

Secured by Design plan  
(not to scale)



3.14 Secured by Design

MW-A met with Jim Cope, Police Constable and Design Out Crime Officer for the London Metropolitan Police on 23.01.18. Following this meeting Jim Cope issued his comments on the design on 25.01.18. The main points of which have been numbered and highlighted on the plan to the left with analysis and commentary by MW-A in green below.

- 1 "The boundary around the perimeter of the development is going to be a low brick wall topped with metal railings. On the interior of this boundary at certain locations there will be planting and this should be a minimum of 1m in depth".  
**Noted, 1m planting zone to be provided around the perimeter of the development, where applicable.**
- 2 "The railings should be designed to make climbing awkward".  
**Noted, railings are to be designed in line with guidance**
- 3 "The Two (2) pedestrian gates are going to be FOB access controlled, they should on a self-locking and self-closing mechanism. The 'push to release' mechanism for exiting the development should be far away from the gate to prevent a person reaching through and being able to activate it with either their own hand or using an implement to extend their reach".  
**Noted, gates to be designed in line with guidance**
- 4 "With the visitors cycle storage area ... I am now happy with the current location. It is overlooked by an 'active' room from the nearby flat". **Noted.**
- 5 "The internal cycle storage area will have a PAS 24:2016 door and is accessed via a FOB control... with a self-locking/self-closing mechanism, internal thumb turn lock on in the interior to prevent users being trapped inside. The 'Josta' stands chosen for the actual security of the cycles is more than adequate and satisfies the recommendation for cycle safety".  
**Noted, doors to be specified as per guidance.**
- 6 "The primary entrance to Barrie House I would like to see brought further forward to eliminate the alcove and the 'blind spot' it creates for the pedestrians approaching it from the footpath. If this occurs then the main door is recommended to be LPS 1175 SR2 on a video/audio/FOB control access system".  
**Following pre-application advice the entrance has been set back from the existing Barrie House to create a breathing space between the new and the old.**
- 7 "The space created will allow for an airlock entry with a further door (PAS 24:2016) on audio access control. In this space the postal strategy can be implemented".  
**As above.**
- 8 "All doors to flats to be PAS 24:2016".  
**Noted, doors to be specified as per guidance.**
- 9 "All ground floor windows/doors or ones that are easily reached from the ground by climbing will be PAS24:2016".  
**Noted, windows to be specified as per guidance.**
- 10 "The trees in the communal area should maintained and canopy levels should be above One (1) metre in height to allow for clear view".  
**Noted, all existing trees have a canopy above ground level. All new tress shall be mature specimens with a canopy above ground level.**
- 11 "Lighting of the external area should meet BS5489 and be operated on a 'dusk till dawn' system to allow for a continually light during the night to a 40% uniformity. LED lighting is recommended, positioned to a height that cannot allow for tampering".  
**Noted, lighting to be specified as per guidance.**
- 12 "Smart Meter reading for the flats is highly recommended to prevent unauthorised entry into the building".  
**Noted, smart meters to be specified.**



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SECTION 4.0

# PROPOSED VISUALS







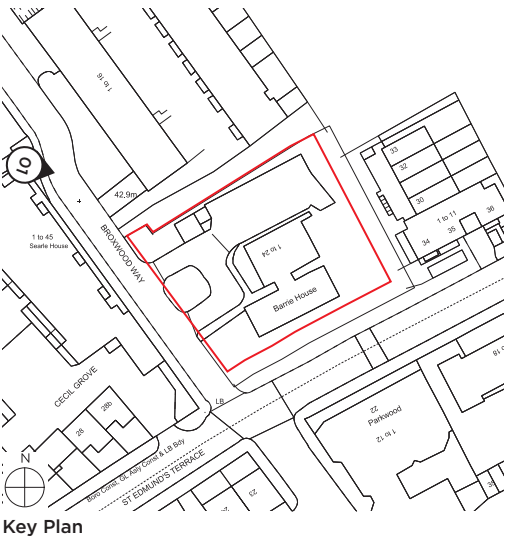
View 01  
Northern View from Broxwood Way  
As Existing



