

52 AVENUE ROAD, LONDON, NW8 6HS

SECURED BY DESIGN

INTRODUCTION

The following report has been compiled following the detailed advice provided by The Metropolitan Police Design Out Crime Officer (DOCO), Mr Aran Johnston. The meeting with Mr Aram Johnstone took place on Monday 3rd July 2023 at 14:30. The information contained within this report seeks to provide sufficient information to discharge the following planning condition:

Camden Planning Reference: 2022/1863/P

Proposal:

Demolition of existing dwelling and erection of three, 3 storey buildings over part lower ground/basement, comprising total of 12 townhouses (12 x 3 bed), together with associated landscaping and installation of new access gate onto Avenue Road.

Planning condition 17 attached to this planning permission states:

- Prior to commencement (other than demolition and site clearance) proof that the plans can achieve secured by design accreditation must be submitted to and approved by the local planning authority.

A NOTE ON SBD COMPLIANCE.

Secured by Design (SBD) compliant door sets, windows, or other security rated products (as applicable) can be demonstrated as compliant in two ways. If the product is supplied by an SBD member company, then a screen shot of the product page showing the details and scope from the SBD website, and proof of purchase will be copied to the Design out crime officer (DOCO). All due diligence will have been carried out by SBD.

The other is to supply the DOCO with the scope of certification from a 3rd party UK test house, documenting the compliant standard to which the product was tested, in the name of the fabricator. This is important as some certifications are in the name of the system house or manufacturer of the system or product, so have not been tested as a finished product by the fabricator. DOCO to then inspect supplied documentation and compliance with SBD.

COMMON SBD STANDARDS THAT COMPLY:

- PAS 24: 2022.
- LPS 1175 SR2 (B3)
- STS 202 BR2
- LPS 2081

For the full list, or to ensure compliance if other standards are to be considered, either contact the DOCO for confirmation, or consult SBD website www.securedbydesign.com

1. ACCESS CONTROL

There are two entrances into the site. The primary entrance is on Avenue Road. It is the in-gate to a carriage driveway that is paired with an exit gate. This in-gate will be the main point of access for most residents. This entrance will also be the visitors call point and mail delivery access. The entrance gate facing Ellsworth Road is a pedestrian gate only that will be used by residents, visitors, service operatives and, most importantly, a disabled access suitable for wheelchair users.

LPS1175 issue 7 SR2+ (or LPS 1175 Issue 8 B3+) doors preferred or STS 202 Burglary Rating 2 before considering LPS2081 SR B+ – (PAS24:2022) whilst acceptable should be avoided on communal entrance.

Communal doors will be self-closing and self-locking.

Magnetic locks - 2 x 500kg resistance (1200lbs/psi) are to be placed a third from the top and a third from the bottom. Doors with maglocks MUST have had maglocks fitted when tested to ensure SBD compliance (Retro fitting of locks to new doors is not accepted).

There is to be a key code control with audio/visual at both communal doors. DDA compliant camera provided at communal doors.

Access control panels are to achieve Secured by Design standard – UL293. (Oct 2019)

Access control to use either FOB or be encrypted cards but avoiding 125, 128, 133, 134 & 153 kHz ranges which can be easily copied. Ensure encrypted data cannot be misused.

Data logging is to be utilized throughout the site with the facility to store data for one calendar month before over writing. This data should be available to police.

No “Trades” Button on control panel. Post office can be provided a fob, and other delivery services gain access by appointment, or use drop off points.

Integrated systems are to be utilized to link fire and security systems.

In the event of a fire alarm activation, the secure doors are to default open.

In the event of power failure secure doors to default open, and on restoration of power auto secure without needing to be reset.

All PAS 24, UKAS certified door sets (Inc Secured by Design member companies) are to be permanently marked in a position that is visible and accessible when the door is open and not visible when the door is closed (New Homes 2016 Sec 21.11). Clause 5 PAS 24:2022.

2. FIRE REQUIREMENTS

The DOCO requested that a Drop Key Protection Box should not be provided within 2m of the main entry door (externally). Instead, a master key is to be retained within a keysafe in the concierge’s office. Keysafe is to be to LPS 1175 SR2 (B3), behind a PAS 24:2022 security door.

Homes 2019 para. 27.33.2 and 27.33.3 (page 46 Homes 2019) will be reviewed and discussed with the fire officer if applicable.

