

19066 Finchley Road
Safety & Security Workshop
6 October 2021



**ALLFORD
HALL
MONAGHAN
MORRIS**

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landscape
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 **GERALDEVE**

 **LCA**

Welcome - Stakeholder Focus Session on Safety & Security

First of our three focus sessions, each exploring a different key theme.

Purpose:

Discussion over safety and public spaces and considering how we can ensure the neighbourhood we create is safe, inclusive and welcoming for all.

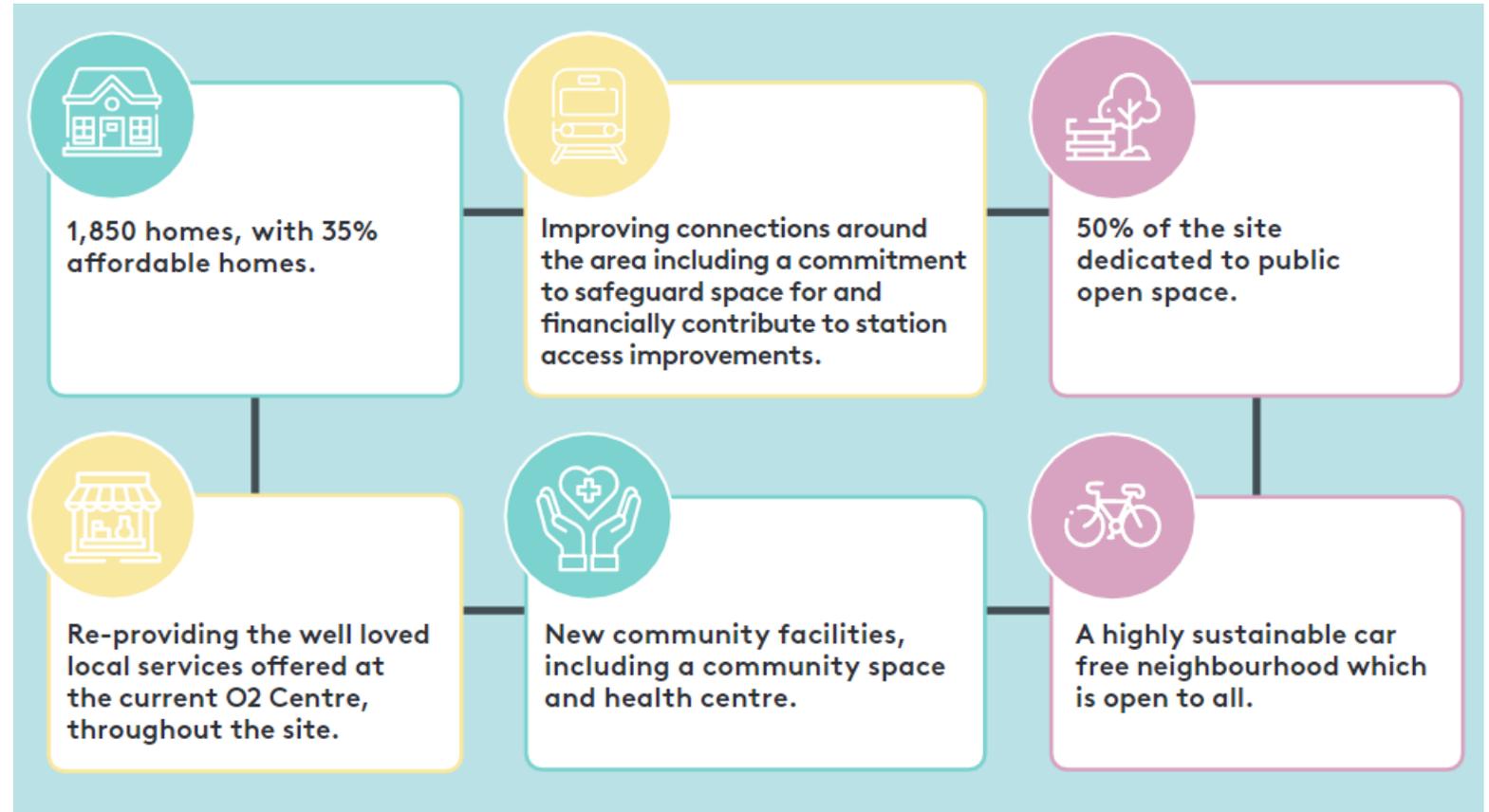
Format:

1. Update by AHMM on the latest masterplan and how things have progressed since June
2. Presentation on our topic of focus for today: safety and security
3. Interactive discussion

Key Masterplan Principles & Commitments

Masterplan Vision

"An inclusive place that works for all, A place that integrates and connects the communities of Finchley Road and West Hampstead. A new neighbourhood that reflects Camden's unique culture and provides something for everyone - a mix of homes where people can stay and grow; jobs and local opportunities; shops, restaurants, leisure and community facilities; and new green public spaces to relax with friends and family."



