

**SECURED BY DESIGN REQUIREMENTS**

<b>Client</b>	Dar Plus	<b>Secured By Design Requirements</b>
<b>Project</b>	150 Holborn	
<b>Job number</b>	325424	
<b>Site location</b>	150 Holborn	
<b>Date issued</b>	20 November 2015	
<b>Prepared by</b>	Kevin Goldsmith	
<b>Revision</b>	A	

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**ISSUE HISTORY**

Please note that all amendments to the following document are in **italics** following formal issue:

<b>Revision</b>	<b>Edit Date</b>	<b>Status/Revisions</b>	<b>Issue Date</b>
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FILE

PBPW

## SECURED BY DESIGN REQUIREMENTS

The purpose of this document is to clarify our design elements in response to Secured by Design Notes from the Initial meeting on the 30 October 2015 attended by

Adam Lindsey (AL) – Designing Out Crime Officer Ruislip  
Kevin Goldsmith (KG) - Pringle Brandon Perkins + Will

**Follow up meeting 01.** 23 November 2015 attended by

Adam Lindsey(AL) – Designing Out Crime Officer Ruislip  
John Drew (JD)- Pringle Brandon Perkins + Will  
Kevin Goldsmith (KG)- Pringle Brandon Perkins + Will

### SBD - Notes

*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.*

*This route should not be used by the public. This would lend itself to crime and ASB (anti-social behaviour). Public routes should be along highways, with street lighting, where should an incident occur there is the opportunity for a person to be a witness or intervene.*

*On private land, the area should be controlled to prevent unauthorised people using the area. This route may provide the opportunity for offences such as drugs, prostitution or ASB such as homelessness.*

*Residents should not have to deal with strangers or debris leftover, in private areas. This planning proposal provides the opportunity to improve the security of this site.*

1. Roller shutters if used should be to LPS 1175 sr 1.
2. 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.
3. 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.
4. Bin store, self-closing and locking door which is fit for purpose.
5. 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.
6. Utility meters will be located in a central location.
7. Lighting to BS 5489. No bollard lighting will be fitted.
8. CCTV will be registered and comply with the information commissioner's office. [www.ico.org.uk](http://www.ico.org.uk)
9. No recess will be provided in the building line.
10. I was informed blocks will be fitted and not stud partition at common areas.
11. Access control will be audio and video with no trades button fitted.
12. Windows. There are no opening and accessible windows.
13. The revolving door to my knowledge has no security rating. Therefore an internal security line will be defined. There is an open staircase. Although there will be encrypted fob on the lift, a person will still be able to use the stairs.

We have responded to each question in turn and supplied design or supplementary information as required.

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### Public Route through Site

#### Query

*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.*

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*On private land, the area should be controlled to prevent unauthorised people using the area. This route may provide the opportunity for offences such as drugs, prostitution or ASB such as homelessness.*

*Residents should not have to deal with strangers or debris leftover, in private areas. This planning proposal provides the opportunity to improve the security of this site.*