3. DOORSETS:

New door sets are to be SBD compliant, 3rd party tested and accredited to a Secured by Design standard as listed below, by a UK test house, in the name of the fabricator.

All new door sets are to be supplied and installed by a joinery company that is a PAS 24:2022 accredited company. The scope of certification to PAS 24 from a 3rd party UKAS test house, confirming the model and details of the proposed doors has been provided to the Secured by Design Officer to confirm compliance.

Communal door sets are to be certified to LPS1175 SR2 or STS202 Issue 3:2011 Burglary Rating LPS2081 SR2, PAS 24:2022

Communal door sets are to be self-closing and self-locking – External entry is to be restricted by key fob entry.

Communal door sets are to have vandal resistant audio/visual access control panels with electronic lock release.

PAS 24:2022 It must be noted that 2022 is now the minimum standard, previous PAS 24 standards are no longer accepted.

For all products that are required to be fire and security tested must be dual certificated, and is the responsibility of the client to ensure this is in place.

All easily accessible door sets including front entrance and rear French doors are to be certified to SBD standards (either LPS1175 Issue 7 SR2 (or Issue 8 A3+) / STS202 Issue 3:2011 Burglary Rating 2 / LPS2081 SR2 / PAS24:2022.)

All sliding and bi-fold door sets not designated as the primary access/egress route are to meet the same physical attributes as above if easily accessible.

Town house front doors to meet PAS24:2022 and have a split spindle handle mechanism (requires key to gain access from outside of property) with internal thumb turn.

A door chain or opening limiter, a door viewer fitted to a height of between 1200-1500 from the ground (not required on door sets with adjacent unobscured glazing) and any internal letter box shields if used are to be fitted to all individual town house front doors, as tested.

Recessed doorways are not to exceed 600mm where possible. But consideration to Disability Discrimination Act (DDA) requirements must be taken into account.

4. POST STRATEGY

The post strategy is underpinned by twin notions of service and security. All post will be delivered to a communal receptacle adjacent the main in-gate. From that point, the concierge will disseminate post to each individual town house. The concierge will receive all large delivery items and disseminate to respective addressees. There is a secure parcel room at lower ground level for storing large delivery items that owners were not in to receive.

The main post boxes to meet TS009 where possible and if not to the standard below;

MPS Mailbox specification; TO COMPLY WITH DEFINITION OF ROBUST (TS008)

1. A minimum of 1.5mm thick galvanized steel construction. Its depth and width must allow mail to fall below the fishing plate unrestricted.
2. Fitted with a 3-point locking mechanism supported with a minimum five pin cam lock.
3. Gap restricting aperture (anti-fishing max 260mmx40mm) The anti-fishing plate must be fabricated as part of the post box construction and extend into and across the full length of the letterbox opening to defend against the interference of mail, anti-leverage surrounding trim, welded claw on retrieval door to negate the ability to gain a leverage point and compromise the security of the mailbox
4. Unit to have a minimum of 22 litres of storage.

5. WINDOWS

All new easily accessible windows are to be certificated to either PAS24:2022 P1A, STS204 Issue 3 2012, LPS1175 Issue 7:2010 Security Rating 1 or LPS 2081. Glazing on ground level is to achieve BSEN 356 P2A minimum

All new windows are to be supplied and installed by a joinery concern that is a PAS 24:2022 accredited company. The scope of certification to PAS 24 from a 3rd party UKAS test house, confirming the model and details of the proposed windows has been provided to the Secured by Design Officer to confirm compliance.

Issue 1 Security Rating A.

All glazing in and adjacent to communal, front, back doors and ground floor windows as well as windows that are easily accessible above ground floor level are to incorporate one pane of laminated glass meeting the requirements of BS EN 356:2000 class P2A. (E.G. PAS24 P2A).

Accessible windows includes any glass reached by climbing any number of floors via rain water pipes, balconies or via communal walkways (whether the walkway is accessed through a secure door or not).

It also includes any area which has a hand hold within three meters of the ground (Climbable balconies for example). All easily accessible windows are to have key operated locks. Where windows are required under Building Regulations to act as a fire escape route, the opening window must not have key operated locks.

No windows form an integral part of the doorframe.

All ground floor and vulnerable windows must have a lockable window restrictor to prevent unauthorized access – however consideration is to be given if the windows are escape windows.

All skylights/light wells to be security rated to PAS24:2022.

