LLEWELYN DAVIES

# Middlesex Hospital Annexe Site
# 44 Cleveland Street, W1T 4JU

For and on behalf of University College London Hospitals Charity (UCLHC)

Bedford Passage Development
Middlesex Annexe LLP

## Condition 28

*Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.*

*Such details shall include:*
*a) hard and soft landscaping;*
*b) security and crime prevention measures.*

UCLH charity

**Design team**

Llewelyn Davies
Delva Patman Redlar
Aecom
Arup
Temple

Issued - 26 - 02 - 2023 Rev -

# Introduction

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## Introduction

Middlesex Hospital Annex,
44 Cleveland Street, London,
W1T 4JT.

Applications by University College London Hospitals Charity.

Discharge of Planning Conditions 28 as per planning permissions Ref 2021/3088/P, dated 12/07/2021 and Appeal Decision Reference APP/X5210/W/22/3300894 approved date 01/12/2022.

## Condition 28

*The condition reads:*

> *"Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.*
>
> *Such details shall include:*
>
> *a) hard and soft landscaping;*
>
> *b) security and crime prevention measures.*
>
> *Such details to be prepared in consultation with the owners of the neighbouring Astor College site and 14-19 Tottenham Mews.*
>
> *The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."*

The following information has been submitted for Approval:

Landscape drawings for the Bedford Passage area showing the hard and soft landscaping. Please refer to the following drawings:

Landscape plan - Hard & Soft Ground Floor Plan ref BPD-HLM-NB-ZZ-DR-L-00001 rev C02.pdf

Landscape Plan - Level & Setting Out Grd Floor ref BPD-HLM-NB-00-DR-L-00012 rev C02.pdf

Landscape plan - Hard Landscape Ground Floor ref BPD-HLM-NB-00-DR-L-30002 rev C02.pdf

Section 1 highlights the current landscape plans showing the various boundary treatments next to Astor College & Tottenham Mews sites.

Section 2 provides security & crime prevention measures.

Appendix A - List of security standards that has been incorporated into the Bedford Passage Development.

Appendix B - Drawings annotated as discussed with the Architectural Liaison Officer for Security - Aran.l.johnston Metropolitian Police.

Appendix C - highlights the consultation with neighbouring properties since 2018. This section highlights that the Bedford Passage Design team has consulted extensively with adjoining Neighbours.

The main consultation was undertaken with Astor College design team whilst on site completing the refurbished project to Astor College.

Further consultation and discussions have been held with Camden Islington NHS Trust regarding Tottenham Mews.

Discussions and a presentation was held with Derwent London when they acquired the Tottenham Mews site from the Camden Islington NHS Trust.

Further discussions have been held with Origin the current owner of Tottenham Mews including a site visit involving owners, design team members and the LB Camden officers.

Appendix D illustrates previous site levels, levels approved for the Bedford Passage Planning conditions and the Tottenham Mews levels.

The Bedford Passage design team has looked extensively at reducing site levels next to Tottenham Mews. The levels are based on the current approved SUDS drainage and landscape drawings.

Reducing site levels next to the Tottenham Mews ramp would require major alterations to the basement concrete structure and surface water would need to exit via tottenham Mews. The current design captures rain water runoff within the Bedford Passage site preventing water run off to the Tottenham Mews site.

We believe the information submitted for conditions 28 to be sufficient to discharge the planning condition as per the appeal decision Ref APP/X5210/W/22/3300894 approved date 01/12/2022.

# 1.2 Landscape Plan - Bedford Passage

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## 1.0 Bedford Passage Location

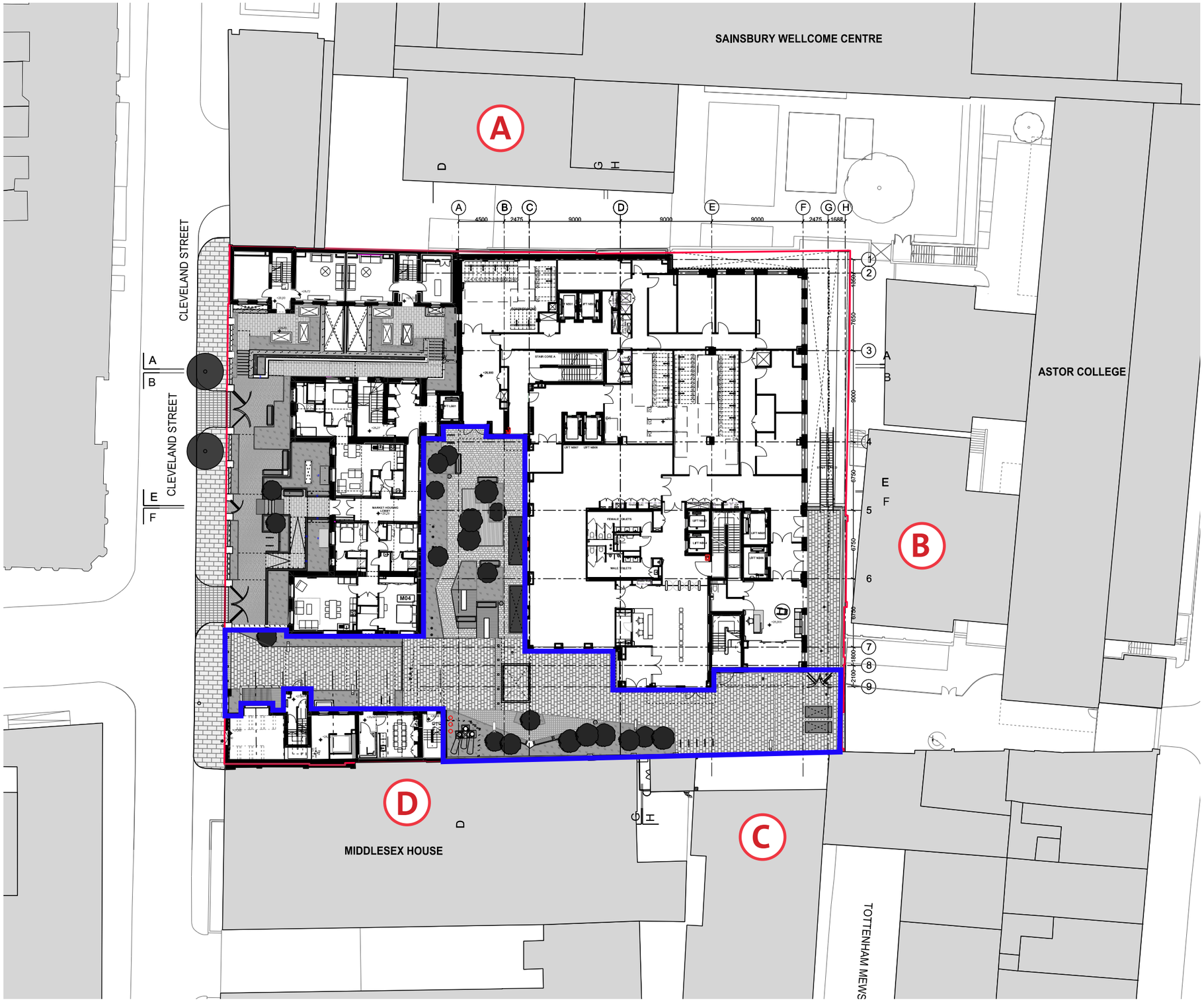
Site boundary for the Bedford Passage development

Bedford Passage Public space

## 1.1 Neigbouring Properties

The following properties UCLH Charity & the design team has consulted with the following neighbours.

| | | |
|---|---|---|
| A | Welcome Building | 2016 - ongoing |
| B | Astor College | 2016 - ongoing |
| C | 14 - 19 Tottenham Mews | |
| | Origin Housing | 2023 - Ongoing |
| | Derwent London | 2019 - 2023 |
| | Camden NHS Trust | 2016 - 2019 |
| D | Middlesex House | 2016 - Current |



# 1.2 Landscape Plan - Bedford Passage

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## 1.2 Landscape Plan

The plan opposite shows the current landscape ground floor plan. This has not greatly changed since the approved plans in 2017, 2018 and 2021. Drawing ref BPD-HLM-NB-ZZ-DR-L-00001. pdf has been submitted with this application.

The overall landscape approach and providing the Bedford Passage has been discussed with all neighbours. See consultation timeline.