#### Response

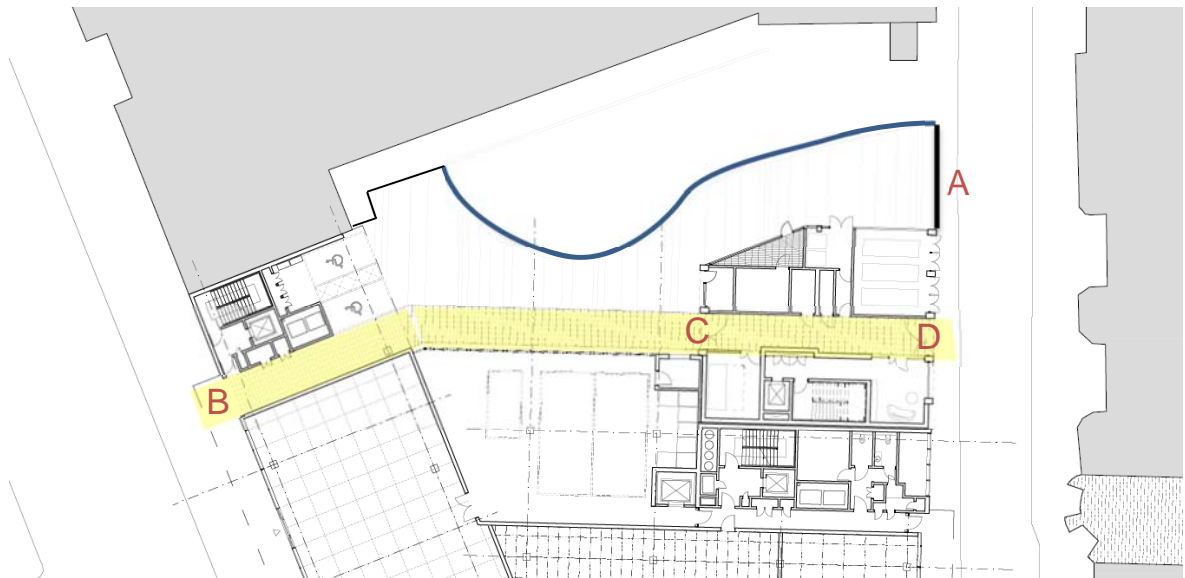


Fig 01. Excerpt from current Ground floor plan AFP 00 1 200 NTS

This route has been provided at the request of the planners who want to see reinstatement of a previous route which leads from within the Prudential building to Greys in road and is part of a series of routes/passages

There will be gates installed at points A, B, C, D, gates A will form the barrier to the vehicular access and will only be opened during office hours Monday to Friday when deliveries are scheduled outside these times access control will only allow residents to access the disabled parking spaces, the pedestrian gates will only be open during daylight hours Monday to Friday to secure the residential access, these will also be self-closing with access control to CD only, gate B will be locked when not in use.

There will be CCTV, lighting and other measures to make the space safe and secure. 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

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visual recognition. CCTV will be installed, this to be registered and comply with the Information commissioner's office and the CCTV code of Practice.

### Follow Up Note 01

JD explained the reasoning for the route through as a request from planning and AL clarified his points re security and inconsistency within planning advice/ policy over the permeability / access verse gated community, AL 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 ASB and provide the security measures as highlighted below to meet or better the standards set out in the Secured by Design standard.

1. *Roller Shutters if used should be to LPS 1175 sr 1.*

#### Response

At present we have no plan to install roller shutters

### Follow up Meeting: 01

It was agreed at the current time it is not planned to have a fire shutter, AL 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.

2. *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

Security professionals highlight the cylinder as a vulnerable part of a door set, including the surrounding hardware that operates a morticed or multipoint locking mechanism.

Under section A.11 of PAS 24, along with controlled mechanical loadings, there is provision to attack the cylinder and surrounding hardware using a set of specified tools in an attempt to gain entry through the door.

It is our intention to have all communal and residential doors meet or better the PAS 24 2012 security standard we shall include reference the PAS requirement during preparation of our specifications and we shall investigate and only select manufacturers that meet these standards during our developed design stage when we start to look at specific products and materials

### Follow up Meeting: 01

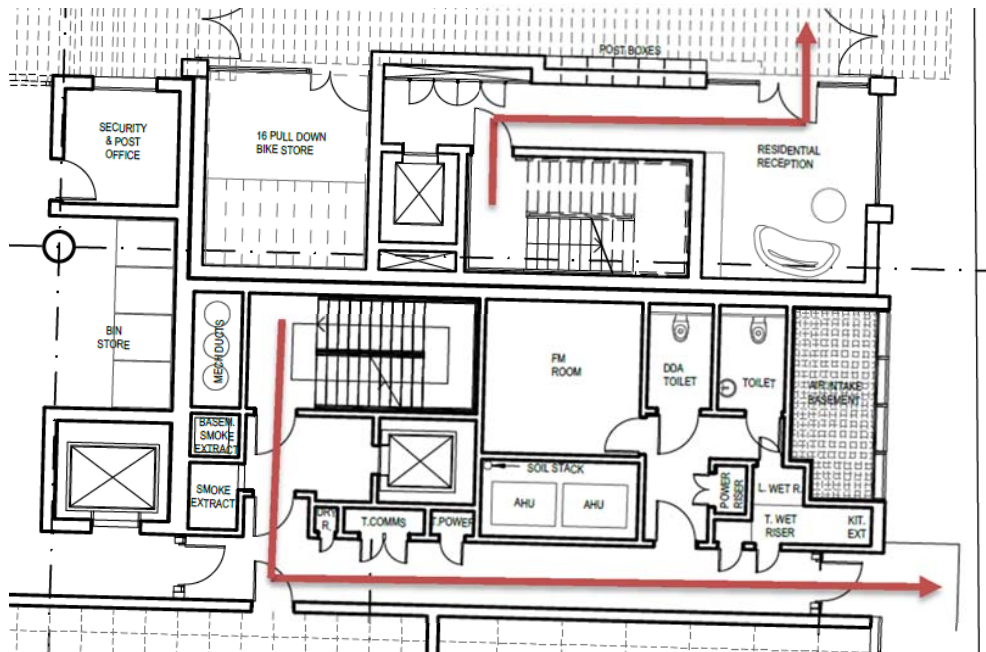
PBPW confirmed that we will meet the above requirements for doors for the development.