Four rounds of formal consultation

Over 2,000



people have provided feedback so far

Over 300,000



people reached through social media

Over 63,000



flyers or newsletters sent

Over 320



attendees at 9 workshops and webinars

16



meetings with local groups and representatives

400 people



presented to at Camden's Development Management Forum



Youth Engagement

- Embarking on **long-term programme** of youth engagement
- Utilising **Voice Opportunity Power** framework
- Working with **2-3 Degrees**, LBC and local organisations to recruit youth ambassadors
- Development of a **youth engagement charter** for meaningful engagement into the future
- Ambition to **co-create** spaces within the scheme with our local community through the life of the masterplan



The Site today

 Finchley Road & Frognal

West Hampstead

ThamesLink /

West End Lane

West Hampstead Overground



Blackburn Road

Blackburn Road

Finchley Road

02

West Hampstead

Finchley Road

The evolved Masterplan |



Public open space

- Half of the site is public open space
- Green and biodiverse landscaping
- New community gardens
- New town square



The current masterplan



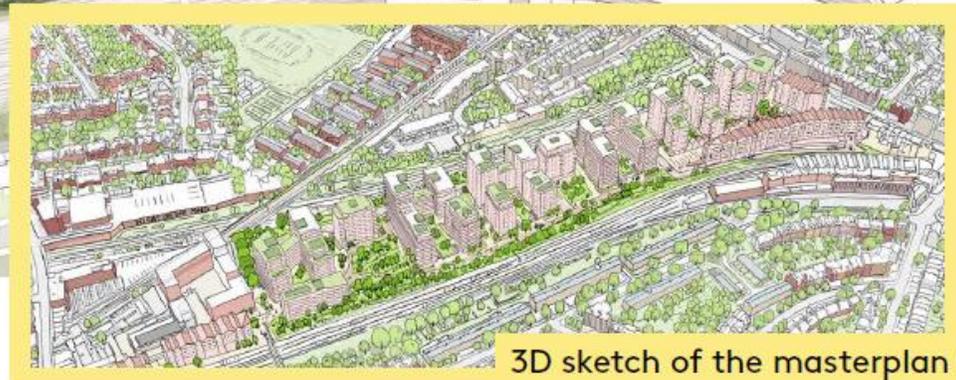
Community facilities

- New multi-disciplinary health centre
- Community space
- Commitment to safeguard and contribute to station access improvements



Leisure and convenience

- Re-provision of valued facilities in the current O2 Centre including supermarket, cinema and gym
- Mix of retail and leisure facilities throughout the site
- Affordable workspace for local businesses



3D sketch of the masterplan



Much needed homes

- 1,850 homes to rent and buy
- 35% affordable homes
- 1, 2 and 3 bedroom family homes



The Masterplan | Creating a mix of uses across the development



New homes for local people including affordable and family homes



A supermarket. We're in discussions with Sainsbury's about their requirements.



Community and Youth Centre.



Cafes, restaurants and flexible retail spaces throughout the site.



A significant multi-disciplinary health centre, which we are speaking to the NHS and Clinical Commissioning Group about.



Affordable workspace for Camden's entrepreneurs and start-ups.



New green spaces for people to meet friends, relax or play.



Gym and Cinema. Space for the leisure uses you told us were important.

The evolved Masterplan | Centred around public open spaces



Parish Wood Park

- 1 acre
- Open space for people to gather and dwell
- Surrounded by community facilities
- Play spaces for all ages



Woodberry Down in North Hackney by Berkeley Group

- 1.2 acres
- Connects Finchley Road and West Hampstead
- New pedestrian and cycle routes



