW 5466

19<sup>th</sup> September 2023

**Location** – The Boathouse, Ranelagh Drive, Twickenham, TW1 1QZ

**Demolition of existing building and outbuildings to provide three residential dwellings including associated landscaping works, provision of parking and works to the public realm.**

#### **Secured by Design –**

I 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](http://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 to the Local Planning Authority.***

#### **Crime Risk Overview**

The average current crime rate in Richmond Borough is 60 crimes per 1000 residents annually. For comparison this is significantly below the average London crime rate which is 99 crimes a year per 1000 population. The average number of crimes per month in St

Margarets and North Twickenham is currently 59. 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 St Margarets and North Twickenham ward as:

1) Violence and sexual offences	154 offences (21.6%)
2) Anti-social behaviour	147 incidents (20.6%)
3) Vehicle crime	103 offences (14.5%)
4) Other theft	66 offences (66%)
5) Burglary	61 offences (8.6%)

Other offences:

- Bicycle theft 39 offences (5.5%)
- Criminal damage & arson 38 offences (5.3%)

**Between August 2022 and July 2023 - figures from [www.police.uk](http://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 had the opportunity to discuss this development with the architect. The architect and developer have already recognised existing crime hotspots and implemented principles of designing out crime in the submitted plans.

The existing building is very close to the river with steps as part of the flood defences leading down to a narrow footpath. This location has evidence of anti-social behaviour with tagging and graffiti on the wall of the next to the footpath. Additionally the narrow footpath has an overhang above the steps creating an area where groups are likely to congregate.

The proposed plans open up the footpath by widening it and with careful consideration to planting and lighting this space will become more open allowing pedestrians to look the full length of the path before committing to walk it. We appreciate the proposal's acknowledgment of the need to widen the path, this is something we would have asked to be considered as a measure to promote safe spaces.

The properties themselves are within a secure area with a proposed wall and access controlled gate. I recommend that the design of the wall is such so as to prevent easy scaling with a security treatment on top to further enhance the boundary. Gates should be robust and designed with minimal horizontal supports to prevent climbing. Security measures for the accessible doors and windows should be rated to the minimum standards of the latest Secured by Design guide and should achieve the most up to date PAS24 rating with third party certified testing from a UKAS testing house.

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. Due to the river footpath the impact any development has on crime and public safety should be considered. This development has the potential to improve on this by increasing visibility and natural surveillance. I recommend that this development is conditioned to achieve Secured by Design accreditation which ensure the appropriate security products of sufficient quality are used.

Based on the submitted plans there is scope for the developer to be awarded Secured by Design Gold with well chosen security enhancements.

Design guidance is 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;

- 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 to 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 excising 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