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3. 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**

Fire escape routes are separate and will not be compromised by alarm activation which could gain entry to the different areas



**Follow up Meeting: 01**

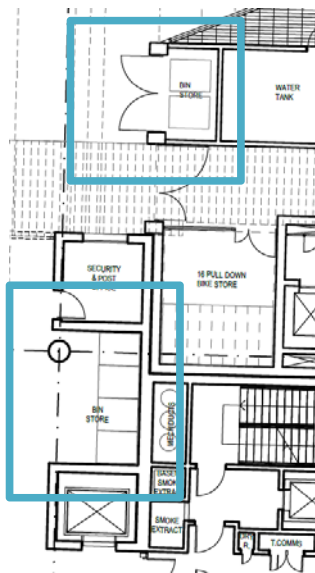
PBPW confirmed the routes from residential and commercial no longer compromise each other as there has been a redesign since the initial meeting, AL confirmed that this was acceptable

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4. *Bin Store self-closing and locking door which is fit for purpose*

**Response**

We confirm Bin stores to the residential will have self-closing device and a locking door the bin stores within the commercial development will be adjacent to the loading bay, the doors to the loading bay will be secured and fit for purpose.



**Follow up Meeting: 01**

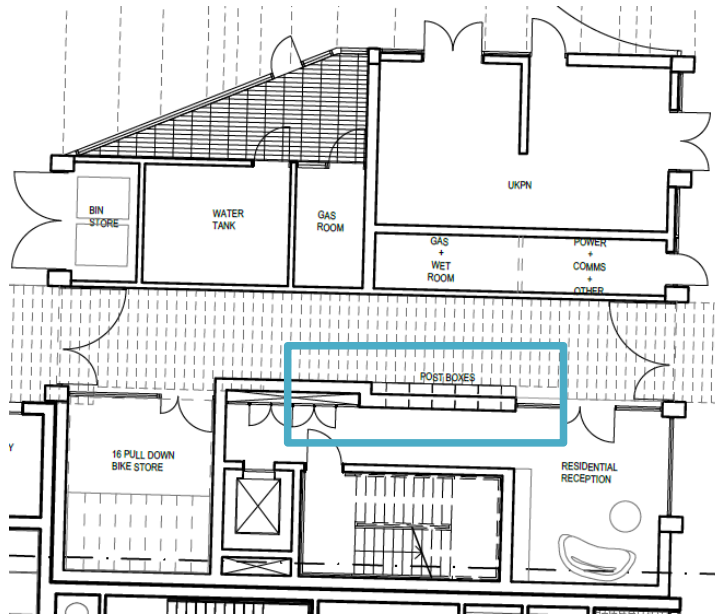
PBPW confirmed the Bin Stores would meet the AL confirmed that this was acceptable

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5. 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 [www.renzpostboxes.co.uk](http://www.renzpostboxes.co.uk) or similar