View 01  
Northern View from Broxwood Way  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)



View 01  
Northern View from Broxwood Way  
As Proposed  
November 2017



View 01 - Site Photograph







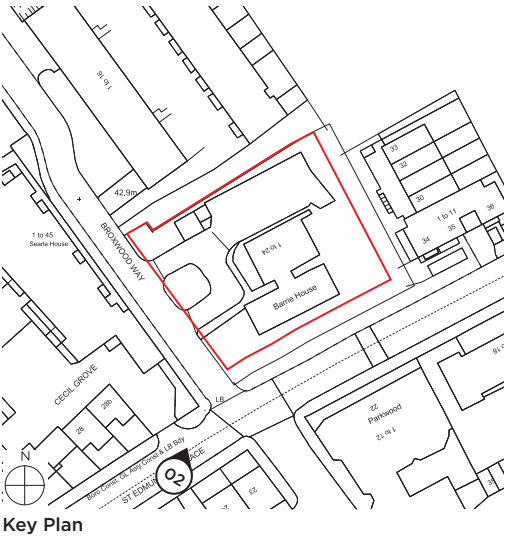
View 02  
Western View from St. Edmund's Terrace  
As Existing



View 02  
Western View from St. Edmund's Terrace  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)

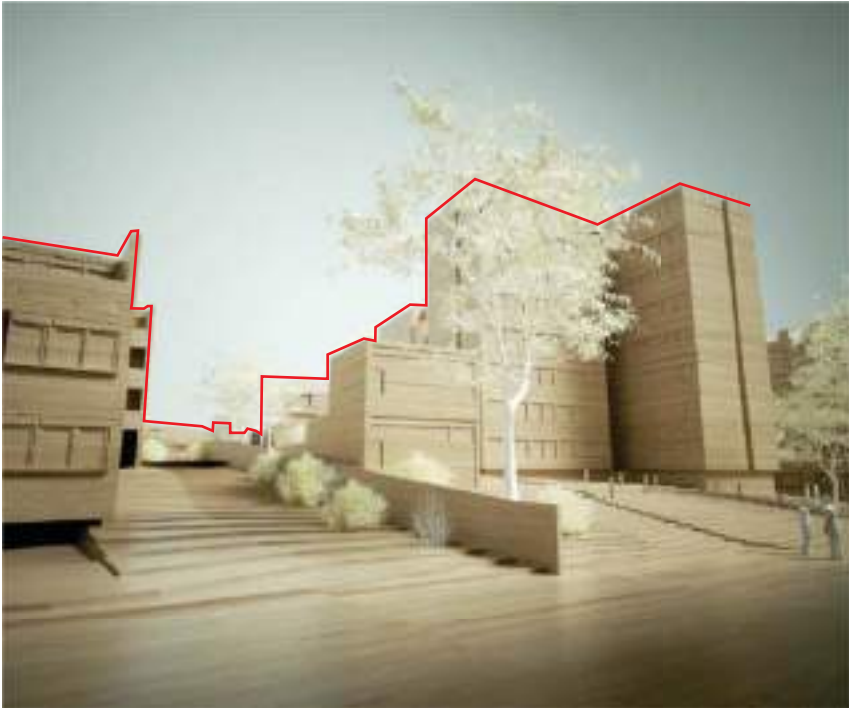


View 02  
Western View from St. Edmund's Terrace  
As Proposed  
November 2017

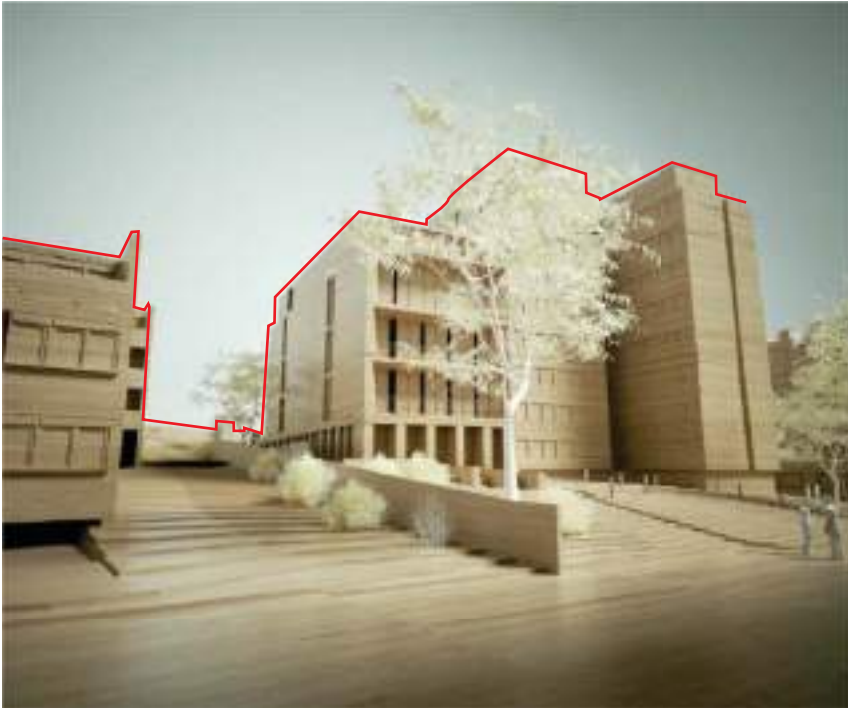


View 02 - Site Photograph

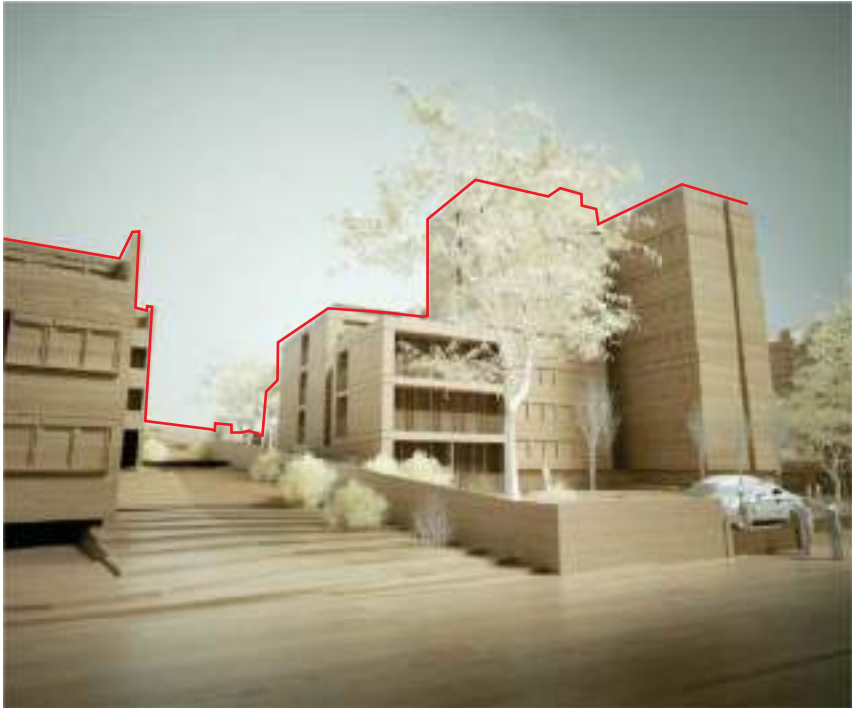




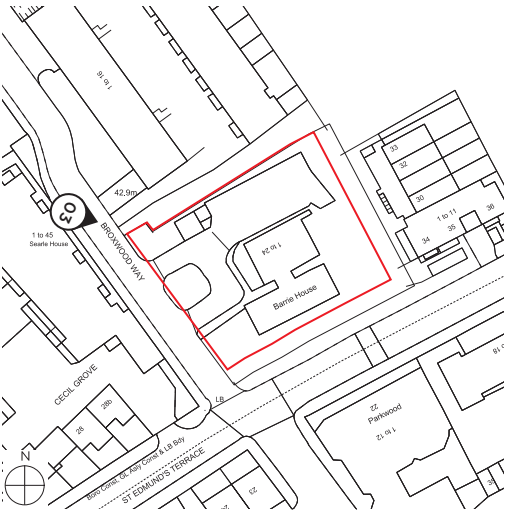
View 03  
View from Broxwood Way  
As Existing



