



Future Merton
London Borough of Merton
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**TP - Capability and Support
Designing Out Crime Office**

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Your ref:
Our ref: SW1416
10th February 2016

Dear Sir/Madam

Re: Ravensbury Estate Regeneration

I have met with Eve Murzyn from HTA Design LLP on 29th May 2014 and 22nd January 2015 to discuss the redevelopment of this site.

The annual crime figures for this area for the year 2014/15 are shown below in table 1. The statistics were obtained from www.Met.Police.uk crime mapping on 10th February 2016.

AREA	TOTAL NUMBER OF CRIMES
MPS	709200
Merton Borough	12160
Ravensbury ward	655

Table 1 showing annual number of crimes

The crime trends in the location of the site for December 2015 are detailed in table 2 below. The figures are the number of crimes (count) and the crime rate which is the number of crimes per 1,000 head of population which gives an easy comparison between areas that have very different population numbers.

AREA	COUNT	RATE
MPS	62369	7.64
Merton Borough	1076	5.39
Ravensbury ward	58	5.82
Sub ward (~3440)	5	3.26

Table 2 showing crime figure trends for December 2015

A comparison between the borough and the ward for various crime types for December 2015 is shown in the table 3 below. This shows that violence and anti social behaviour has a greater rate than compared with the rest of the borough.

CRIME TYPE	MERTON BOROUGH		RAVENSBURY WARD	
	Count	Crime Rate	Count	Crime Rate
Residential burglary	95	0.48	3	0.30
Robbery person	13	0.07	2	0.20
Violence	178	0.89	23	2.31
Most Serious Violence	360	1.80	3	0.30
Anti social behaviour	279	1.40	11	1.10

Table 3 showing crime type trends for December 2015

Residential SBD design guides can be found in the on the SBD web site www.SecuredbyDesign.com

I have every confidence that if the developers seek to achieve full SBD accreditation for this project that by working together we can ensure compliance.

General Comments

1. Public Realm

1.1 Residential communal space should be clearly defined and access controlled to prevent unrestricted public access. There should be no linkage between public, communal and private areas.

1.2 Vehicular and pedestrian routes should be designed to ensure that they are visually open, direct, and well used.

1.3 Rat runs especially with mopeds may become common with the opening of linking roads. The roads must be designed to encourage slower car speeds – raised crossings, shared surface treatments and breaking up the routes should be incorporated to discourage the rat runs.

1.4 Footpaths should be as straight as possible, at least 3 metres wide, well lit, devoid of potential hiding places, overlooked by surrounding buildings and well maintained so to encourage surveillance along the path and its borders.

1.5 Any narrow ‘choke’ points produced by street furniture should be removed.

1.6 Any cycle routes through pedestrian areas should be clearly defined and mindful of disabled users, in particular the visually impaired.

1.7 Seating spaces should be carefully considered and located in the appropriate locations such as closer to where facilities are or where there will be natural surveillance.

1.8 Any benches should be designed to include arm rest dividers to assist those with mobility issues and prevent people from lying down or rough sleeping.

1.9 Space should be created between the seating and footpath to help reduce the fear associated with having to walk past and thus promote legitimate use of the route.

1.10 Communal play-areas must be designed with due regard for natural surveillance, not located to the rear of dwellings and have adequate resources for its satisfactory future management.

1.11 Rear access footpaths at the rear of properties should be avoided. If essential they should be secured with robust gates placed at the entrance to the footpath, as near to the front building line so that attempts to climb them will be in full view of the street. The gates must not be easy to climb or be removed from their hinges. They should be key operated from both sides and serve four or less houses.

1.12 Exposed side or rear gardens need robust defensive barriers such as walls or fencing to a minimum height of 1.8m topped with trellis.

1.13 Defensible space should be provided between all residential doors and windows abutting public or communal areas.

1.14 Blank gable end walls should be avoided as they tend to attract graffiti, inappropriate loitering or ball games.

1.15 Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and so make the potential offender feel vulnerable to detection.

1.16 Recessed doors onto public spaces should be avoided.

1.17 Public space cycle parking should be in an area with good natural surveillance with parking systems that provide good anchor points for the pedal cycles.

1.18 If public motorcycle or moped parking is provided these also should have suitable locking anchor points.

1.19 Cars should be either parked in locked garages or on a hard standing with the dwelling boundary.

1.20 If communal car parking areas are necessary, they should be in small groups close and adjacent to homes and within view of active rooms within these homes.