Exploratory Park Brent Cross

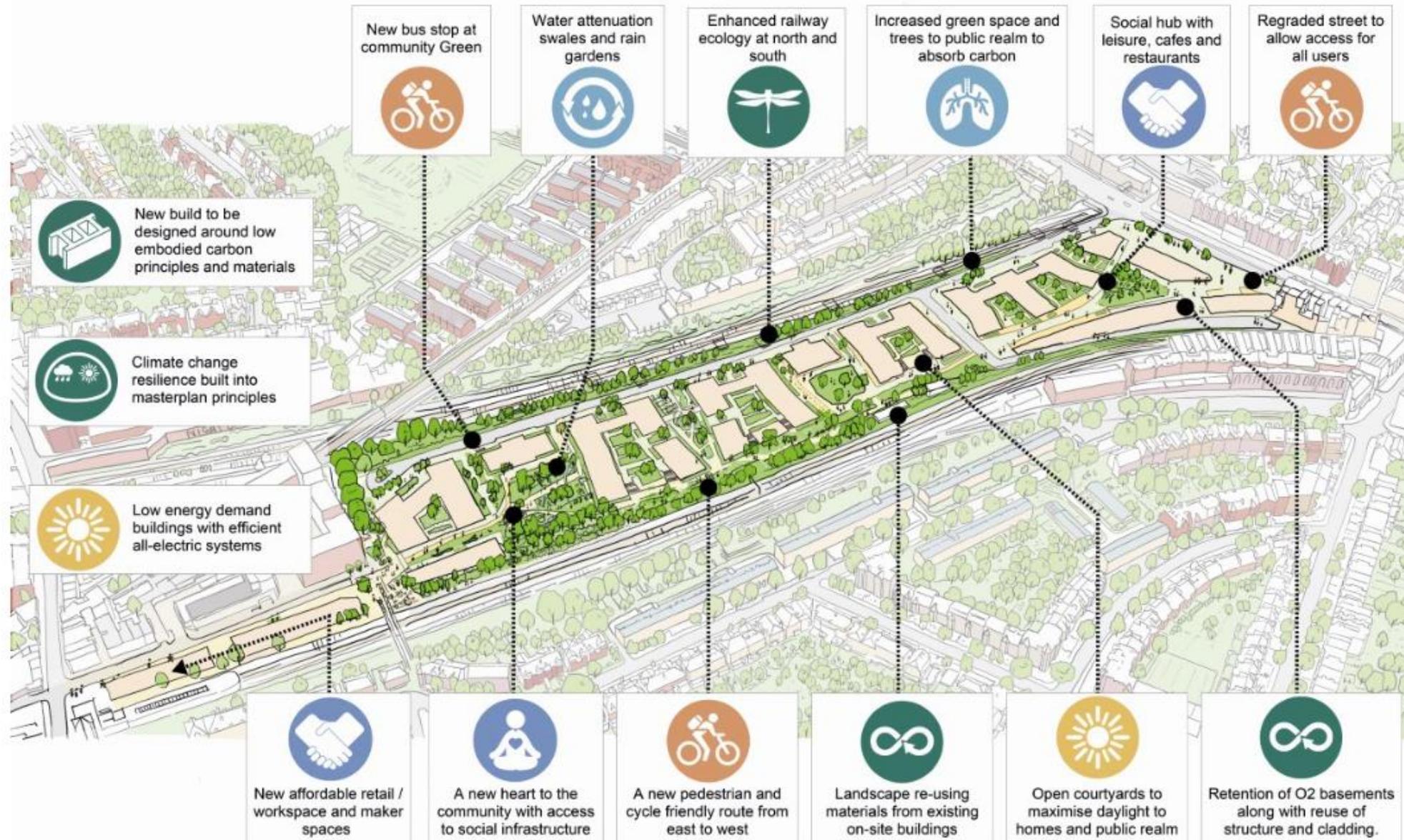
- 0.4 acres
- Delivered in the first phase
- Added in direct response to feedback
- Growing and community gardening
- Play spaces



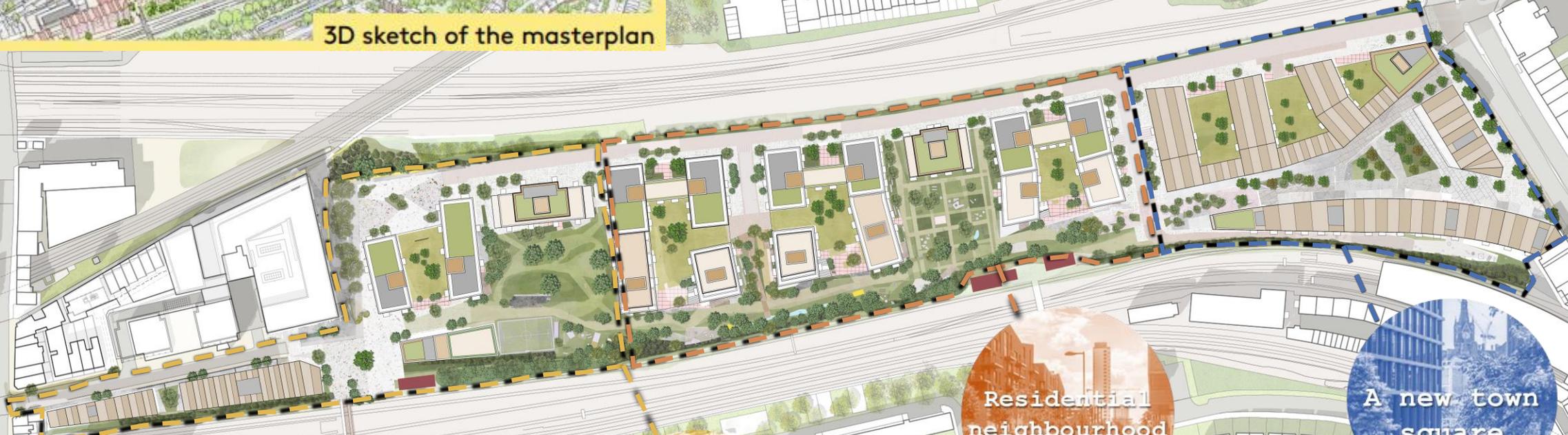
Pancras Square in King's Cross

- 0.75 acres
- Surrounded by cafes, shops and leisure spaces
- Improved pedestrian route from Finchley Road

