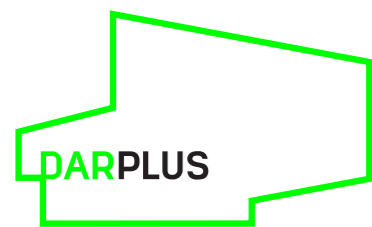


150 HOLBORN SECURE BY DESIGN

DAH REAL ESTATES SARL

MAY 2016



PERKINS + WILL

PROCESS EVALUATION

Secured by Design

A total of three meetings have been held with the Secured By Design officer (SBD). The officer raised a number of points in relation to the building as summarized below:

Public Route through Site

We discussed a route through the site. Although there would be gating (full height and width), this route would be open to the public to move through the site.

Response

P+W explained the reasoning for the route through as a request from planning and SBD officer clarified points re security and inconsistency within planning advice/ policy over the permeability / access verse gated community, P+W confirmed that if we met all the measures in terms of gated access control, lighting and other security measures this would be acceptable, he advised that his concern is with Camden planning and not our proposal. It was agreed that we would reduce where possible the recesses to minimise the potential for anti-social behaviour and provide the security measures as highlighted below to meet or better the standards set out in the Secured by Design standard.

Roller Shutters

if used should be to LPS 1175 sr 1.

Response

It was agreed at the current time it is not planned to have a fire shutter, SBD clarified that this was in relation to the revolving door and the potential it would not have sufficient security standards, this would be our least preferred option but may be considered as the scheme progresses, It was agreed that if any are used then then will meet LPS 175 Standards

All communal and all residential doors

will be to a security enhanced standard such as BS PAS 24-2012, or LPS 1175 sr2 or higher, STS 201, STS 202 BR2.

Response

P+W confirmed that we will meet the above requirements for doors for the development. SBD confirmed this was acceptable.

Fire escape routes

from different areas (office to residential) should not be able to be compromised by activation of an alarm and then gaining entry to another area.

Response

P+W confirmed the routes from residential and commercial no longer compromise each other as there has been a redesign since the initial meeting, SBD confirmed that this was acceptable.

Bin Store

self-closing and locking door which is fit for purpose

Response

P+W confirmed the Bin Stores would meet the requirements, SBD confirmed that this was acceptable.

Post Delivery

Through the wall scheme is most appropriate. If an internal post box is used then a secondary BS PAS 24-2012 door will be fitted.

Response

We are proposing through the wall type Post boxes to BSEN 137724 European standard these to be located on external wall on Brooke Street to allow post deliveries to happen without need to access inner route, P+W confirmed this was acceptable and this would be included in the design. SBD confirmed this was acceptable.

Utility Meters

Will be located in a central location

Response

P+W confirmed the location of the Utility meters, accessed from Brooke Street, SBD confirmed that this was acceptable.

Lighting to BS 5489

No Bollard lighting to be fitted

Response

We confirm the Lighting is to be installed to BS 5489 and commensurate with the character of the space and will be to BS EN 13201 Table 3, which defines horizontal Illuminance and uniformity at face level, with good colour rendering for visual recognition. There is to be no bollard lighting, SBD confirmed this was acceptable.

CCTV

will be registered and comply with the information commissioner's office. www.ico.org.uk

Response

CCTV will be installed, this to be registered and comply with the Information commissioner's office and the CCTV code of Practice. SBD confirmed that this was acceptable

Recesses

No recess will be provided in the building line.

Response

Building recesses are a requirement of building control we are not able to have escape doors opening onto the public highway, P+W confirmed it would review recesses to reduce these where possible to a minimum. SBD confirmed that this was acceptable.

Construction of Common Area Walls

Response

We confirm the construction of the walls will be mostly on solid concrete or blockwork, there would be not stud partitions to common areas, SBD confirmed that this was acceptable

Access control

Access control will be audio and video with no trade's button fitted

Response

We can confirm that we intend to specify access control with both Audio and video functionality and it will have no trades button fitted. SBD confirmed that this was acceptable

Windows

there are no opening and accessible Windows

Response

We confirm that there are no opening windows to ground floor area, SBD confirmed that this was acceptable.

Revolving Door

The revolving door has no security rating. Therefore an internal security line will need to be defined. There is an open staircase. Although there will be encrypted fob on the lift, a person will still need to be able to use the stairs.

Response

The revolving door requested by Camden is a Boon Edam Duotour or similar rather than a traditional revolving door and pass door. P+W confirmed that they would look to install a security line (along the line of the access barriers). P+W would also investigate whether there is a manufacturer of revolving doors which meet PAS 24 standards further development on this will be undertaken and forwarded as the design progresses. SBD confirmed that this was acceptable.

