

[REDACTED]

From: [REDACTED]
Sent: 29 January 2019 10:27
To: Planning.Responses
Cc: [REDACTED]
Subject: BR/326/18/PL The Royal Hotel The Esplanade Bognor Regis PO21 1SZ

Dear Mr Davis,

Please find my recommendations regarding the attached planning application above.

Regards

Neville Wren | Designing Out Crime Officer
Sussex Police Headquarters | Amberley Block
Church Lane | Lewes | East Sussex | BN7 2DZ

[REDACTED]

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Local Policing Supporting Team

Your Ref BR/326/18/PL

Our Ref: NW/ARU/17/20C

Date: 29th January 2019

Contact Name: Neville Wren

Mobile No:

Dear Mr Davis,

RE : The Royal Hotel, The Esplanade , Bognor Regis PO21 1SZ

Thank you for your correspondence of 12th December 2018 advising me of the 'Refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor A3 restaurant & provide a total of 27 flats. This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area for which you seek advice from a crime prevention viewpoint.

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in Arun district being average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends should be considered.

I have had the opportunity to examine the detail within the application and due to it being outline, my comments will be broad with more in-depth advice being delivered at reserved matters.

For the refurbishment of the hotel into dwellings I direct my comments solely from a crime prevention viewpoint and I direct the application or their agent to our website at www.securedbydesign.com where SBD Homes 2016 document can be found. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

In regard to the proposed restaurant I also draw the applicant's attention to at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This will be able to provide the applicant with in-depth advice pertinent to the design and layout.

Accredited products that are fit for purpose and appropriate along with natural surveillance, access control will assist the development in creating a safe and secure environment in which partake in leisure and retail activities.

Mr S Davis
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Mailing House, Mailing, Lewes, East Sussex, BN7 2DZ

All door sets allowing direct entry into the home, eg.- front and rear doors, interconnecting garage door sets (see SBD Homes document para 21.2) French doors , bi-fold or sliding patio doors sets , dedicated private flat or apartment entrance door sets, easily accessible balcony door sets (note 21.1a) etc shall be certified to one of the following standards PAS24:2016 (Note 21.1b applies) STS201 Issue 4:2012 (Note 21:1c) or LPS1175 Issue7.2 SR2 (note 21.1d) or STS202 Issue 3 BR2 (note 21.1d)

Any glazed side panels either side of external doors to conform to BS356A.

Main entrance doors will need to operate efficiently over a long period and sustain heavy use whilst also being exposed to the sea front and associated weather conditions. I would recommend a higher specification door such as LPS1175 Issue 7 SR 2.

Doors to individual flats should conform to a minimum of PAS 24:2016, be fitted with a minimum of two hinge bolts or with similar integral facility to ensure protection in the event of a hinge failure following a criminal attack.

The door should also be fitted with a key release type door safety chain and door viewer to enable residents to see visitors before opening the door.

SBD Homes 2016 Chapter 21.7 and 21.8 & note 21.8 specifies two types of key locking within PAS:2016 These are DK (key operated from both sides) and DKT (Key operation from the outside with non-key lockable hardware on the inside of the door (thumb turn).

SBD document 'Homes 2016' Paragraph 27.8 recommends that larger developments containing more than 25 dwelling or bedrooms shall have an access control system. The technology by which the access control system operates is outlined within UL 293, however it should provide the following attributes:

- Access to the building via use of a restricted electronic key fob, card or key
- Vandal resistant external door entry panel with an integral camera (27.8a)
- Remote release of the primary entrance door set from the dwelling or bedroom (27.8b)
- Audio/visual communication between the occupant and the visitor (27.8a)
- Capture (record) images in colour of people using the door entry panel
- Battery back-up facility of the resident entry features of the system in the event of a power failure for up to 6 hours (27.8c)
- Unrestricted egress from the building should be afforded to the user in the event of an emergency or power failure.
- Every event of the entry system both visitor and resident should be recorded and stored for 30 days.
- SBD recommends the use of colour monitors to enable the occupier of the dwelling or bedroom to assist with the identification of the visitor to accurately describe the colour of clothing to the police in cases of antisocial behaviour or other misuse

I recommend that compartmentalisation is to be utilised to protect the amenity of residents. This will control the access from the central core lift and stairwells where each resident is assigned access to the floor on which their dwelling is located via the use of a proximity reader, swipe card or key or door sets on each landing and can prevent unauthorised access to the corridor where their flat is located.