The evolved Masterplan | Centred on Sustainability



The Evolved Masterplan | Character Areas



A new town square | with dining, leisure and shopping



Duke of York Square



St Christopher's Place



A new town square with dining, leisure and shopping

A new central square | A space for growing and playing



Calthorpe Gardens | Camden



Trafalgar Place



A new central square for growing and playing in Phase 1

A new residential neighbourhood | grounded in the linear park



Marine Wharf



Television Centre



A biodiverse tree lined linear Park with play

A new community green | centred on health and wellbeing

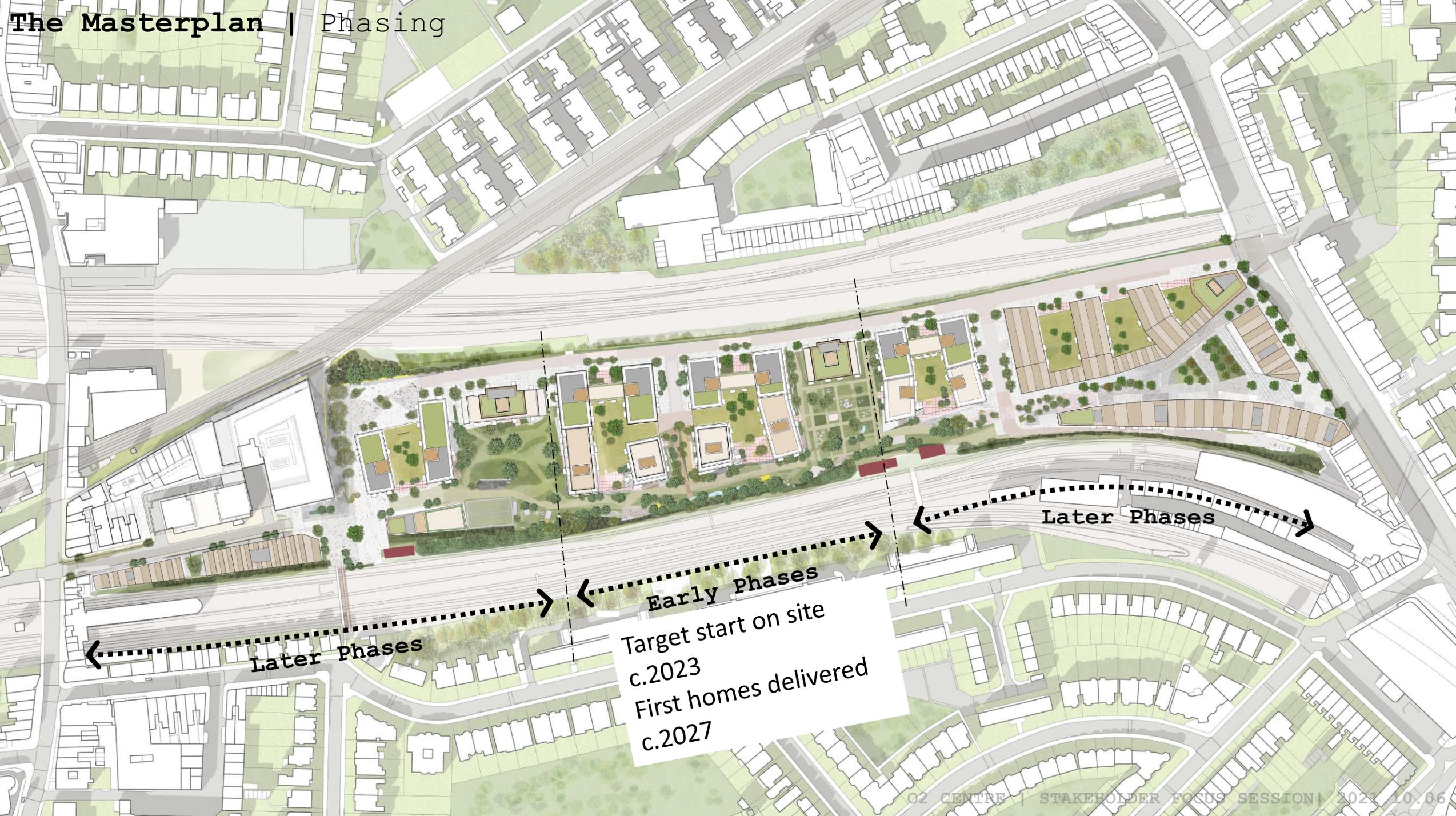


Lewis Cubitt Park



Arundel Square





Later Phases

Early Phases

Later Phases

Target start on site
c.2023
First homes delivered
c.2027

**FOCUS SESSION TOPIC;
SAFETY AND SECURITY**



Design Council - Safe Places

- Precedent and crime studies of new communities and lessons learned.
- Tends to focus more on lower density.

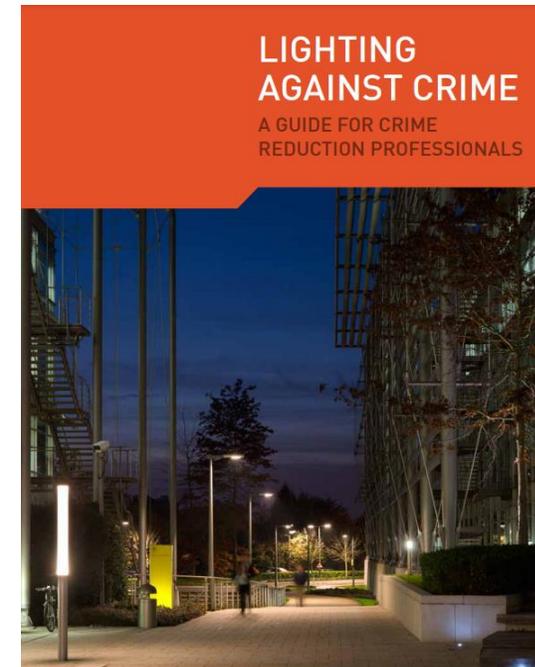
[Link \(designcouncil.org.uk\)](http://designcouncil.org.uk)



SBD - Homes

- In-depth document covering a variety of elements including lighting, planting, routes.