### Key

**New Build Landscape GA Key**

**Stone Paving Type 3**
Granite Tactile Paving (50mm)

**Stone Paving Type 5**
Slab Paving (Existing)

**Stone Paving Type 6**
Yorkstone Paving (50mm)
300 x random length 300-600mm

**Stone Paving Type 7**
Block Paving (50mm)
200 x 200 mm

**Stone Paving Type 8**
Yorkstone Paving (50mm)
200 x random length 200-400mm

**Gravel**
Gravel Dressing surface

**Concrete Paving Type 1A**
Concrete Flag Paving (50mm)
Buff Colour

**Decking**
Composite Decking (22mm)
Deep brown or Charcola

**Lightwells/ Vents**

**Bench**
Concrete base with / without timber seat

**Boundary Type 1**
Existing railings to be refurbished insitu .

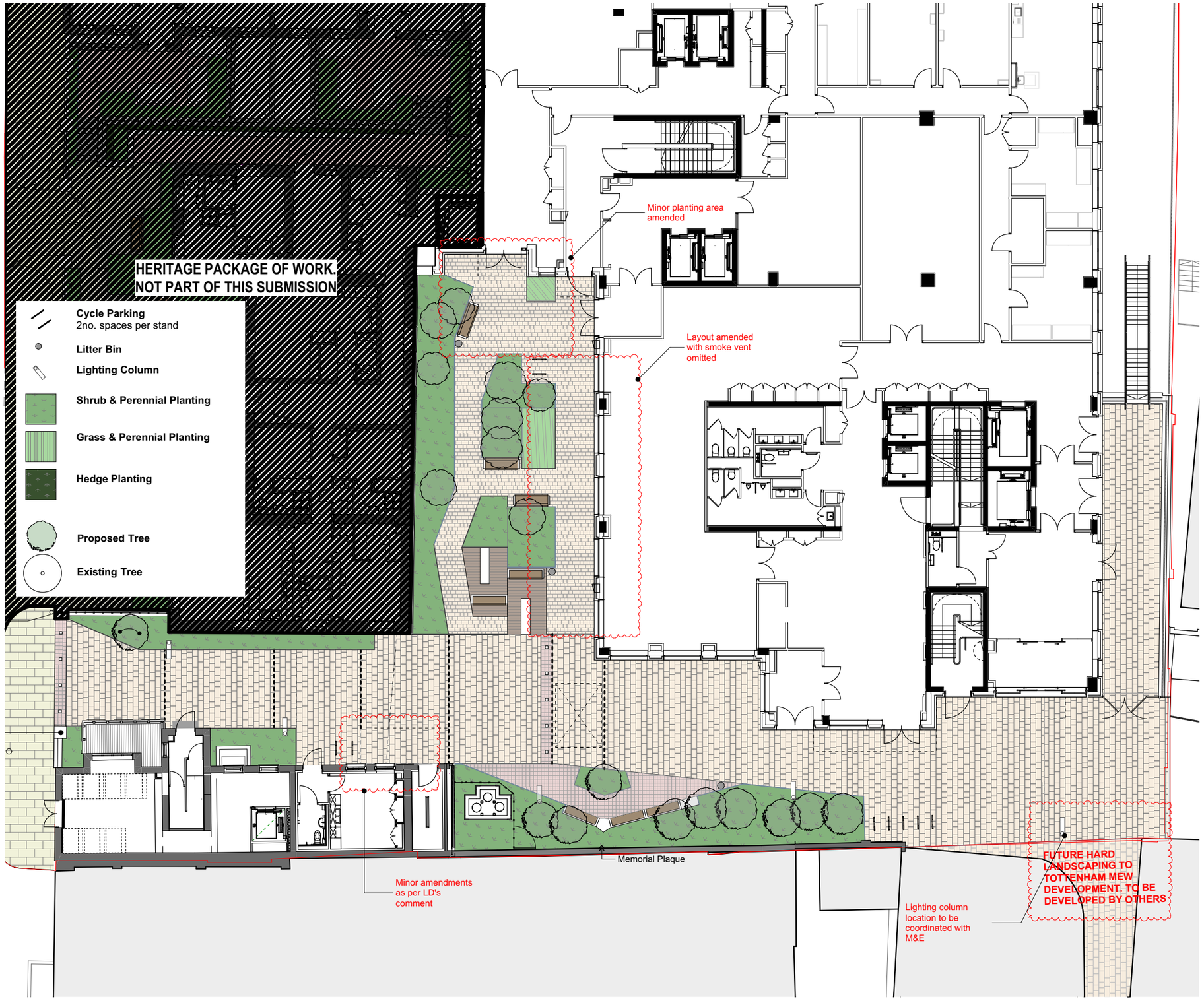
**Boundary Type 1a & 1b**
Proposed railing, style to match existing.

**Boundary Type 2 & 2B**
Hand Rail to all steps and ramps

**Boundary Type 3**
Railing to MRI Suite. 1.8m high

**Bollard**

**Gates**



# 1.3 Landscape Hard - Detail Area Astor College & Tottenham Mews

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## 1.3 Hard Landscape Plan

The plan opposite shows the hard landscape features at ground floor level. This has not greatly changed since the approved plans from 2017, 2018 and 2021. Drawing ref BPD-HLM-NB-00-DR-L-30002.pdf

The overall landscape approach and providing the Bedford Passage has been discussed with all neighbours. See consultation timeline.

### Key

SP3 **Stone Paving Type 3 - Tactile**
Marshalls Vietnamese Granite Flag Paving (50mm)
Tactile Paving, Malasana colour, 400 x 400mm.
**SPEC RED:Q25/320**

SP5 **Stone Paving Type 5 - Existing**
Slab Paving (Existing)
Made good where necessary.

SP6 **Stone Paving Type 6**
Marshall Yorkstone Paving (50mm). Laid on rigid bed system. Scoutmoor Sandstone, 300 x random length 300-600mm
**SP6A** - Vehicle loading
**SP6B** - Vehicle loading over podium
**SP6C** - Pedestrian loading over podium with permavoid
**SP6D** - Pedestrian loading over podium
**SPEC REF: Q25/140E**

SP7 **Stone Paving Type 7**
Marshall Yorkstone Paving (50mm). Laid on rigid bed system. Scoutmoor Sandstone, 200 x 200mm
**SP7A** - Vehicle loading
**SP7B** - Vehicle loading over podium
**SP7C** - Pedestrian loading over podium with permavoid
**SPEC REF: Q25/140F**

SP8 **Stone Paving Type 8**
Marshall Yorkstone Paving (50mm). Laid on Rigid bed System. Pedestrian loading over podium with permavoid. Scoutmoor Sandstone, 200 x random length 200-400mm
**SPEC REF: Q25/140G**

GrV **Decorative Gravel**
CED Flat White Pebbles 20-40mm
To be dressed over drainage chanel.
**SPEC REF: Q23/160B**

D1 **Decking**
Enviro Build Frontier Composite Decking (22mm)
Iroko, 143 x 22 x 4000mm
**SPEC REF: Q55/380A**

E1a **Edging Type 1a**
Logic Edinburgh Straight Module Planter System, **(E1a)** Corten Steel Finish
**SPEC REF: Q10/150C**

E2 **Edging Type 2**
Logic Edinburgh Edge Straight System, Galvanised Steel Powder Coated Finish, 3(W) x 70(H) x 2000(L)mm x 70(Base width)mm
**SPEC REF: Q10/150F**

E2b **Edging Type 2b**
Logic Edinburgh Edge Straight System, Galvanised steel polyester powder coated black finish, 3(W) x 200(H) x 2000(L)mm x 100(Base width)mm. 100mm upstand
**SPEC REF: Q10/150E**

E4 **Edging Type 4**
Marshalls Yorkstone Bespoke kerb
200(W) x 525(H) x 915(L)mm - 125-325mm upstand
**SPEC REF: Q10/200**

G3 **Gate Type 3**
MRI Suite - Side Entrance Gate - Double Leaf Steel, Style to match existing Gate Type 1, 1800(H)mm
**SPEC REF: Q40/560C**

**Gate Type 4**
Maintenance access gate to Quench Pipe area
1.5m high, 1.2m clear opening. Gate infill to match BD1
**SPEC REF: Q40/560D**

B1a-f **Bench Type 1** - Surface Fixed
Escofet Boxland benches - various
**a** 2000 x 500 x 450mm - full seat - white
**b** 2000 x 500 x 450mm - full seat - grey
**c** 2000 x 500 x 450mm - backless seat - white
**d** 2000 x 500 x 450mm - backless seat - grey
**e** 500 x 500 x 450mm - white
**f** 2000 x 500 x 450mm - grey
**g** 1000 x 500 x 450mm - grey
**h** nexus hexagon - grey
**SPEC REF: Q50/220**

BL1/2 **Bollard**
StreetLife Rough and Ready (1-Removable) (2-Fixed) Bollard. Hardwood Timber with steel frame, 750(H)mm.
**SPEC REF: Q50/196 & Q50/196A**