6. COMPARTMENTALISATION (not required on this development as under 25 units)

7. REFUSE STORAGE.

The communal refuse store is located on the west boundary. The refuse store is fully self-contained with louvred screens (providing natural ventilation) and a roof. The store is linked to Elsworth Road via a stone paved access way. Bin strategy involves the concierge bringing the bins out for collection and returning them immediately upon emptying to ensure that during collection days the site is not left open and vulnerable, and to avoid that bins that are left out in the street become objects to climb on.

A double door provides access into the store and it is recommended they are LPS1175 SR2/STS202 BR2/B3 or LPS 2081 (single leaf doors are available up to approximately 1500mm and will facilitate 1100cc bins in LPS. STS. & 2081 to prevent double doors being used which are more vulnerable).

Doors are to be self-closing and self-locking slam-shut BS8621 lock with access control ideally using magnetic locks or key operated.

A layer of steel mesh to the rear of louvred doors is to be installed to prevent unauthorised access. The store is to have motion sensor photo electric lighting within the store.

The store is wholly on-site thus the opportunity for other building users or passers-by to dump their rubbish or fly tipping does not exist.

Protection of any mains water supply is to be implemented as well as a Lockshield bib-cock tap.

The bin store is to have a small obscured viewing panel in the door to let people know if the PIR light inside has been activated, warning that there is the possibility of someone inside.

8. CYCLE STORAGE

An internal cycle storage unit is proposed at lower ground floor level, accessible by lift. The cycle store is fully enclosed and secure with vertical racking internally for residents to secure bicycles to. Details of the proposed cycle store is attached to this report.

Door into cycle store to be PAS24:2022 as a minimum.

Door is to be self-closing and self-locking slam-shut. If key operated BS8621 lock, or with access control ideally using fob and magnetic locks.

There is to be motion sensor photo electric lighting within the store.

There is no signage externally which would provide opportunity for offenders to target cycle theft.

Bicycle Registry Management plan to only provide access to cycle store to residents who have cycles (They will need to provide storage for all flats however fobs can be programmed once a resident purchases a cycle).

There are to be 3 locking points for cycles on the racks/stands provided.

The bike store is to have a small obscured viewing panel in the door or similar method to let people know if the PIR light inside has been activated, warning that there is the possibility of someone inside.

Signage is to be placed inside the store to remind residents of the importance of securing cycles.

9. ROOF ACCESS

Access to the flat roofs is via a door off the main staircase, which doors meet the requirements above.

The roof lights on the building are to be PAS24:2022 standard.

10. BALCONIES & TERRACES

All town houses have terraces at ground floor and roof level.

There are no balconies serving the intermediate floors.

Raised planters are to be designed to avoid space beneath to store items such as drugs or weapons and so they do not provide climbing aids to vulnerable areas.

11. DOOR CANOPIES/PORCHES

The door porch is over 3m from the ground and is of a construction that is difficult to climb.

12. CAPABLE GUARDIAN

There will be a security team/management/concierge in place. Having this capable guardian physically on site will reduce the risk of crime at this location.

13. LIGHTING

There is no car parking. Lighting externally is to be provided to the entrances, the communal garden, and to cover the refuse area.

External lighting to achieve BS 5489-1:2020.

The client is to note that in relation to lighting, DOCOs require a declaration of conformity by a competent lighting engineer. This will be demonstrated to at least ILP Level 3 or 4. Homes 2019 para 18.5. Internal lighting to be photo-electric unless there is no natural light in corridors in which case photo-electric with sensor.

Lux level ratings of between 25% - 40% are to be achieved along with a colour rendering of 60ra (minimum) on the Colour Rendition Index – certification will be required.

The lighting is to be a white uniform light with dusk-till-dawn functionality via photoelectric cell with a manual override.

All entrance areas are to have dusk till dawn lighting.

Any dwelling elevation that contains a door set, including back doors and patio doors are to have dusk till dawn lighting.

Directional lighting is to be present along footpaths and routes to be used through the development.

14. GATES

All gates are to be fitted using anti tamper proof hinges.

All hinges and brackets must be fitted in such a way so as not to create a climbing aid.

Egress button will be avoided, egress via induction loop provided in lieu.

All pedestrian gates to have a minimum of 2 x magnetic locks with pedestrian gates having 500kg resistance per magnetic lock.

Vehicle gates to have a minimum resistance of 1600kg per magnetic lock.