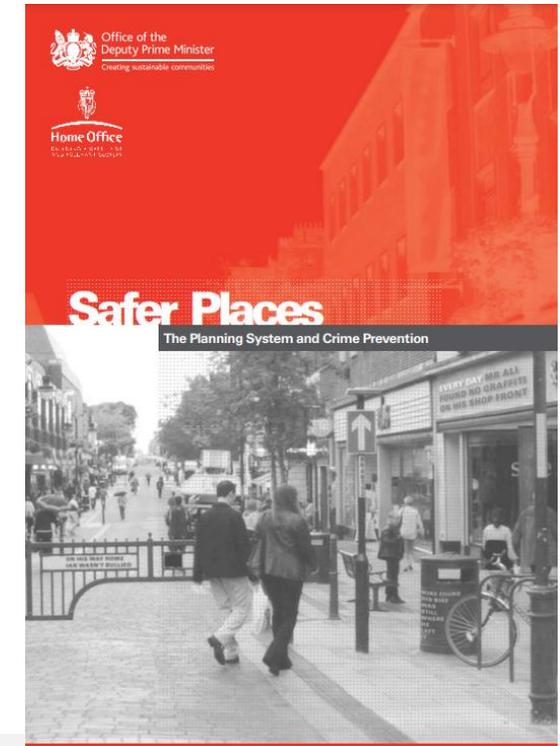
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SBD - Lighting

- Covers fixture types, placement, intensity and colour rendering.
 - Lighting for CCTV, IR and effective distances.
- Covers conflicts between security and light pollution.

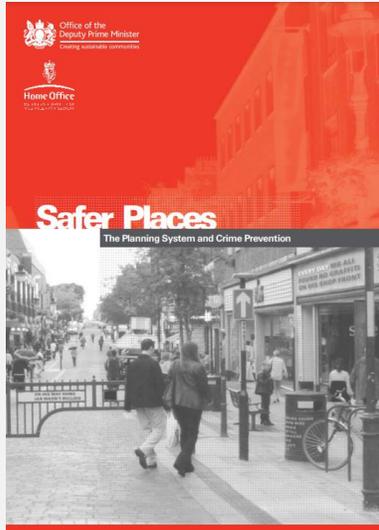
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Home Office - Safer Places

- In-depth coverage of crime, prevention, lighting, CCTV and design.
- Case study's of residential developments and success in crime reduction.
- Informs planning policy.

[Link \(gov.uk\)](http://gov.uk)



Access and movement: places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.

Structure: places that are structured so that different uses do not cause conflict.

Surveillance: places where all publicly accessible spaces are overlooked.

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

Physical protection: places that include necessary, well-designed security features.

Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

"people are strongly affected by building façades. If the façade is complex, it affects people in a positive way; negatively if it is simple and monotonous. Barren Frontage creates the perception of a 'dead zone' where people tend to walk quicker and avoid spending time fostering the idea that a place is unsafe."

KEY POINT
Visually complex and greener spaces are often perceived as safer.

BBC

KEY POINT
Mix dwelling types create greater sustained activity and interaction for passive observation.

"Larger schemes should incorporate a mix of dwellings, enabling greater potential for homes to be occupied throughout the day. This gives increased opportunity for natural surveillance, community interaction, engagement and participation and environmental control."

SECURE BY DESIGN

"Lighting pedestrian routes to a daylight-equivalent level can increase their usage by up to 38% compared to if left unlit. The same applies to cycle paths, and can increase their usage by as much as 62%" - ARUP

KEY POINT
Adequate lighting significantly increases usage and feelings of safety.

ARUP

In 2013, the municipality of Vienna issued the report "Gender Mainstreaming in Urban Planning and Development", containing the experiences from diverse projects of different municipal departments for the implementation of gender-sensitive planning.

From this, a catalogue of goals and quality characteristics was formulated and a collection of transferable methods and instruments at different planning levels.

Design of street spaces and public squares

Design of public parks



Guidance to increase sense of security

1. **Networking of open spaces:** equal distribution of use & density throughout

2. Trails / Closed Circuits

The path network in the park should provide opportunities for "doing the rounds" (e.g. scooters) and should take into account the connection to other open spaces (walking routes).

3. Orientation

Main paths should be so clearly laid out that it is possible to see into niches and bushes in good time.

4. Visibility and Social Control

High frequency, visual connections, attractive design (seating and resting areas)



Primrose Hill (fully illuminated paths)

Guidance to increase sense of security

1. **Landscape furniture that encourage lingering**

2. **Areas that encourage use by the elderly**

3. **Activation of the edges of squares, not just the middle.** It has been observed that young girls appropriate space from the edges towards the centre. In addition, attractive edge design draws the public to the public space in a more immediate manner.