F01 **Fencing F01**
Railing / Trellis to quench pipes
Style to match BD1, Black powder coated 1500mm High
**SPEC REF Q40 / 220E**

CS **Cycle Stand**
Marshalls Ollerton Cycle Stand - Black Polyester Powder Coated Steel 750(H) x 48(W) x 750(L)mm
**SPEC REF: Q50/210**

LB **Litter Bin**
Helsinki Litter Bin, Black powder coated finish, 755 mm(L) x 570 mm (W) x 1230 mm(H)
**SPEC REF: Q50/240**

Signage S1 **Signage S1**
Refer to drawing BPD-HLM-NB-XX-DR-L-30402 for details

OV **Open Vent/ Grille**
To Architect's Details

DC **Surface Drainage Channel**
Refer to Aecom Civils Drainage plans

EJ **Expansion/ Movement Joint**
Refer to Aecom Civils Drawing for Details

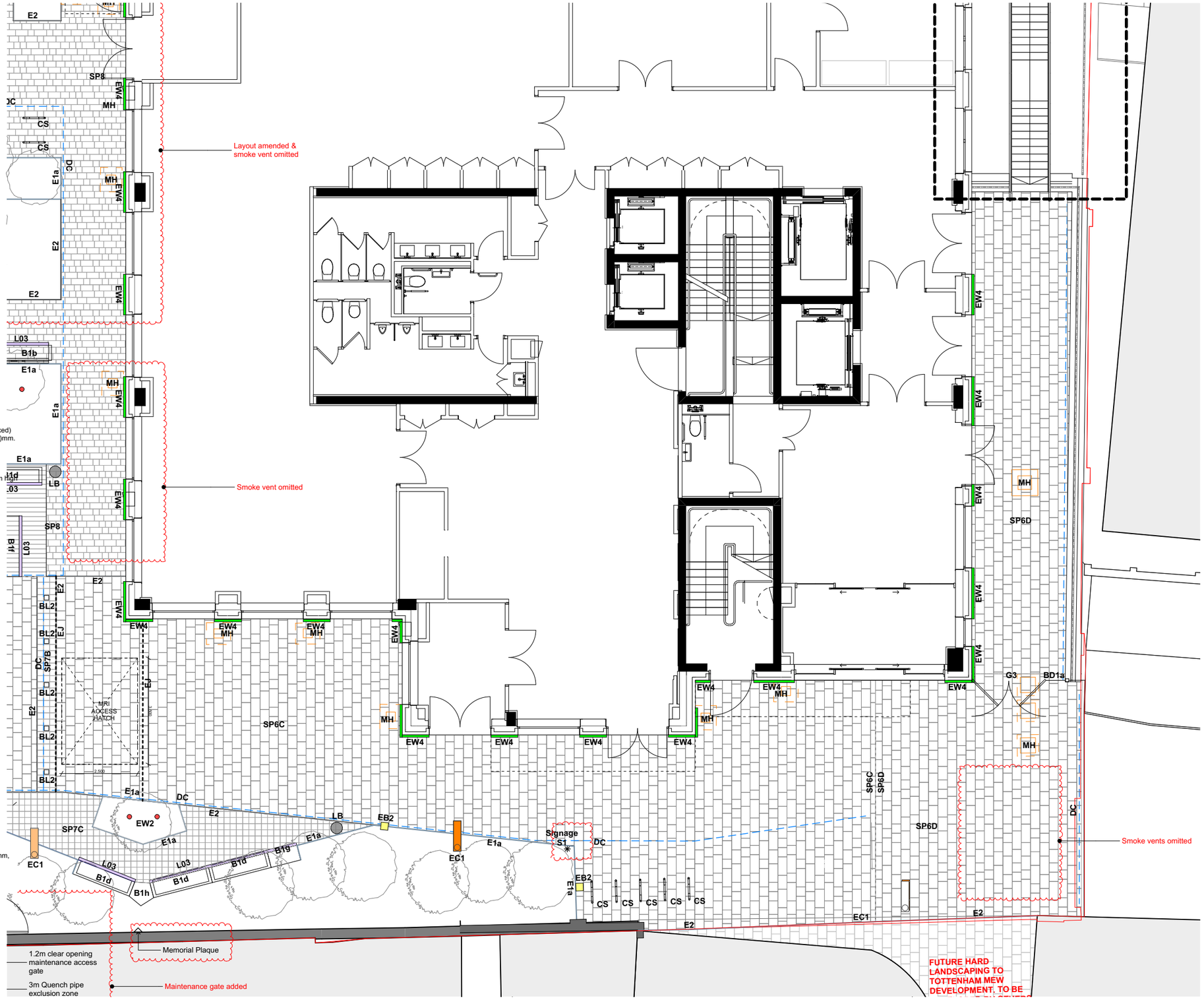
**Recessed Access Covers.**
**MH** - Manholes Q10/215
(Refer to Aecom Civils Drainage plans and schedules)
**IC** - Inspection Chambers
(Refer to Aecom Civils Drainage Plans)
**YG** - Yard Gullies
(Refer to Aecom Civils Drainage Plans)

**RWo** - Rain Water Outlet
Manhole covers 300x300 Spec Ref Q10/215A
(Refer to AECOM Civils New Build Drainage plans)
**DP** - Down pipes
(Refer to AECOM Civils New Build Drainage plans)

**Attenuation Tank**
Refer to AECOM Civils Drainage plans

LC **Lighting Column**
Santa & Cole Rama LED Column, 900(L) x 200(W)mm, Height TBC. Refer to Electrical Engineer's drawings for exact numbers and location

**NOTE: TO BE READ WITH BPD-HLM-NB-XX-SP-L-00601 LANDSCAPE SPECIFICATION FOR DETAILS.**



# 1.4 Landscape Levels - Detail Area Astor College & Tottenham Mews

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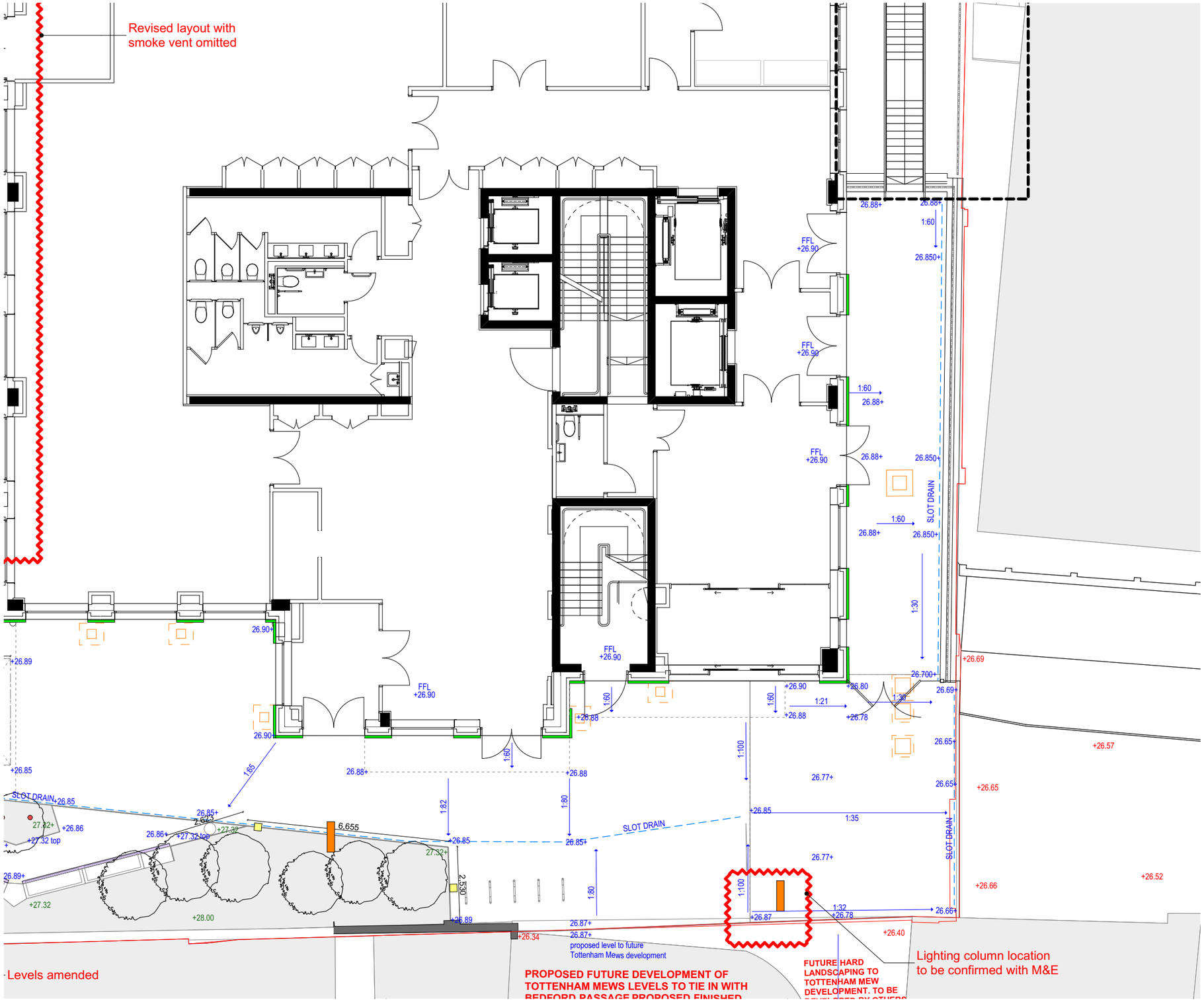


## 1.4 Landscape Levels and Setting Out Plan

The plan opposite shows the hard landscape features at ground floor level. This has not greatly changed since the approved plans from 2017, 2018 and 2021. Drawing ref BPD-HLM-NB-00-DR-L-30002.pdf

The overall landscape approach and providing the Bedford Passage has been discussed with all neighbours. See consultation timeline.