The timings on gates are important so they open and close quickly and do not remain open longer than is necessary. A sensor on the gate should start the closing procedure as soon as a vehicle proceeds through to prevent tailgating.

The closing procedure is to take no longer than 10 seconds to complete.

Communal Gates are to be fabricated to meet a minimum of be security rated to LPS 1175 SR2 or STS 202 BR2 and designed to remove all climbing options.

Powered gates for Gold award contains the following guidance copied from Homes 2019 for clarify:

“55.3.3 Automated gates supplied and installed must meet the relevant statutory safety standards and be CE marked accordingly. Specifiers may wish to satisfy themselves that installers of powered gates are appropriately qualified, trained and follow recognised industry guidance. The following organisations provide guidance and training for installers:

- Door Hardware Federation – the DHF has a revised Code of Practice (DHF TS 011) designed to raise standards of powered gate safety. Gates installed to the new Code of Practice will be inspected by the NSI;
- Gate Safe – The Gate Safe organisation produces operational good practice guidance designed to raise standards in this industry sector.”

Audio and visual intercom to be installed at gate entrance locations so guests/visitors can be suitably vetted prior to entry into the grounds.

15. BOUNDARY TREATMENTS

DOCO requires private garden fence/boundary height to be a minimum of 1.8 metres to offer both privacy and reduce the climb risk.

Access to rear gardens at lower ground floor is to be restricted with by means of:

- 3m high fence on Ellsworthy Road,
- 2.3m boundary wall to the north,
- 2.1m ranging to 3.6m wall on the east boundary,

- 2.6m wall on Avenue Road to the south.

Access is required to provide secure access to the utility meters.

Metal railings ensure they breach the top bar to prevent ease of climbing over the top and sitting on top. Flush with non-secure side or capping angled. Metal railing will be planted with ivy that will hinder climbing.

Side gates should be to the front building line, designed not to be climbed including locking mechanism and hinges and be to the same height as the perimeter (ideally 2.4m).

Recesses should not exceed 600mm.

If anti climb measures are introduced then signage should be used.

Fencing between rear gardens within same development 1800mm high and designed to avoid climbing aids, to public areas or other development then topped with 300mm trellis or similar.

All low defensive wall / railings to be designed to finish in line with any masonry upstand in order to deter sitting.

Chain link style fencing is not acceptable.

16. CLIMBING POINTS

Rain water pipes are all internal.

There are no first floor balconies, glazed or otherwise.

17. UTILITY METERS

All utility meters will be remote read smart meters.

18. CAR PARKING

There is no car parking, this is a car free development.

19. ALARMS AND CCTV

The DOCO strongly recommended that this location have security rated products to mitigate against the risk of burglary. As stated, the fact that this plot is out of view from the main road and suffers with a lack of natural surveillance will make it vulnerable to crime

Power suitable for an alarm system should be provided in each unit.

The alarm should comply with: BS EN 50131 & PD6662 (Wired System) BS 6799 (Wire Free System) Consideration should be given to the new CPI Alarm standard.

If complete systems are installed and a Police response is required, reference should be made to the NPCC Security Systems Policy 2015, a copy of which can be found on the Secured by Design website www.securedbydesign.com

CCTV is to be installed externally only which will cover the communal building entrances and site entrances. The CCTV is to satisfy the following requirements:

- Homes 2019 (52.3.6) simply asks that the system conform to BS EN 62676: 2014 - video surveillance systems - and where applicable BS 7958: 2015 CCTV management and operation COP.
- The MPS recommends that any CCTV system should undergo regular maintenance checks to ensure that it is still fit for purpose. These checks should be undertaken by a CCTV engineer from a reputable company accredited either by the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB).
- This maintenance should include not just software upgrades but also simple cleaning of camera lenses and their housing, the correct functioning and positioning of cameras and the ongoing recording of images suitable for facial identification of an individual.
- Footage should be preserved for a minimum of 30 days.
- Any CCTV system that captures footage of public areas must comply with the regulations outlined by the Information Commissioner's Office.
- Officers are free to inspect a system when invited to do so and to suggest the installation of cameras in places where they may be of use.
- Access to Police must be within a minimum of 24 hours and a maximum of 48 hours for evidential purposes.
- Should be of good facial recognition and colour quality in both daylight and night vision.
- Should be anti-vandal cameras and where potentially targeted could be within a reinforced shroud.
- This will not stop a crime occurring and should not be a default to withdraw from providing other physical security measures.
- CCTV to be securely stored i.e. on a remote cloud system, or on locked and secured hard drive.
- Appropriate signage is also to be included highlighting its use.