Johanna Park, Vienna

Vienna Gender Mainstreaming | Ground floor activation

- Variety of Uses
- Uses that enhance traffic (ie: creche)
- Women & Girls-specific facility provision (ie: career information stand for young girls, Gallery for Women Artists etc)
- Activate the edges of the squares, not just the centres
- Bike stores should be visible from the outside, not another blank wall.
- Dual aspect entrance lobbies

Planting delineates street and spaces.

Glazed corners avoid blind spots.

Seating provides access barrier.

Covered but not recessed entrance.



Clear sight lines along length of route.

Low level graded plating avoids blinds spots.

Spacing of trees and lighting.

Covered, clearly visible bike storage.

Clearly delineated zones through surfacing.

Light vehicle access control.



Aspern Seestadt, Vienna

A masterplan designed by female architects with female safety in mind (2013)

Key principles to enhance safety and security

Passive

Sight Lines
Natural Surveillance
Delineated Public Realm
Planting Height
Active ground floor uses
Lighting location & intensity
Width of routes
Gender-neutral spaces
Multi-generational spaces

Active

Management
CCTV
Access Control
Vehicle Barriers
SOS Points
Secure Bike Storage
License Plate Recognition
Anti-Climbing
Alarms / PA system

Key Design led principles implemented to enhance safety and security

Passive

Sight Lines

Natural Surveillance

Defined Public Realm

Active ground floor uses

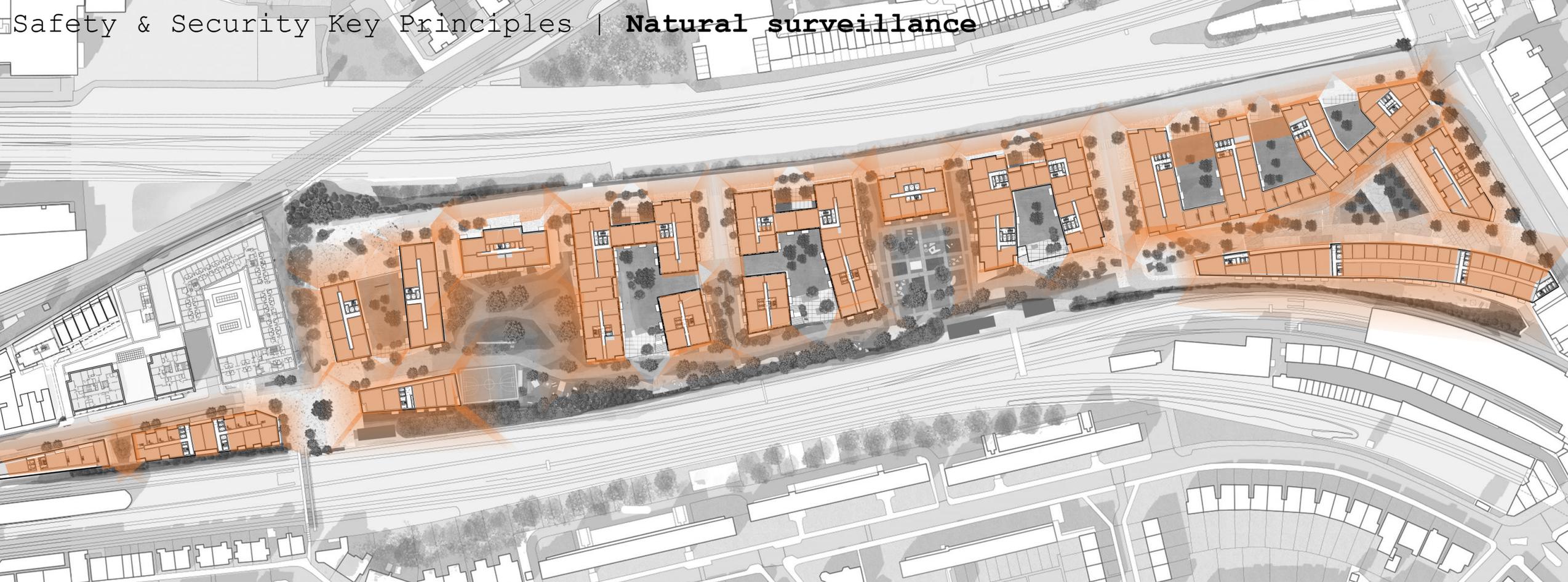
Lighting location & intensity



The masterplan is formed of a clear and simple arrangement of streets, with the main arterial routes flowing in a straight line from east to west giving excellent visibility. The north south local connections and public spaces that punctuate the linear park are straight and direct allowing increased visibility and permeability across the site allowing a multitude of safe routes to be chosen.