### Key

**New Build Landscape Levels Key**

| | |
|---|---|
| +26.76 | Existing Levels |
| +26.76 | Proposed Level for Section 278 Work |
| +26.76TOK | Proposed Top of Kerb Level for Section 278 Work |
| +26.88 | Proposed Levels |
| +26.88 tow | Proposed Top of Wall Level |
| +26.88 top | Proposed Top of Planter Level |
| +26.88 | Proposed Levels within Planter |
| 1:21 | Proposed Falls |
| 1:21 | Proposed Falls for Section 278 Work |
| 1:12 | Propsed Ramp Slopes |
| | Level Break |
| EJ | Expansion/ Movement Joints Refer to Hard Landscape Drawing BPD-HLM-NB-00-DR-L-30001 and BPD-HLM-NB-00-DR-L-30002 for Details |
| | Soft Landscape |
| | Hard Landscape |
| | Approximate location of manhole / downpipe. Refer to Engineer's drawings for details. |
| | Approximate location of attenuation tank. Refer to Engineer's drawings for details. |
| | Surface Drainage Channel. Refer to AECOM Civils Drainage Plans |

# 1.5 Landscape changes incorporating neighbours consultation

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## 1.5 Landscape Plans and level

The plans opposite shows the hard landscape features at ground floor level in relation to Astor College and Tottenham Mews.

These plans have been submitted to LB Camden either for revised planning applications, discussions with neighbours and submitted as supporting information for conditions

### Overview

Image 01 & 02 discussions with LB Camden during the 2017 planning submission.

Image 03 & 04 revised Landscape plan after discussions with LB Camden, Astor Collage and Tottenham Mews.

Image 05 updated landscape plan 2019.

Image 06 & 07 submitted landscape plans with suds condition 2020.

Image 08 approved landscape plan submitted for Appeal scheme 2021.

Image 09 current landscape plan.

The following pages illustrate the discussions held with neighbouring properties and LB Camden.