20. CRIME IN THIS AREA

See the dedicated Crime Impact Statement prepared by Graphite Security for the above mentioned planning application.

The below are some salient points taken from the abovementioned report.

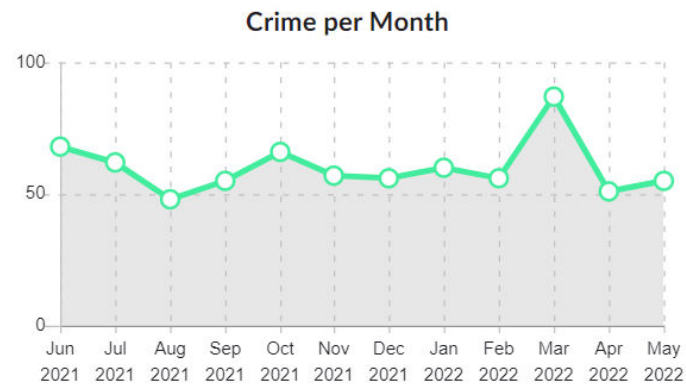
Information is accessible on www.police.uk reveals that crime and disorder in that area within the year 2020 to 2021 was dominated by:

- Anti-social Behaviour

- Violence and Sexual Offences
- Vehicle Crime
- Other Crime

Crime levels overview

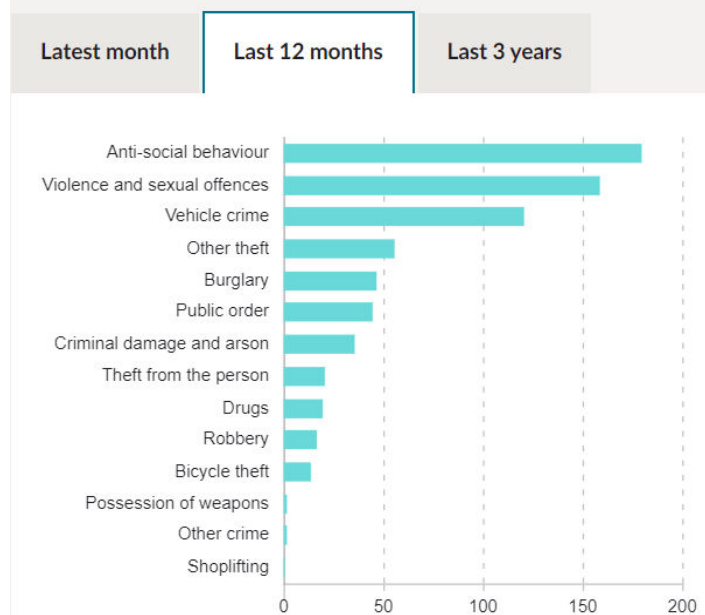
Crime for last year



All crime types in Swiss Cottage between Oct 2020 to Sep 2021.

Crime types description

for the last 12 months (from Jun 2021 to May 2022)



Crimes by description over the past twelve (12) months (taken from the Police UK website)

The crime rate peaked in November 2020 dominated by anti-social behaviour and violence and sexual offences. The lowest recorded crime recorded was in December 2020 dominated by anti-social behaviour and violence and sexual offences.

| Type | Total | Percentage |
|------------------------------|-------|------------|
| Anti-social behaviour | 180 | 25% |
| Bicycle theft | 14 | 1.9% |
| Burglary | 47 | 6.5% |
| Criminal damage and arson | 36 | 5% |
| Drugs | 20 | 2.8% |
| Other theft | 56 | 7.8% |
| Public order | 45 | 6.2% |
| Robbery | 17 | 2.4% |
| Theft from the person | 21 | 2.9% |
| Vehicle crime | 121 | 16.8% |
| Violence and sexual offences | 159 | 22.1% |
| Possession of weapons | 2 | 0.3% |
| Other crime | 2 | 0.3% |

Volume of crimes on the ward over the last twelve (12) months (taken from the Police UK website)

The force's average crime rate is 83.41 and the Camden area is 96.93 showing it well above the Metropolitan force average.

The above figure shows all areas within the Metropolitan Force Area comparing it to the force average crime rate, as you can see Camden, where the development is situated is located towards the higher end of the chart, Camden being the 7th highest rated area.

End.