 Clear sight lines along major pedestrian routes

 Clear sight lines of secondary routes and junctions

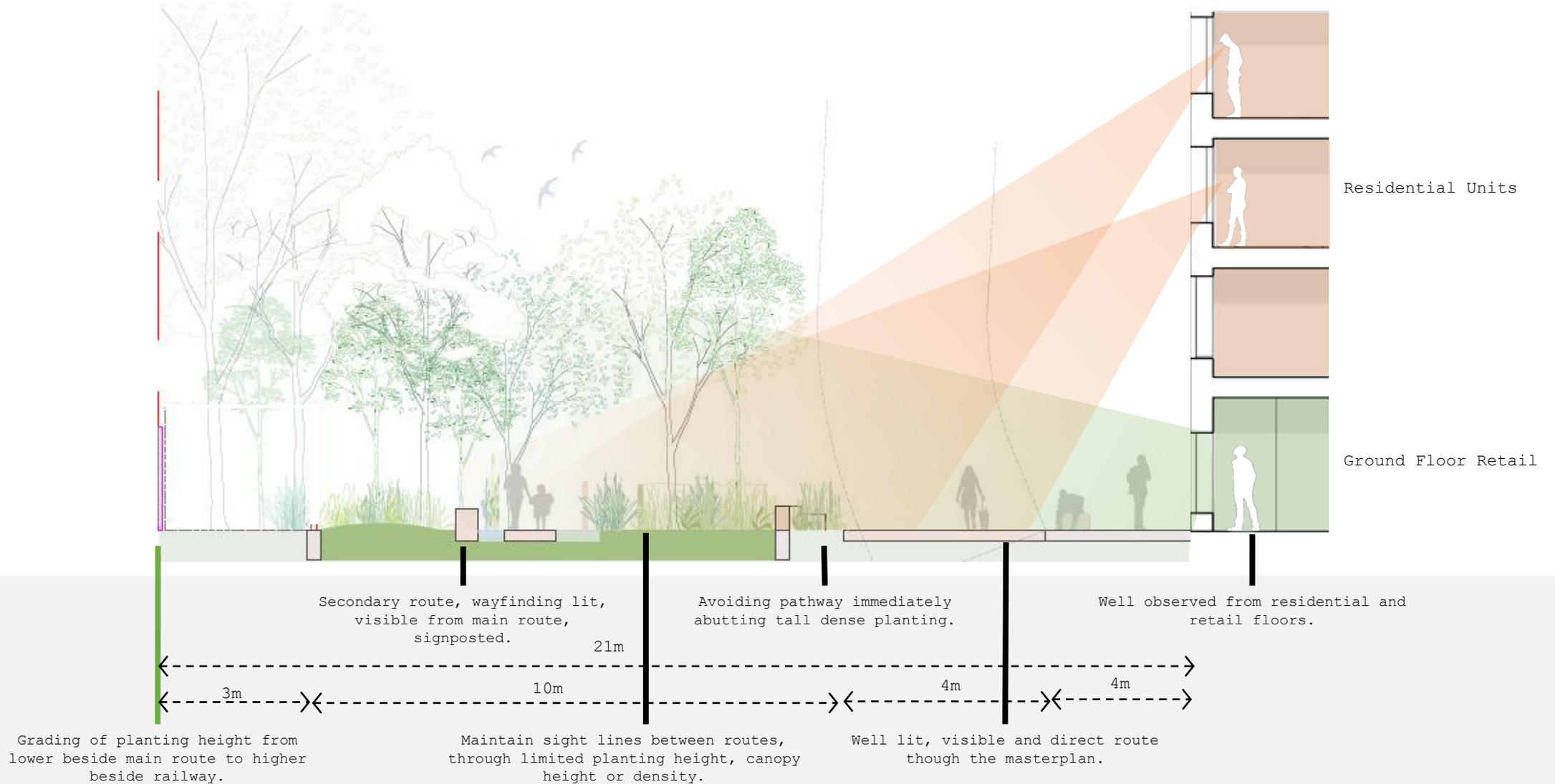


The adjacent diagram highlights the visibility from the upper level uses, which give good coverage to all public areas in the masterplan.

 Residential units overlooking public space and routes

Safety & Security Key Principles | Defined public realm

The adjacent diagram shows the key arrangements of the linear park spaces and the important points for detail design development.



Safety & Security Key Principles | Defined public realm

The adjacent diagram shows the key arrangements of the streets between buildings and the important points for detail design development.



- Routes are well observed from residential ground and upper floors.
- Tall planting to be well spaced or with high canopy heights to maintain sight lines.
- The main route maintains clear visibility and wayfinding along its length and width.
- Defensible space in front of homes lines either side of the route.

Safety & Security Key Principles | Active ground floor uses

The adjacent diagram highlights possible uses and their active opening / occupied hours. This highlights a broad range of potential uses that can provide a feeling of safety at different parts of the day.



Indicative ground floor uses plan

Occupied Hours - Typical Guide (Weekdays)

Retail and Cafés etc.