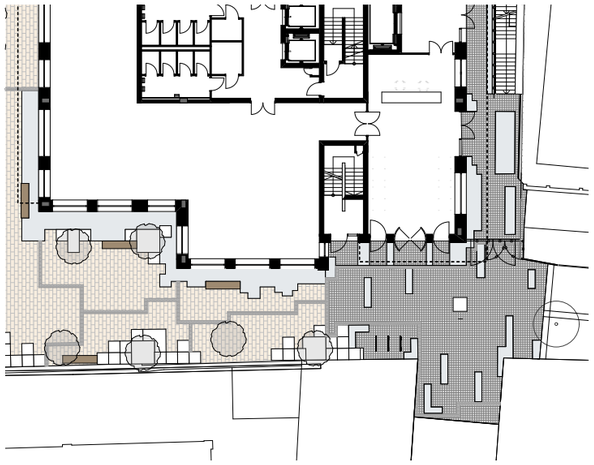


Image 01 - Submitted 2017

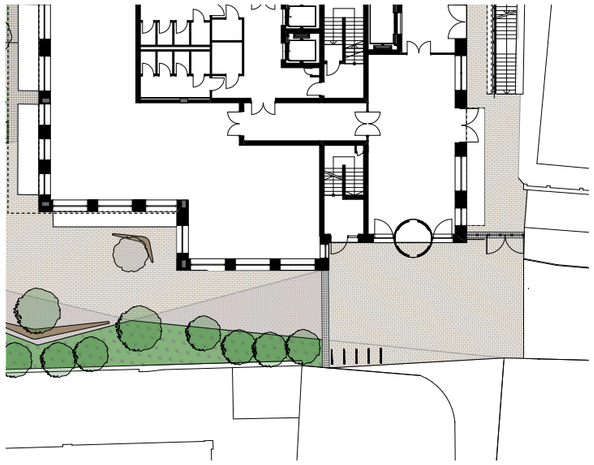


Image 02 - Approved 2017

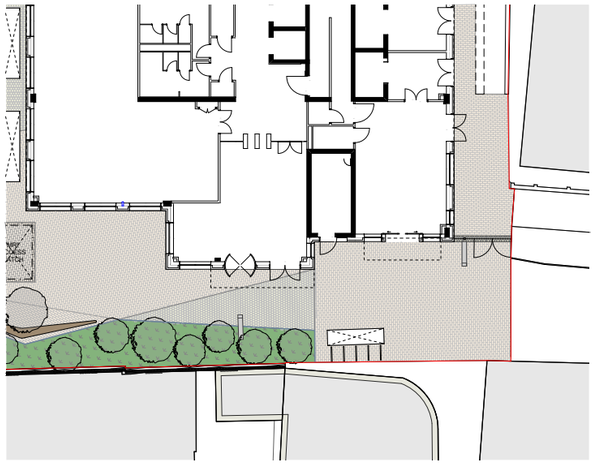


Image 03 - Approved 2018

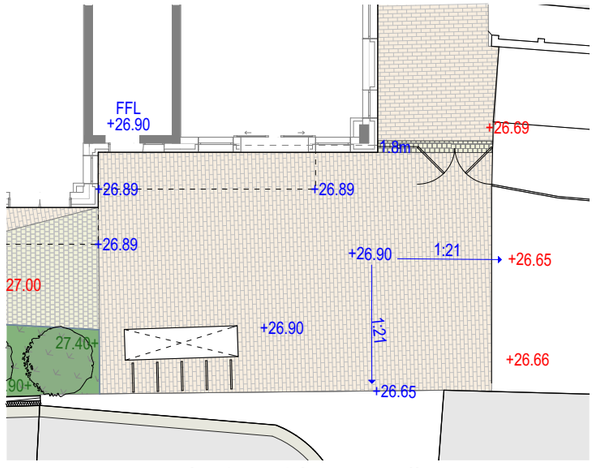



Image 04 - Consultation with Astor College

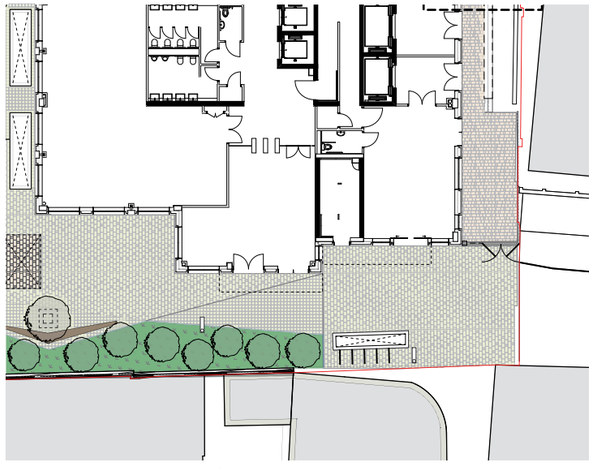


Image 05 - Approved 2019

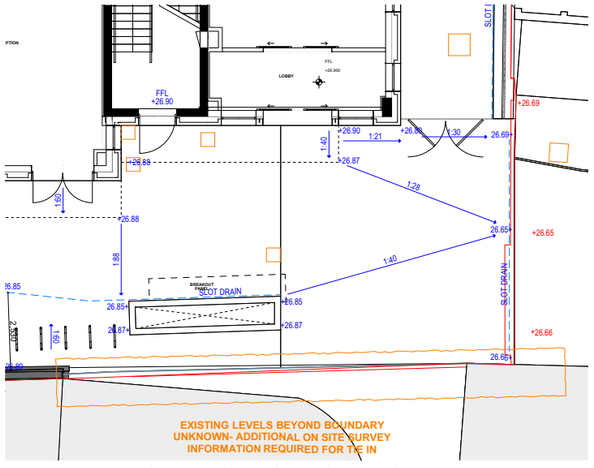



Image 06 - Submitted with suds condition

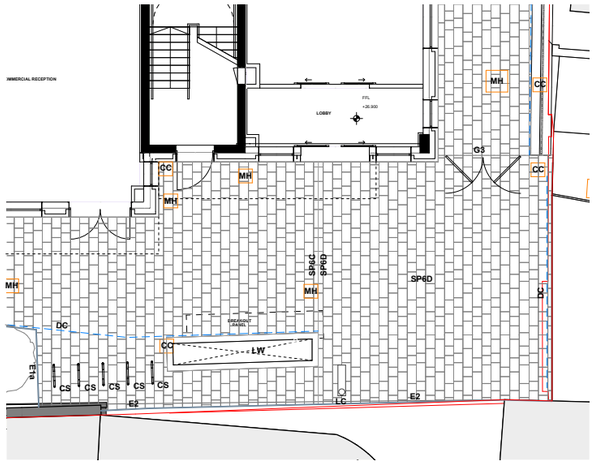



Image 07- Submitted with suds condition

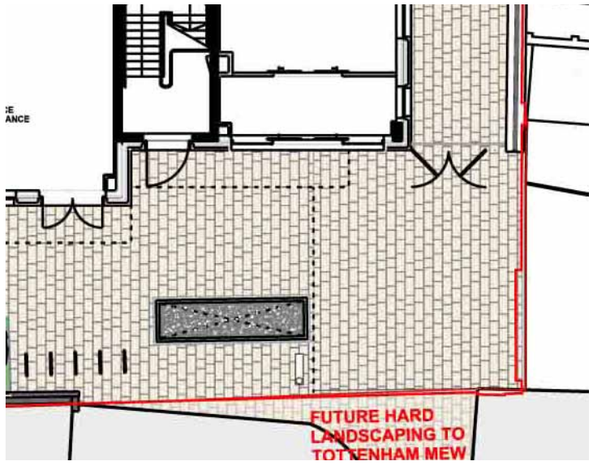



Image 08 - Approved Appeal Application

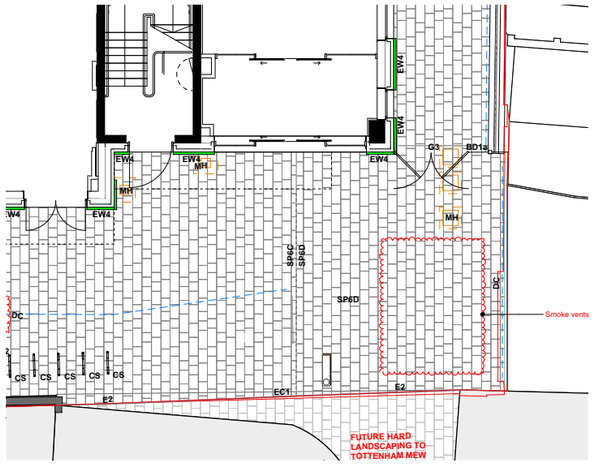



Image 09 - Current landscape plan

# 2.0 Crime Prevention Measures

## 2.0 Crime Prevention Measures

### Overview

The 10 principles of crime prevention has been incorporated into the Bedford Passage development.

These principles assist in reducing the opportunity for crime to occur at the Bedford Passage Development. These principles provide a check-list to see what steps can be taken within the development that caters for Affordable, Market housing, Commercial and hospital use.

The following principles has been incorporated into the development.

### Principle 1 - Target Hardening

- Making the property harder for an offender to access.
- SBD principles for locks, doors and windows.
- Incorporating Sash window locks, jammers & alarms
- Using secure passwords to prevent criminals hacking your online accounts.

### Principle 2. Target Removal

Ensuring that a potential target is out of view.

- Not leaving items on view through your windows – i.e. laptops, phones, keys, bags
- Bikes stored in secure bike stores
- Being cautious about what you post online as it may be used to identify or locate you offline

### Principle 3. Target Removal

Removing items that may help commit an offence.

- Not leaving tools and ladders in the garden and clearing up any rubble/bricks
- Keeping wheelie bins out of reach, as they may be a climbing aid or help transport items

### Principle 4. Reduce the Payoff

Removing items that may help commit an offence.

- Security marking your property
- Marking your property in such a way that others will not want to buy from the thief
- Not buying property you believe or suspect to be stolen

### Principle 5. Access Control

Looking at measures that will control access to a location, a person or object.

- Locking your doors and windows to the property
- Ensuring that boundary treatments are in a good state of repair
- Putting a security system in place at a commercial site (entry barriers, security guards, ID cards)


### Principle 6. Surveillance

Improving surveillance around the development & public space to deter criminals.

- Clear line of sight
- Consider adding CCTV
- Establishing a Neighbourhood Watch Scheme

### Principle 7. Environmental change

Ensuring the development and wider community looks cared for.

- Graffiti & domestic/commercial waste is cleared up
- Reporting issues with fly-tipping or broken street lights to the relevant authority


### Principle 8. Rule Setting

Changing residents habits by setting rules and positioning signage in appropriate locations.

- Introducing a rule that the last person entering / leaving should lock the door and remove the keys
- Informing visitors to commercial sites that they must report to reception on arrival
- Informing users that a particular site is closed between certain times and should not be accessed


### Principle 9. Increase the Chances of Being Caught

Increasing the likelihood that an offender will be caught to prevent crime occurring

- Making use of dusk to dawn security lighting
- Using good quality CCTV and/or alarm systems, especially on commercial sites and public places
- Upgrading security to delay an offender, meaning they have to spend more time to gain access

### Principle 9. Increase the Chances of Being Caught

Increasing the likelihood that an offender will be caught to prevent crime occurring

- Using timer switches
- Running youth diversionary schemes with partner agencies
- Referring offenders to drug rehabilitation programmes

# 2.1 Introduction

## 2.1 Introduction

***Arup Resilience, Security & Risk (Arup) has been appointed by Middlesex Annexe LLP, herby known as the landlord, to provide security design consultancy services for the Middlesex Annex Site (MAS) located in central London.***

The purpose of this document is to summarise the security strategy for approval by LB Camden.

Additional information relating to performance specification for the supply, installation, setting to work and commissioning of an electronic security systems comprising; a Video Surveillance System (VSS), electronic access control system (including IDS) and intercom system.

The security strategy in this document aims to provide a high-level conceptual security brief to inform the development of the electronic security requirements and design. These will be expanded to create a series of functional requirements for the system, including operational, general and system specific installation requirements.

The scope of this performance specification encompasses the supply and installation and maintenance requirements of the MAS security.

The MAS electronic security system includes the VSS, Electronic Access Control System (EACS), video door entry intercom system and intruder alarm devices.

Consultation was undertaken during the 2017 planning application stage, discussions and meetings with an Architectural Liasion office Adam Lindsay of the Metropolitan Police

During 2022 - 23 further consultations and meetings have been undertaken with Aran.l.johnston Metropolitian Police.

Please refer to Appendix B which shows the areas that has been consulted.

## 2.2 Site Description

The former Middlesex annex site is a residential and office development with an MRI Centre in the basement.

The site can be separated into three distinct sections:

- Existing buildings retained as Market Housing consisting of the Workhouse, The North House and South House.
- The North & Workhouse building are retained behind a 4 metre high brick wall and railings. The South House sits on the newly created pedestrian link.
- Public space and a newly created pedestrian route links Cleveland Street to Charlotte Street, west and east and Tottenham Mews to the south.
- A new build development sits to the rear of the workhouse and provides a mixed use building.

Please refer to page 3 illustrating the ground floor plan.

The new build development consists of the following:

- Affordable Housing (Origin Housing) Level 01, 02 and 03.
- Market Housing Level 04 to 07
- Breast Clinic and MRI units located on basement and ground floor.
- Office Space Level 00 - 02

The Landlord and communal spaces will have a Landlord security system and the other spaces will have individual security systems (if required by the users) and individual security and operational requirements. This security strategy aims to create a framework for these areas to operate concurrently. The communal areas will be covered by the Landlord systems.

The system installations within these four spaces shall comply with MAS's and Tenant's system installation standards. Deviation from these standards shall require prior approval from all relevant parties.

The external areas of the site has been designed to in accordance with the Secure by Design standard.

## 2.3 Operational Security Strategy

The security concept presented here covers the electronic security measures. In combination with the security strategy, an operational overlay will be provided by the building security and management team to implement the security regime, monitor the electronic systems and react to potential security and life safety situations.

