

Secured by Design

Meeting held with Adam Lindsay at Camden Council on 13.12.16. Comments received by e-mail on 14.12.16 with responses on the following page(s).

Comments & Responses

Further to our meeting of yesterday I have the following recommendations. I would like to be informed as to what security features will be fitted, by an addendum being added to this planning application.

General Note: The proposals will comply with approved document Q.

Will this development be applying for Secured By Design? Application and Design Guide information is available at www.securedbydesign.com

It has been concluded that this scheme will not be applying for Secured By Design.

Do you require the BREEAM points ?

We have targeted the following BREEAM points:

Credit 1: Safe and segregated site access for bicycles, pedestrians, cars and deliveries. This credit might be possible with all access off the street.

Credit 2: An ALO must be consulted prior to Concept Design and their recommendations incorporated.

Right Of Way. CCTV will be fitted complying with the information commissioners guidelines, with uniform lighting to BS 5489 with a 40% uniformity. Railings of a design not easy to climb, 2.4m high

CCTV will be incorporated following the commissioners guidelines along the ancient right of way.

Lighting will be designed to comply with public amenity areas in BS 5489.

Please see attached drawing 1415-PL-SK-104 for plan and elevation of ancient right of way

with proposed heights of railings and relationship of adjacent fence.

1. Doors. All residential and communal flats to BS PAS 24-2012 or LPS 1175 SR2 +, STS 201, STS202 BR2. All building opening facing the "Right of Way" will have a higher level of security than those shown.

This will include windows, doors, patio or gates. Light well windows or doors will have a higher level security certification than the minimum shown above.

It has been noted that a higher level of security certification is requested with all fenestrations facing the ancient right of way. Where appropriate we will seek to achieve LPS 1175 Security rating 2+ or similar.

We discussed communal entrance doors, and I advised that I would accept an internal security line where the lift will be controlled by encrypted fob, and a security certificated door be fitted on the stairs to prevent further entry.

Or, if the perimeter of the building is security certificated and the post boxes are inside the building the lift control and certificated door will still be required.

Please see attached drawing 1415-PL-SK-103

2. Windows that are opening and accessible, need to be to BS PAS 24-2012 or other acceptable standard plus laminated glass to P1a standard. BS EN 356;2000 P1a, unless on the right of way side a higher standard.

Laminated glass will be included where appropriate in compliance with approved document N.

Windows facing the ancient right of way will achieve a higher glass specification.

3. Post. Post boxes will be to standard TS 009 in an internal foyer or an individual through the wall scheme.

Accepted, providing their are adequate market products for client approval.

4. Utility meters should be located in a central location.

Accepted.

5. Access control will be audio and video.

Accepted.

6. Party walls from common parts of the building will be block work.

Accepted.

7. Consider CCTV and alarm. If cctv is fitted then it must comply with the information commissioners guidelines. www.ico.gov.uk . The system will be designed to capture facial images, including the access control system and record these images.

Accepted.

8. Bins store should be separate from the bikes.. Self closing and locking doors should be fitted.

Self closing and locking doors will be fitted. Currently located in same area due to constraints.

9. Any recess will be to 600mm maximum

Accepted

10. Bike store. Secure cycle storage is required. I suggest a single entry to the bikes. The door or gate will be security certificated and will be self closing and locking.

Accepted.