Restaurant's & Bars

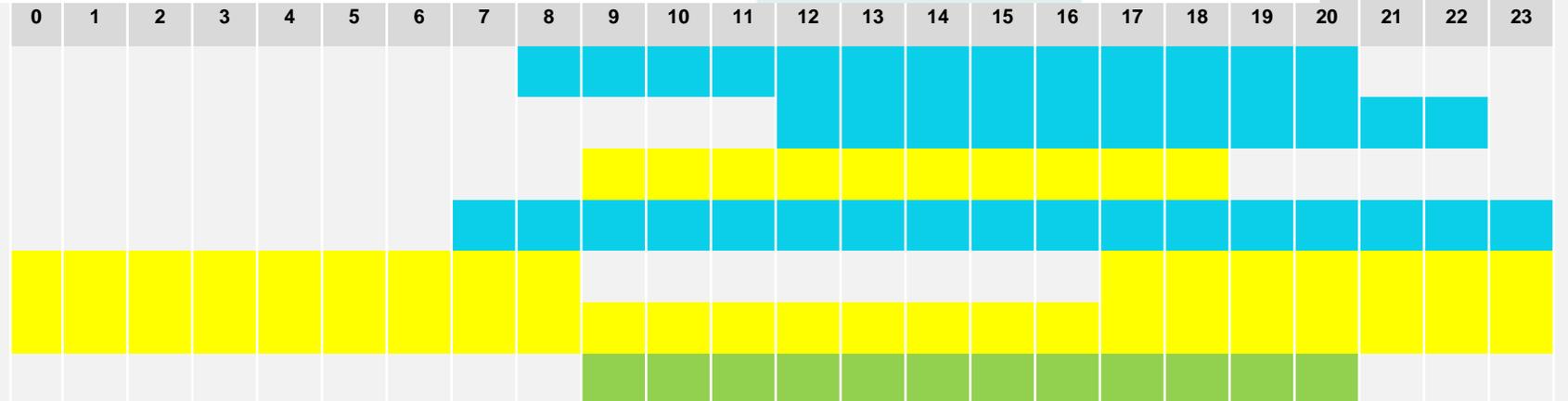
Work Spaces

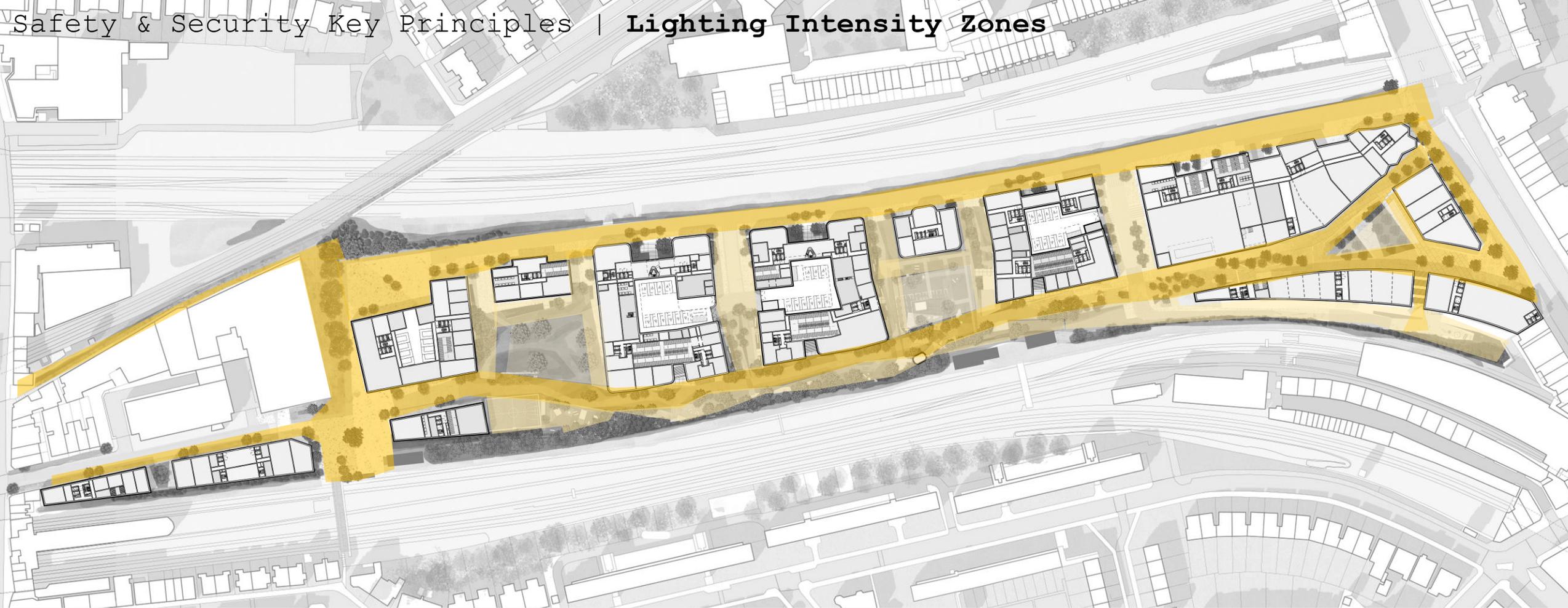
Supermarkets

Homes

Concierge / Building Entrance

Community Use





- Grading lighting zones to ensure that the main pedestrian routes are safely and brightly illuminated whilst residential routes and parks are appropriately illuminated for wayfinding and use.



What's coming up | Timeline



Questions

What are the most important passive and active measures to consider when thinking about creating a safe and secure neighbourhood?

Having seen our presentation do you think you would feel safe on this site in day light hours? Or at night?

If not, why not ?

What could we do to improve this?

What makes you feel safe when you are walking through a space?

What makes you feel comfortable/safe and what makes you feel unsafe?

Do you walk alone after dark in your area? If not why not?

Can you give us some examples of spaces where you feel safe and spaces you avoid because they don't feel safe?

Thank you