### 2.3.1 Strategic Aims

The aims of the security strategy are to:

- Restrict access to the building elements to facilitate authorised entry.
- Augment the safety and security of the workplace for staff and visitors.
- Provide a security installation designed to deter and detect criminal activity at entry/ exit points.
- Provide a security installation that is discrete, low profile and effective and which will not distract from the building aesthetics. The design includes externally mounted equipment integrated within the façade or architectural element of the new build.

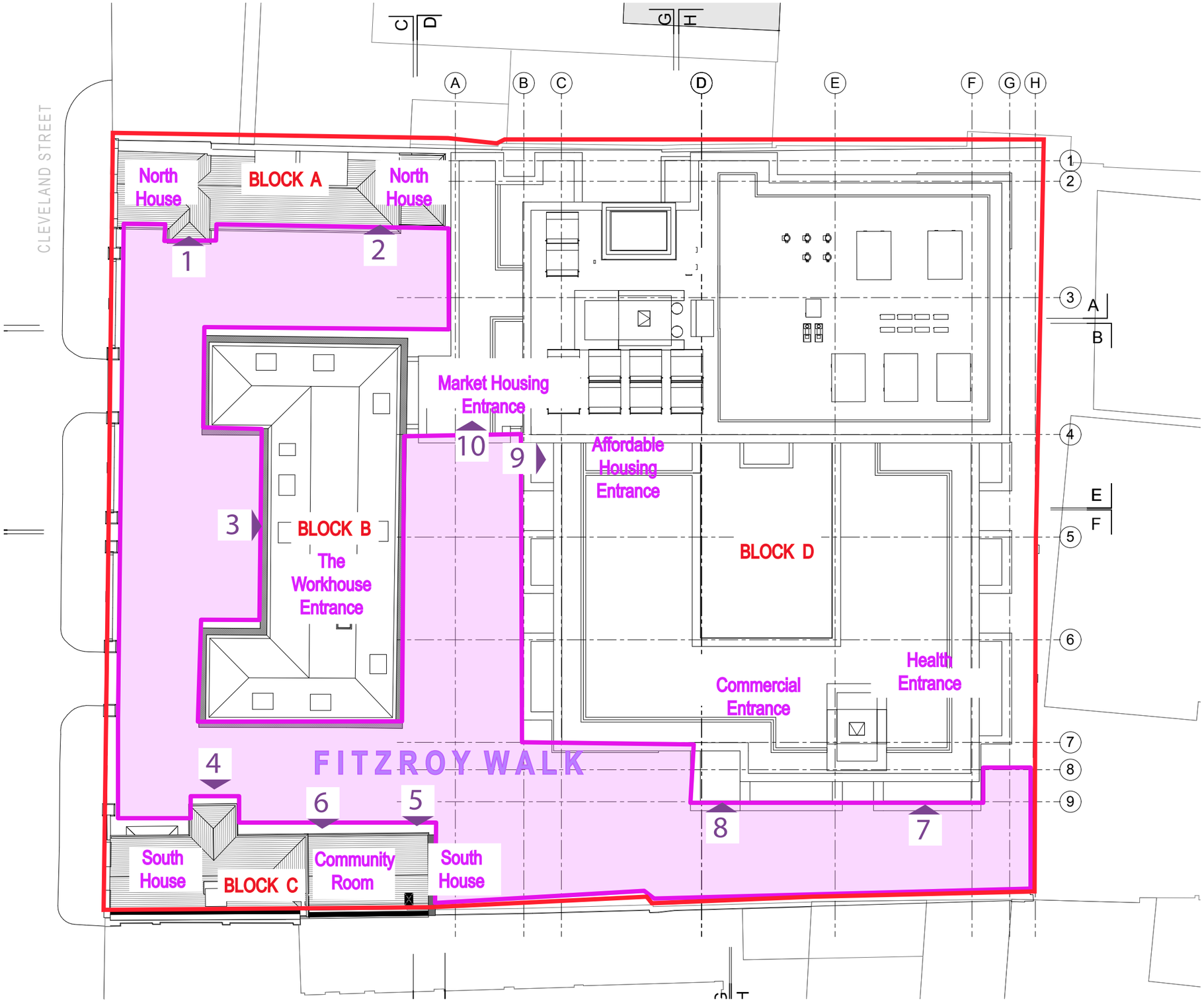
### 2.3.2 Operational Assumptions

Arup has specified performance requirements for the EACS, intercom and VSS systems for the MAS buildings. The external VSS will be part of the scope of the project and has been designed in accordance with the secured by design standards.

The following assumptions that have been applied:

- Business hours for the Office and MRI are defined as Monday to Friday between 8:00am and 8:00pm, except for UK public holidays.
- Access to plant areas will only be permitted to maintenance staff. The authorisation applied to their EACS card will not permit access in to market housing or other private areas.
- The MAS security system racks will be installed within the MAS. The EACS is required to integrate directly with some of these systems.
- The security rack will house the site wide access control & fibre network / switches.

# 2.3.3 Tenure Plan & Entrances




## 2.3.3 Tenure Plan & Entrances

Existing Buildings

1 North House - Townhouse entrance
Market Housing terraced house

2 North House - Townhouse entrance
Market Housing terraced house

3 The Workhouse - Apartment entrance
Market Housing

4 South House - Duplex entrance
Market Housing duplex apartment

5 South House - Duplex entrance
Market Housing duplex apartment

6 South House - Community room
Ground Floor

New Build - Block D

7 Healthcare entrance
Basement & part ground floor

8 Commercial entrance
Part Ground Floor and Level 01 & 02

9 Affordable entrance
Apartments @ Level 01, 02 & 03.

10 Market housing entrance
Apartments Level 04, 05, 06 & 07

# 2.4 Tenure & Security Measures

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### 2.4.1 Affordable Housing

The Affordable Housing is a multi-tenant apartment complex located in the new building of the MAS site on Levels 01, 02 and 03. The affordable housing complex utilises a single communal entrance which is accessible to tenants 24/7. Resident will access the cycle store via this entrance. A video intercom system will allow tenants to permit visitor access to the building via this entrance. A video handset will be installed within each of the tenant demises to allow tenants to permit visitors to access the main entry/exit door.

Access to the cycle store will be restricted using the EACS and a VSS camera will be deployed to monitor the entrance.

The entrance doorset to each tenant dwelling will be secured by mechanical key operated locking. Access to Landlord spaces, including plant rooms and risers will be controlled with mechanical keys.

Access to plant space at basement or roof level is accessed via the shared core / staircase for residents. One of the tenant lifts will facilitate access to the MAS plant room on the 9th floor of the new building. The facility to access the 9th floor will be controlled by a key interface in the lift which will allow this floor to be selected as a lift destination.

VSS cameras have been specified at the main entrance to the affordable housing building to monitor persons accessing the complex.

IDS is not proposed for the Affordable Housing due to the 24 hour access requirement.

The operator, 'Origin', shall facilitate the entry of mail couriers into the building to deliver the mail as necessary. Post boxes are provided on the ground floor.

Large item deliveries will be coordinated with MAS Building Management who will permit use of either the basement service route or ground floor access depending on the item being transferred.

### 2.4.2 Market Housing - Existing

The market housing is a multi-tenant luxury apartment complex located within the existing buildings of MAS, as well as two housing areas located at the north and south areas of the site.

Single point of access is provided via a large entrance gate. The existing buildings are protected by an existing wall and railings which are 3.5 metre high.

The market housing in the existing building complex utilises a single communal entrance which is accessible to all tenants 24/7.

Resident will access the cycle store via this entrance. The adjacent housing will be accessible only to the tenants of the individual dwellings.

A video intercom system will allow occupiers to facilitate visitor access to the market housing external entrance door. Additionally, tenant dwellings within the existing building and the housing at the north of the site will be able to permit access to visitors via the external pedestrian gate to those areas.

Access to the cycle store will be restricted using the EACS and the VSS will be utilised to monitor the entrance.

Access to each of the tenant dwellings will be facilitated by mechanical key locking systems.

### 2.4.3 Market Housing

Market Housing is a multi-tenant apartment complex located in the new building on levels 04, 05, 06 and 07 of the MAS site.

The market housing complex utilises a single communal entrance which is accessible to tenants 24/7. Resident will access the cycle store via this entrance. A video intercom system will allow tenants to permit visitor access to the building via this entrance. A video handset will be installed within each of the tenant demises to allow tenants to permit visitors to access the main entry/exit door.

Access to the cycle store will be restricted using the EACS and a VSS camera will be deployed to monitor the entrance.

The entrance doorset to each tenant dwelling will be secured by mechanical key operated locking.