11. The lighting of the public areas will be to BS 5489 with 40% uniformity. Bollard lighting is not acceptable.

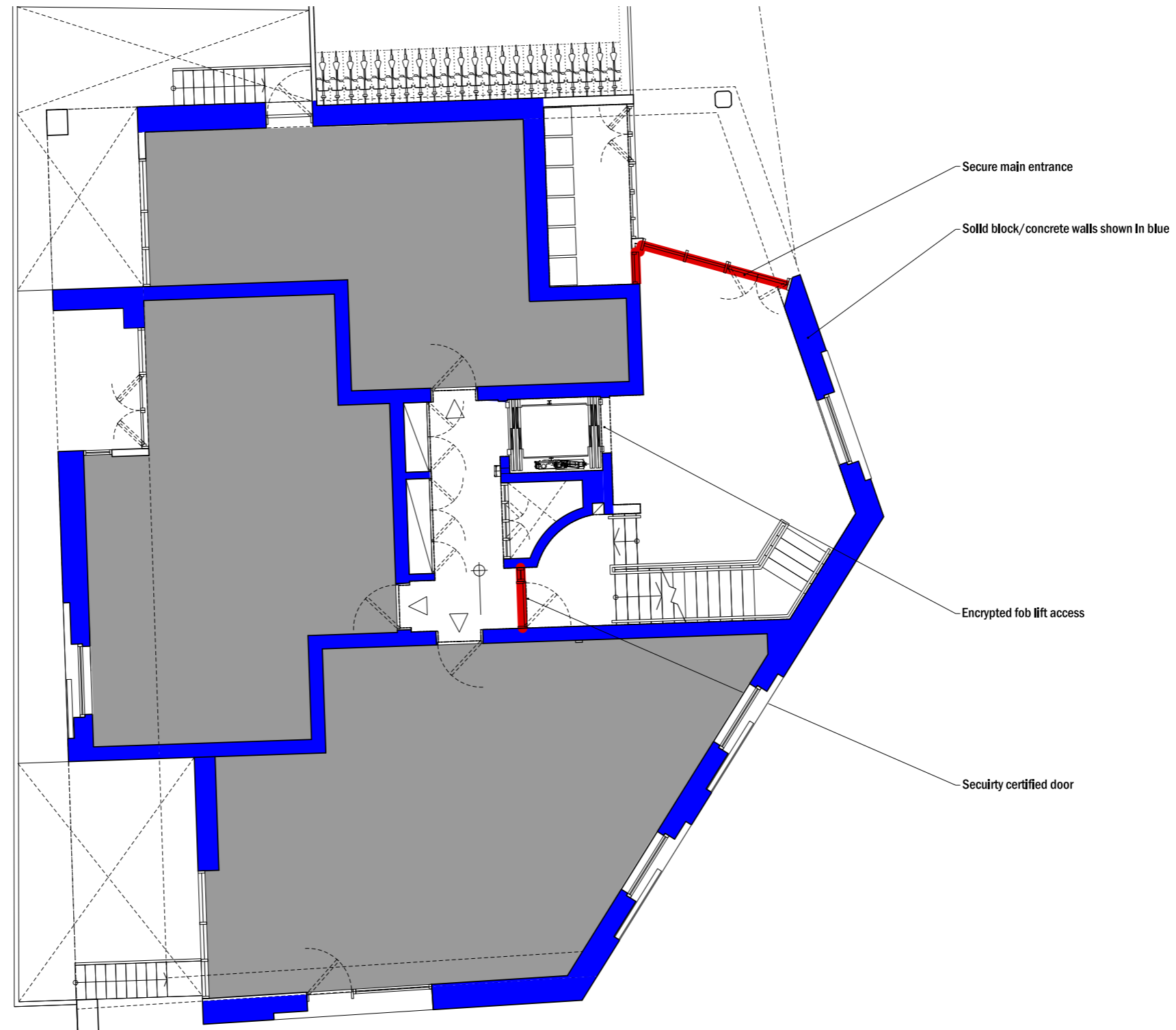
Lighting will be designed to comply with public amenity areas in BS 5489.

12. We discussed the public routes through the area and how mopeds may use this route as a cut through. There is no defined response, to this scenario.

13. Public Bench. This should be easily removed. Should this bench become a centre of Anti Social Behaviour then a removal of the bench for a few weeks will challenge this scenario

Accepted. Additional design work to be conducted in order to ensure safety.

Typical Internal Configuration



Ancient Right of Way Elevation & Plan