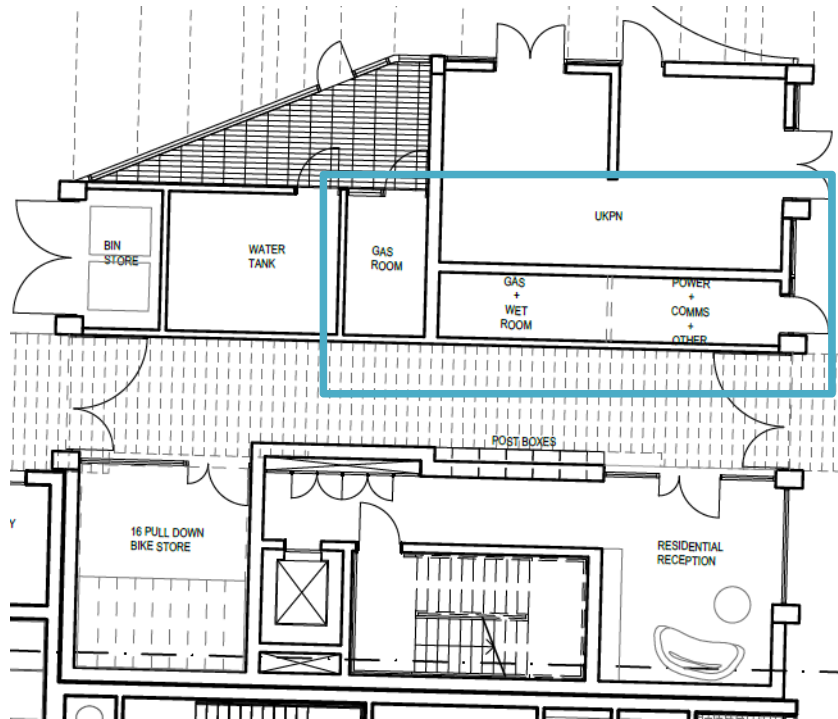
**Follow up Meeting: 01**

It was agreed that the Post boxes should relocate to the external wall outside the gate D on Brooke Street to allow post deliveries to happen without need to access inner route, PBPW confirmed this was acceptable and this would be included in the design. AL confirmed this was acceptable.

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6. *Utility meters will be located in a central location.*

**Response**



*Utility metres are centrally located and should and do not require access to the residential development*

**Follow up Meeting: 01**

PBPW confirmed the location of the Utility meters, AL confirmed that this was acceptable

7. *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

**Follow up Meeting: 01**

AL confirmed that this was acceptable



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8. CCTV will be registered and comply with the information commissioner's office. [www.ico.org.uk](http://www.ico.org.uk)

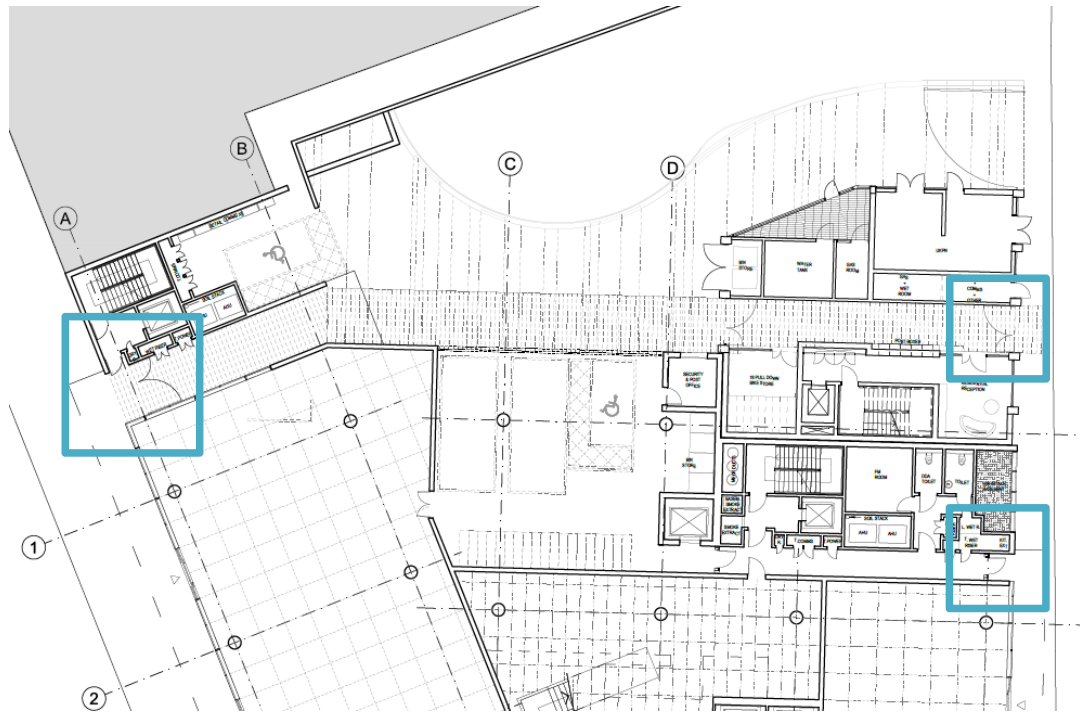
**Response**

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

**Follow up Meeting: 01**

AL confirmed that this was acceptable

9. 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

**Follow up Meeting: 01**

PBPW confirmed it would review recesses to reduce these where possible to a minimum. AL confirmed that this was acceptable

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10. *Construction of Common Area Walls*

11.