1.21 Rear car parking courtyards are discouraged as they introduce access to the vulnerable rear elevations, and provide areas of concealment which can encourage anti-social behaviour.

1.22 Any planting should not impede the opportunity for natural surveillance, and avoid the creation of potential hiding places.

1.23 Shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage, epicormic growth or lower branches below 2.4 metres thereby allowing a 1.4 metre clear field of vision.

2. Residential door sets

2.1 All communal entrance doors, should be video* access controlled SBD approved door sets, tested with the appropriate locking mechanisms in situ.

*(*Preferably linked to a dedicated monitor/screen within the residence)*

2.2 Please note I recommend considering where possible the use of single leaf doors as double doors require double the security furniture. However, as long as the double door set used is a SBD communal door set that will be acceptable. Communal SBD door sets are tested with the appropriate communal door locking mechanism; they are not adapted residential flat doors with an additional electronic lock attached.

2.3 Due to Equality Act 2010 requirements for lower front call plates, the video access control camera should be located above and to one side of the communal door set, providing an identifiable view of the caller and others around them. If left in the call plate the cameras field of view is lower and would fail to capture facial images thereby compromising the view of the visitor. By using a camera adjacent to the door persons standing with the caller as well as the caller can be seen.

2.4 Individual flat front door sets should meet the SBD standard. It is preferred that those that open onto internal corridors would not be fitted with letter plates. Their mail should be delivered either to a facility at the primary entrance point of the building within view, within an internal area covered by CCTV and located within an 'airlock' access controlled entrance hall, or externally at the front of the building within view of those using the building.

2.5 House front doorsets should also meet the SBD standards with any glazing in and adjacent to the doorsets incorporating one pane of laminated glass meeting the requirements of BS En 356:2000 class P1A.

3. Access control

3.1 A zoned fob controlled system should be installed to control access throughout any blocks of flats. This can assist with the management of the development and allow access to residents to specific designated areas only.

3.2 Any trades persons buttons must be disconnected.

3.3 The fobs should always be encrypted to reduce the risk of them being copied by a third party.

3.4 Internal residential corridors should not provide excessive permeability; a low number of flat entrance doors to a communal corridor would reduce unauthorised access of persons with possible criminal intent.

4. CCTV

4.1 Consideration should be given to fitting external cameras that adopt the existing Merton Borough Council town centre CCTV standards.

4.2 Contact should be made with Safer Merton CCTV manager at an early planning stage to ensure fibre optic cabling for the CCTV is laid when the services are being installed.

4.3 Any soft landscaping and lighting fixtures should not be in conflict with the CCTV cameras field of view.

4.4 All CCTV systems should have a simple **Operational Requirement (OR)** detailed to ensure that the equipment fitted meets that standard, without an **OR** it is hard to assess a system as being effective or proportionate as its targeted purpose has not been defined. The **OR** will also set out a minimum performance specification for the system.

4.5 The system should be capable of generating evidential quality images day or night 24/7

4.6 For SBD CCTV systems there is a requirement that the system is operated in accordance with the best practice guidelines of the Surveillance and Data Protection Commissioners and the Human Rights Act.

5. Cycle stores

5.1 Communal residential pedal cycle stores should relate to each residential block thereby limiting unauthorised access.

5.2 Cycle stores must be located in secure containers or securely caged with access control, and have appropriate CCTV coverage to provide identity images of those who enter and activity images within the space, this may mean multiple cameras depending on the design and size of the each storage area.

6. Lighting

6.1 All lighting across the entire development should be to the required British Standards, avoiding the various forms of light pollution (vertical and horizontal glare). It should be as sustainable as possible with good uniformity.

6.2 Bollard lights and architectural up lighting are not considered as a good lighting source for SBD purposes.

6.3 SBD asks for white light as this aids good CCTV colour rendition and gives a feeling of security to residents and visitors.

6.4 The public space lighting should also meet the current council requirements.

If you require clarification or wish to discuss any aspect of the report, please do not hesitate to contact me by email or on the above telephone number.

Yours sincerely,

A handwritten signature in blue ink that reads "Pat Simcox DOCO". The signature is written in a cursive, slightly slanted style.

Pat Simcox
Designing Out Crime Officer - SW