Access to Landlord spaces, including plant rooms and risers will be controlled with mechanical keys. One of the tenant lifts will facilitate access to the MAS plant room on the 9th floor of the new building. The facility to access the 9th floor will be controlled by a key interface in the lift which will allow this floor to be selected as a lift destination.

VSS cameras have been specified at the main entrance to the market housing building to monitor persons accessing the complex.

The building management team shall facilitate the entry of mail couriers into the building to deliver the mail as necessary. Post boxes are provided at ground floor level.

Large item deliveries will be coordinated with MAS Building Management who will permit use of either the basement service route or ground floor access depending on the item being transferred.

### 2.4.4 Healthcare & MRI Space

A building management company will be appointed by the building Landlord to manage the Healthcare & MRI space, alongside UCLH NHS Trust management team.

The Management Company will provide EACS credentials for their staff to permit access to MRI spaces. MRI staff will be permitted to access the shared Office/MRI to utilise the common cycle storage and showering facilities. To facilitate this a common card will be specified for the Landlord and other systems, including the MRI, to allow the MRI EACS credentials to permit users access to the common spaces. Digi-locks will be specified for the doorsets that will access the MRI operation rooms. These locks will be supplied and installed by others and shall comply with the electromagnetic standards.

Access to plant room spaces will be authorised by the Management Company who shall provide MAS staff and contractors EACS credentials to access the space as necessary. VSS cameras will be deployed at all entrances to MRI spaces to monitor persons accessing via the entrances.

The Management Company will be responsible for specifying and installation of intruder detection systems within the MRI spaces such as: PIR, door contacts and panic alarm buttons (PABs) and will include connection to an alarm monitoring centre via Redcare if required.

The Management Company will manage the installation of an IDS. The installation will include the facility to allow for the installation the IDS and Redcare at a future date.

A video intercom system will be installed, controlled from the reception desk, to allow reception staff to permit access to the building. The Management Company will specify and provide additional intercom substations if these are required to other areas of the MRI facility. The intercom system installed will be expandable to allow for this.

### 2.4.5 Office Space

The office space will be managed and maintained by the Landlord building management company. This facility may cater for multiple tenant offices and will have a common reception on the ground floor.

The reception area will be manned 24/7 providing on site security for the entire development.

Entrance to the office will be via turnstiles within the reception area to restrict access to the building. The landlord shall be able to offer tenants integration of their EACS systems with the MAS system to allow for a common card to facilitate access to landlord spaces, common areas and the tenant areas as necessary.

Office staff will be permitted to access the shared Office/MRI to utilise the common cycle storage and showering facilities, as well as access through the external gate to the east elevation.

VSS cameras will be deployed at all entrances to office spaces to monitor persons accessing the entry doors. Tenants will determine their own VSS requirements.

VSS cameras shall be specified within the office lifts because they exit on shared office/MRI spaces.

On shared office/MRI floors, EACS readers will be specified to call the lift.

A video intercom system will be specified, to be managed at the reception, to permit access to the building. The system will be expandable and MAS will specify and provide additional intercom substations if these are required to other areas of the building and tenant areas.

IDS is proposed for the Landlord areas. This will include contact sets on the external doors and internal PIRs to detect unauthorised entry into some spaces. Contact sets and PIRs and other detectors specified shall be monitored by the EACS.

The building management company shall facilitate mail courier entry to enable them to deliver the mail as necessary and will be co-ordinated with reception desk and security.

Large item deliveries will be coordinated with BMC who will permit use of the service route to transfer the items to the building if required.

### 2.4.6 Additional Landlord Areas

Access to the Landlord Spaces within the site will be restricted by the MAS EACS system.

Plant Rooms within the facility will be secured by mechanical locking systems and the keys will be controlled by BMC.

A UKPN area has been designated in the south building. Doors will be fitted to UKPN requirements to ensure that UKPN staff have 24-hour access to the facility.

## 2.5 Approach

The development will not have a dedicated on-site control room. But, the ground floor office reception desk and space will provide the opportunity to co-ordinate security and building maintenance issues. On-going discussions with a Facilities & Building Management company is underway and will be fully co-ordinated prior to the building being occupied.

MAS's will provide the facility to connect to a remote control room or to install a Redcare system that can be connected to an AMC to respond to alarms (to be installed by others if required).

The MRI user, Office space user and Housing Tenant's will be required to specify, install and monitor an IDS within the spaces they occupy and facilitate a response to alarms as they require. This will be co-ordinated with the FCB team.

Landlord Staff will be able to use their EACS Credentials to access all of the site buildings 24 hours a day. Visitors will need to be granted access into the building by the owner of the space in question. For the office space, visitors will enter the reception area and approach the reception staff who will inform the tenant of the visitor's arrival and issue temporary EACS credentials if necessary. The office and MRI tenants are responsible for escorting visitors whilst in the building.

### 2.5.1 Site Operations

The Landlords staff and office tenants will access the building :

- By using their EACS credentials at the ground floor office entrance turnstiles. They will then use their EACS credentials to access each floor, upper via the lifts, having been allocated the necessary permissions.
- By using their EACS credentials to call and access the lift at ground floor level. They will then select a floor from within the lift car to access the floor they wish to ascend to.
- Landlord Staff will be able to access all areas of MAS, 24 hours a day.

Out of hours – upon arrival to the office/MRI spaces, visitors will use the Video intercom (VIC) at the ground floor entrance door. If the call is not answered in a pre-determined time it will be transferred to the Landlord reception based within the office area. If the employee/tenant answers the call, they will make use of both audio and visual information to determine the legitimacy of the visitor and grant access through the necessary entry door.

The MRI staff will access the MRI space via the dedicated MRI entrance by using their EACS credentials.

Residents of either the affordable or market housing will have an intercom system that will provide residents with a video image the intercom users and permit them to access the site upon confirmation.

Landlords staff, office tenants and MRI staff can access the cycle storage and communal shower space via the entrances controlled by the Landlord EACS. GS

Residents of either the affordable or market housing will be able to access their dedicated cycle stores via the entrance area/corridors.

# 2.6 Electronic Security System

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## 2.6.1 Overview

The following systems will be supplied and installed to form the MAS Security Systems:

- Electronic Access control System (EACS).
- Intercom System.
- Video Surveillance System (VSS).

The proposed Security Systems will provide the capability to monitor, control and manage the building security installation from the reception of the office area via the EACS management system. The EACS security system shall include the facility connect to a remote security monitoring system to facilitate monitoring of the VSS and EACS remotely from a third party or client control room.

All Security Systems equipment will be installed to comply with all relevant European and British standards, including Equality Act: 2010.

The full list of standards that the Electronic Security System must comply with is specified in Appendix A List of Standards.

## 2.6.2 System Requirement

The operational requirements of the security systems and EACS can be defined as follows:

- To control access between security zones.
- To report both access and alarm events to the System Operator(s).
- To interface with and to have the capability to control the proposed Video Surveillance System (VSS).
- Integrate the intercom and access control system with the VSS.
- In response to access and alarm events, to automatically take actions pre-defined by the System Manager including automatic VSS switching and Intercom connection.
- To provide a report generation facility based on both database and recorded information.
- To provide facilities for the issue of combined identification badges and access control cards for use by all persons within the building.
- To provide the capability to interface with other control and Building Management Systems including:
- Automatic Fire Alarm Systems.
- Lift Control System.

## 2.6.3 Electronic Access Control system

The system shall include an intruder detection system (IDS) to monitor the contact sets and PIRs and any other IDS detectors specified by the Landlord. The system small include the facility to expand to enable further IDS detectors to be added.

The system shall use a combined ID/access control system based on smart proximity cards, herby known as EACS credentials.

This will be the MAS/Landlord EACS and will produce and manage the access control system providing a specific ID/access card for the areas they are authorised to access within the building. Photos for ID will be captured for all users of the building by the Landlord staff. EACS credentials will be produced within the Office reception or other area to be designated by the Landlord during design development.

The door locking systems, shall be ‘fail locked’ for external doors, however the door locking systems must allow single handed egress for emergency exits. The EACS to all doors within MAS will facilitate “read-in”, where EACS credentials are required for access and shall facilitate free egress via the locking system. The EACS shall integrate with the locking system to ensure an alarm is not generated upon authorised exit.

Accessed controlled doorsets will include electronic solenoid locking systems or face-to-face magnetic locking systems controlled by a card reader. Magnetic locking systems require a request-to-exit button and an emergency break glass unit override for all doorsets. ‘Fail safe’ (unlocked) doorsets shall include face-to-face magnetic locks and ‘fail-secure’ (locked) doorsets shall include an electronic solenoid locking system.

Supply and install contact sets to all external doorsets and PIRs/dual technology detectors, to be monitored by the EACS.

All EACS activity shall be monitored through the EACS controllers in real-time and recorded for a period to be specified by the Landlord.

