

Argles James

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

Sent: 11 July 2019 14:26

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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 surveillance.

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 surveillance 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 redevelopment 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 utilised in the future rather than relying on a costly retrofit when a problem occurs.

For example

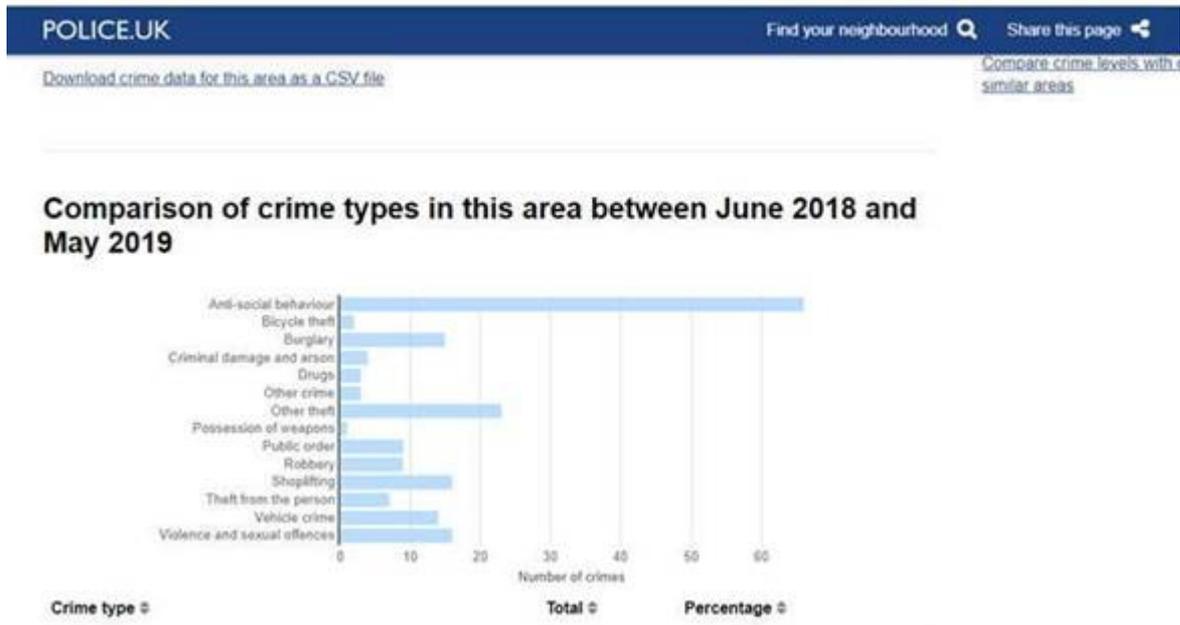
- Dusk til Dawn usage – encouraging local residents outside of the development to utilise the main public well lit streets
- Gate designed with the following attributes
 - Automatic closure out of hours (fob and resident call access only) with a management strategy that ensures that the gate is closed 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%



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