

Addendum : Secure by Design

Secure By Design

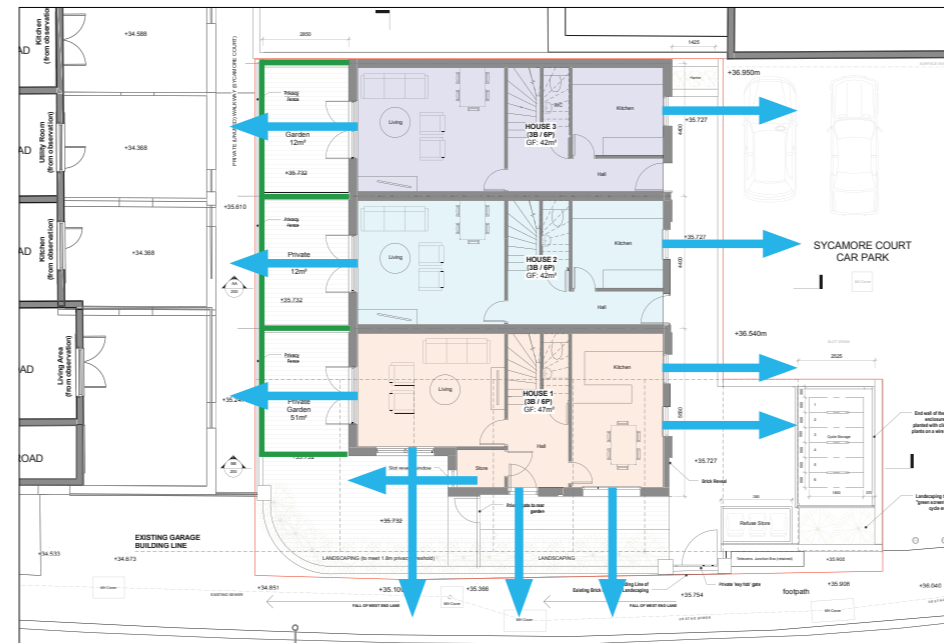
Existing Site: Security & Crime Risk

The existing vacant garages back onto West End Lane which creates dead frontage onto pavement. The existing garage doors face onto a vacant car park which is sectioned off by construction hoarding erected by Camden Council. The site provides no surveillance onto the pavement of West End Lane or the existing car park located to the front of Sycamore Court. The existing site is closed off and visually secluded from the pavement and the neighbouring car park.

Proposed Site: Security & Crime Prevention Methods

1. The proposed development provides the opportunity to improve the surveillance onto the road and pavement of West End Lane with new active frontage provided from the end elevation of House 01. The frontage to the three houses townhouses creates a 'half square' and provides new and improved surveillance onto Sycamore Court car park.
2. The open space and landscaping surrounding the houses is visually open and direct. It features a gated entrance and a change of ground material to psychologically define the area beyond as private.
3. Utility meters will be outside of the property and remotely read.
4. The houses will be clearly numbered to assist residents, postal workers and the attendance of emergency services.
5. The fences surrounding the rear gardens will be a minimum height of 1.8m to prevent people gaining access to the rear of the premises.
6. All residential doors to be BS PAS 24-2012, or LPS 1175 sr 2 +, sts 201, sts 202 br2.
7. All opening and accessible windows will be to the above security certification with p1a laminated glass.
8. The lighting will be uniform level with 40% uniformity with no bollard lighting.
9. Planting should be below 1m high to provide surveillance.
10. The bike store will be a secure lockable enclosure to prevent theft and to encourage use. LPS 1175.
11. Noise - all separating party walls between the townhouses will be acoustically insulated to reduce anti-social behaviour.

Further information is available at www.securedbydesign.com



Proposed ground floor plan diagram showing new & improved surveillance



Secured by Design approved products



Proposed visually open elevation onto Sycamore Court creates a 'half square' and improves surveillance to the surroundings.