**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

**Follow up Meeting: 01**

AL confirmed that this was acceptable

12. *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. Type TBC



**Follow up Meeting: 01**

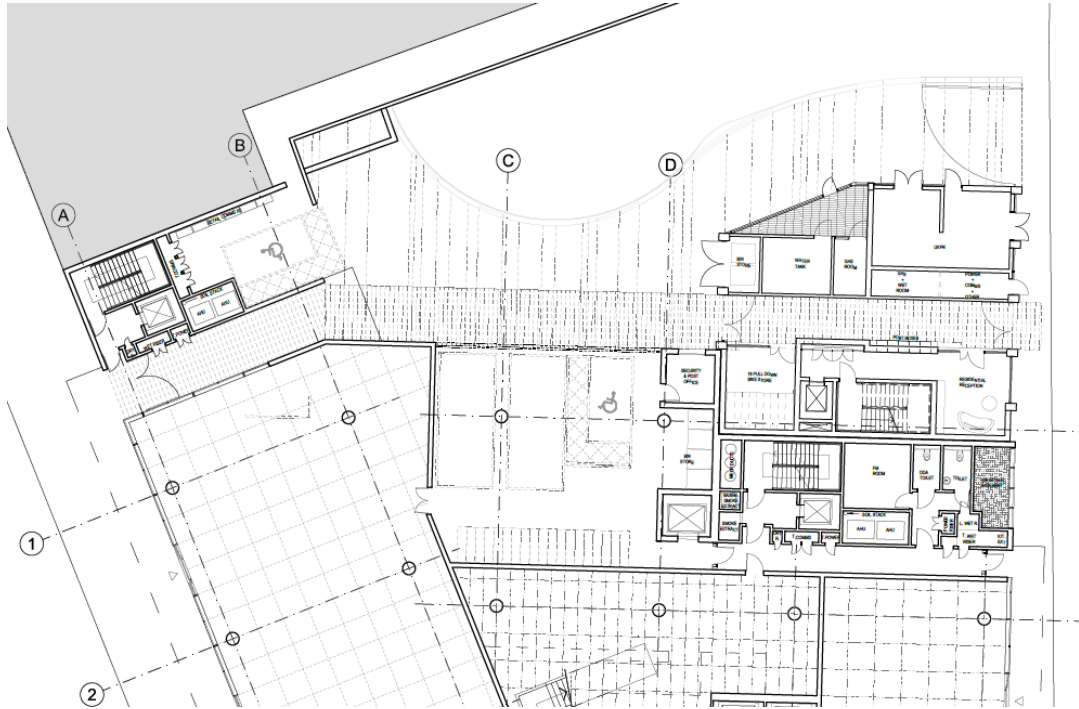
AL confirmed that this was acceptable

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13. *Windows, there are no opening and accessible Windows*

**Response**

We confirm that there are no opening windows to ground floor area

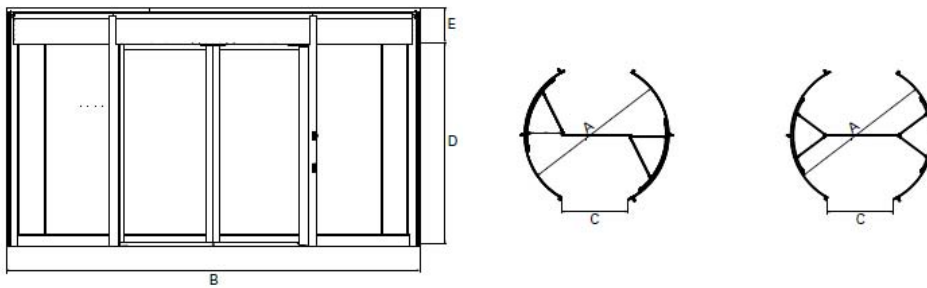


**Follow up Meeting: 01**

AL confirmed that this was acceptable

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



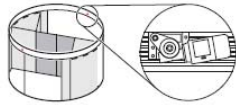
**Response**

The revolving door requested by Camden is a Boon Edam Duotour or similar rather than a traditional revolving door and pass door. Night locking is available and would be used as part of the security measures these include Mechanical Locks (door set), electromechanical bi-stable lock

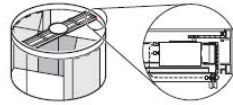
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Locking devices

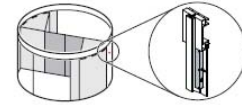
1 Interated electromagnetic lock  
(fail-safe)



2 Electromechanical lock  
(bi-stable)\*



3 Mechanical lock.\*



In the event of sub tenancies those floors will be enclosed with glass partitions having no access to the floor only the staircase or lift lobbies or cores.

**Follow up Meeting: 01**

PBPW confirmed that they would look to install a security line (possible large pocket Door along the line of the Access barriers, They would also investigate whether there is a manufacturer of revolving doors which meet PAS 24 standards to see if these meet the other design requirements for the project, further development on this will be undertaken and forwarded as the design progresses. AL confirmed that this was acceptable