For the safety of the residents, where there are compartmentalised corridor doors, these are to be at least partially glazed in order to provide observation from either direction when moving through the development.

Any fire doors should be devoid of external door furniture and be fitted with an alarm with remote access to enable residents to be alerted that the door has been opened.

External fire escapes routes and staircases must be illuminated with dusk to dawn lighting during the hours of darkness.

Chapter 22:1 recommends all easily accessible windows shall be certified to one of the following standards. PAS24:2016 (note 22.1b applies or STS 204 Issue 4:2016 (Note 22.1c or STS 202 Issue 3 (BR1 or LPS 2018 Issue 1 (2015) SR A.

Easily accessible is defined within Building Regulations Document Q Appendix A as: (A window or door set, any part of which is within 2 metres of an accessible level surface such as a ground floor or basement level or an access balcony.)

Any windows which are to remain in situ should be checked for security and condition of frames, be capable of being locked and are fit for purpose. Ground floor and easily accessible windows that may need to be left partially open for ventilation during the summer months should also be fitted with window restrictors capable of being released from the inside in case of emergency.

All windows should incorporate key lockable hardware unless designated as an emergency egress route within building regulations.

The lobbies, lift well and internal foyers, stair wells, stair cases and corridors should be fitted with 24 hour movement activated switched lighting. In critical movement areas, such as lobbies corridors and staircases, the use of two stage lighting (a constant low level lighting level supplemented but activity switched lighting mode) may be utilized to provide safety and security.

Minimum lighting specifications for the residential block should include dusk to dawn vandal resistant switched lighting around the external entrances. Lighting is required for each elevation that contains a door set where public, visitors or residents are likely to use.

I recommend the postal arrangements for the flats are through the wall, external or lobby mounted secure post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

Cycle stores that provide further internal access into dwelling areas must also be fitted with an accredited door (minimum specification PAS 24:2016) either as the external door or the internal door, with the outer door fit for purpose or vice versa to prevent unauthorised access to the dwelling areas, and with controlled access. The inner door should have a small clear glass viewing panel to allow residents to see that no person has gained entry from outside and may already in the store before entering.

Cycle stores must be fitted with movement activated lighting, no windows and be provided with cycle stands and secure anchorage points. (SBD Homes 2016 Paragraph 53:4)

Bin stores should follow the same recommendations as for the cycle stores to prevent unauthorised access.

It is important that the boundary between public space and private areas are clearly indicated.

In relation to the proposed restaurant, as for the flat main entrance doors and windows I recommend any new doors and windows conform to LPS1175 Issue 7 SR2, as they will also need to withstand heavy use and are also exposed to the seafront weather conditions.

When an occupier has been found for the restaurant (class A3) the applicant is strongly advised to liaise with Sussex Police licensing at [REDACTED] before submitting a premises license application under The Licensing Act 2003".

Licensing hours are yet to be determined. The applicant estimated the restaurant can cater for approximately 60 covers.

I ask that any consent for this restaurant or future application for the premises is conditional that alcohol is ancillary to food prepared on the premises and served at table by waiters / waitresses. Substantial food shall be available at all times.

I recommend an insurance rated cash safe fitted according to manufacturer's instructions, and installation of an intruder alarm system.

The installation of a monitored colour CCTV system to view the public area and bar area will be beneficial. This will be a deterrent and assist in identification of any offending customer. It will also provide some security for the staff and may provide evidential footage of any incidents that occur. Any lighting within the shop should be commensurate with any potential CCTV system installed.

Consideration should be given to the type of CCTV system to be installed and for the most effective location for the CCTV cameras to ensure it is fit for purpose. Any lighting should be commensurate with the CCTV system.

Further details regarding CCTV for licensed premises and Data Protection can also be found at the Information Commissioners Office website at [REDACTED]

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

This letter has been copied to the applicant or their agent who is asked to note that the above comments may be a material consideration in the determination of the application but may not necessarily be acceptable to the Local Planning Authority. It is recommended, therefore, that before making any amendments to the application, the applicant or their agent first discuss these comments with the Local Planning Authority.

Yours sincerely

[REDACTED]

Neville Wren
Designing Out Crime Officer
Sussex Police Headquarters

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

[REDACTED]