Card technology for the access control system shall be based on passive close-range proximity card complete with a contactless smart chip for ‘smart’ applications such as biometric fingerprint templates.

Where requested by the Landlord, additional access criteria/validation, such as a pin code reader or Biometric reader, shall be installed to offer additional security.

EACS systems and equipment shall be supplied and installed as indicated on the security deployment The monitoring station shall be supplied and installed onto the landlord’s reception desk.

# 2.6 Electronic Security System

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### 2.6.4 System Requirement

The supply and install an EACS that will achieve the following operational requirements:

- To control access between security zones.
- To report both access and alarm events to the System Operator(s).
- To monitor contact sets on external doorsets and internal PIRs and PABs.
- To interface with and to control the proposed Video Surveillance System (VSS).
- Integrate with the intercom and VSS systems so that appropriate cameras are selected.
- In response to access and alarm events, response to IDS alarm events, to automatically take actions pre-defined by the System Manager including automatic VSS switching and Intercom connection.
- To provide a report generation facility based on both database and recorded information.
- To provide facilities for the taking of photographs and issue of combined identification badges and access control cards for use by all persons within the building.
- To interface with other control and Building Management Systems including:
- Automatic Fire Alarm Systems.
- Lift Control System.
- Tenant access control systems
- Market housing system.
- Include a monitoring station to monitor the EACS, VSS and intruder detection detectors.

### 2.6.5 General Performance & Systems Architecture

The EACS shall be a networked on-line IP system with distributed intelligence, controlled via a central server providing communications and database hosting, with monitoring and alarm displayed and primarily managed from a monitoring station on the Office reception desk.

### 2.6.6 Control and Monitoring

The electronic security systems shall be integrated by the Electronic Access Control System (EACS) as the alarm management platform presented via the Graphical User Interface (GUI) that shall be a function of the EACS. The operator(s) shall navigate and control the security systems via GUI provided as part of the EACS installation.

### 2.6.7 Door Configuration

The EACS shall be configured to facilitate doors to operate in any of the following access control modes:

- Unlocked.
- No access (secure mode).

The EACS shall allow each door to be configured to generate a variety of events such as alarms to occur based on activity at that door.

The EACS shall support an extended unlock function initiated via two valid card presentations to a single reader or a 'double swipe'. The double swipe feature provides the ability to designate doors at which cardholders with double swipe privileges may perform an extended lock or unlock of the door. The double swipe feature shall support the following:

- Modified reader beeper pattern to reflect the extended unlock mode.
- Individual card access privileges to perform double swipe action.
- Unique parameters assignable to any door.
- Reset of a double swipe unlock (relock) via scheduled event.
- Event activation to reflect double swipe state (lock, unlock).

### 2.6.8 Request to exit

All access controlled doors that have electromagnetic locks fitted (except where "reader in and out" facilities are utilised) shall be fitted with a "request to exit" push button (RTE) as the normal means of obtaining exit facilities from an access controlled area.

The RTE shall be mounted in a position of standard requirements, agreed by the Project Manager and Architect; the normal mounting height of the RTE is 1.0m FFL. The RTE & BGU are to be mounted in close proximity to each other; the agreed RTE shall have the words "Request to Exit" engraved and the lettering "back filled" in green enamelled paint.

All access controlled doors that have mortise solenoid locks fitted (except where "reader in and out" facilities are utilised) normal egress shall be by means of the internal level handle, the level handle shall be monitored via the RTE input on the controller to enable the access control door contact to be shunted automatically by the system.

The use of the RTE/door handle in either of the lock configurations above shall be recorded on the event memory of the EACS.

### 2.6.9 Emergency breakglass units (BGUs)

Green triple pole breakglass units clearly marked "Emergency Door Release" shall be installed to the secure side of each electromagnetic lock controlled door and wired directly in series with the door lock to enable egress in the event of an emergency or system failure.

Should the controlled door be deemed to be a fire exit both from the secure and the non-secure side a second BGU shall be installed on the non-secure side of the door to allow ingress to the fire escape route. This unit shall be identical to the BGU on the secure side and monitored via the EACS on a separate zone so as to identify emergency ingress to the secure area.

The BGU shall be of the non-fracture type and be capable of being either surface or flush mounted. Operation of the unit shall release the associated door lock such that the door may be freely used until the BGU is reset using a special tool.

The BGU shall operate directly on both poles of the lock feed (positive and negative) to ensure fail-safe exit capability and shall be designed, installed and configured in full compliance of all relevant sections of LFEPA Guidance Note 64.

# 2.6 Electronic Security System

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### 2.6.10 Video Intercom Systems

Video Intercom Systems to the MAS office and MRI, the market housing and the affordable housing, including, where appropriate, a control system that shall provide a modular and expandable communication structure capable of utilising both inbound and outbound communications paths over Ethernet standard conforming to the IEEE 802.3 standards and using the TCP/IP protocol. This communication path shall be the preferred method of communication to external call stations although the control system shall be capable of and shall include other communication methods.

The systems shall provide high quality, good clear, audible and intelligible speech as well as clear and discernible video images, at all interface points. The system shall provide full duplex speech and shall incorporate noise cancelling circuitry such that the effects of any background noise do not interfere with the clarity, audibility or intelligibility of speech. The external intercom stations mounted on external façades of the building shall be in accordance with and on the approval of the Employer's Architect.

For the office/MRI system these units shall have a single call button with the intercom programming dictating which master and/or sub-master station the call shall be routed to.

For the market housing and the affordable housing system the external units shall have a single call button for each dwelling, with an adjacent window into which the residents name can be inserted, connecting to the handset within the dwelling.

For security, the external units shall be anti-vandal and the front panels should only carry the call button(s), microphone, speaker and camera. The main body of the intercom with all of the electronics and communication functionality shall be enclosed in a tampered enclosure within the building. If this is not possible on the selected products and IP data exist at the Intercom faceplate, then the Intercom unit shall have an integration tamper monitoring switch connected to the IDS.

As a minimum, the slave station shall meet the following:

- Hands-free speech on station (once a call is established).
- Vandal resistant.
- Front panels manufactured from minimum 2mm thick stainless steel.
- Double baffled (vandal resistant) loudspeakers.
- Vandal resistant switches.
- Vandal resistant, stainless steel front panel securing screws.
- Environmental rating of IP65 (minimum).
- No external switching; e.g. door release, shall take place within the intercom slave unit.

The handsets within the dwellings shall allow for two-way communication, have a screen to view the visitor and a button to open the entry/exit door.

The office/MRI Intercom system is required to be integrated with the EACS.

On activation of a slave station, an image from the camera associated with the unit shall be simultaneously and automatically display on the handset/desk mounted unit. The video intercom systems shall integrate with the VSS so that these images are recorded on the VSS's DVR.

### 2.6.11 Video Surveillance system

VSS to be based around IP cameras and a digital video recording with associated displays. The system will be based on colour cameras, mainly fixed camera units. Installation to include all cameras, housing, fixing brackets/poles and all associated equipment to achieve a fully operation VSS.

### 2.6.12 VSS Recording & Management

Supply and install digital recording and video management system that will record digitally at a resolution of HD with a storage capacity based on minimum rate of 12 images per second (ips) as background recording with an increased capacity to 25 ips under alarm conditions. The system will be based on all cameras being recording constantly at 12 ips. The image retention period will be 30 days under these conditions. Day one storage capacity shall be based upon these parameters for all the specified cameras with an immediate spare capacity of 20%.

This system shall integrate with the EACS to facilitate management of the system.

The system will be used by the management team to achieve the following aims:

1. To allow fire escapes exits to be monitored.
2. To monitor persons entering the building.
3. To monitor the entry from both the lift lobby and goods lift lobbies.
4. To provide historical event information to assist incident investigation.
5. To provide high definition (minimum 720p) from all cameras with digital zooming capabilities on the live image and digital recording.
6. To integrate with the EACS and intercom systems.

### 2.6.13 VSS Operations

VSS images will be recorded by the MAS system and displayed on monitors at the reception to the office area.

The operational requirement of each camera can be stated in terms of observe, recognise and identify and the consequent requirement for image size based on the standard Centre for Applied Science and Technology (CAST) "Rotakin" 1.7m high Test target.

### 2.6.14 External CCTV Camera Poles

CCTV poles shall be provided with camera, housings, brackets and lights) with all associated civil works such as power, ducts and foundations shall be included and liaison with others as necessary.

### Additional Information

Please refer to the following Appendix list for additional information.

Appendix A - List of security standards that has been incorporated into the Bedford Passage Development.

Appendix B - Drawings annotated as discussed with the Architectural Liaison Officer for Security - Aran.l.johnston Metropolitian Police.