View 03  
View from Broxwood Way  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)



View 03  
View from Broxwood Way  
As Proposed  
November 2017



Key Plan



View 03 - Site Photograph



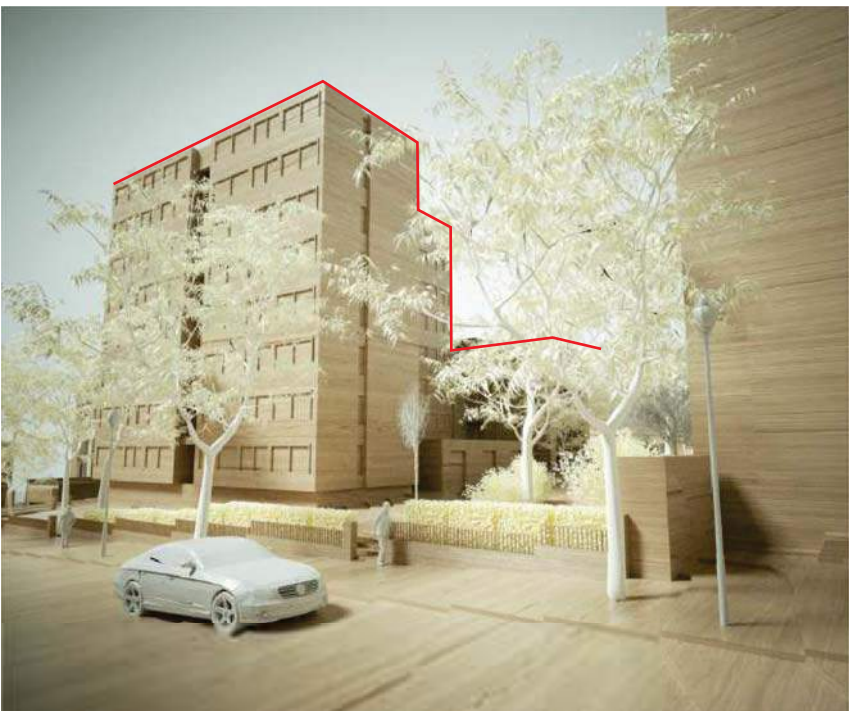




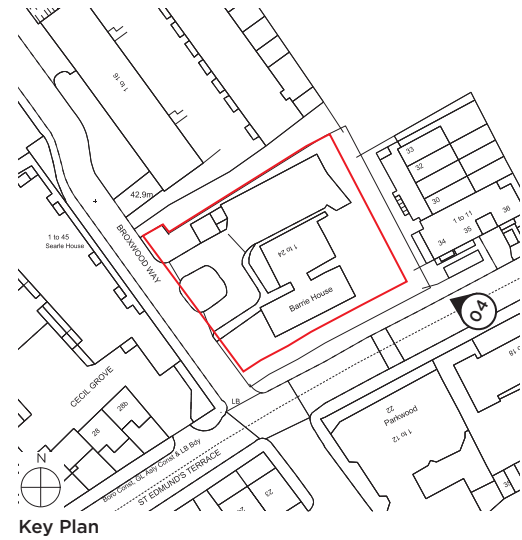
View 04  
Eastern View from St. Edmund's Terrace  
As Existing



View 04  
Eastern View from St. Edmund's Terrace  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)



View 04  
Eastern View from St. Edmund's Terrace  
As Proposed  
November 2017



View 04 - Site Photograph



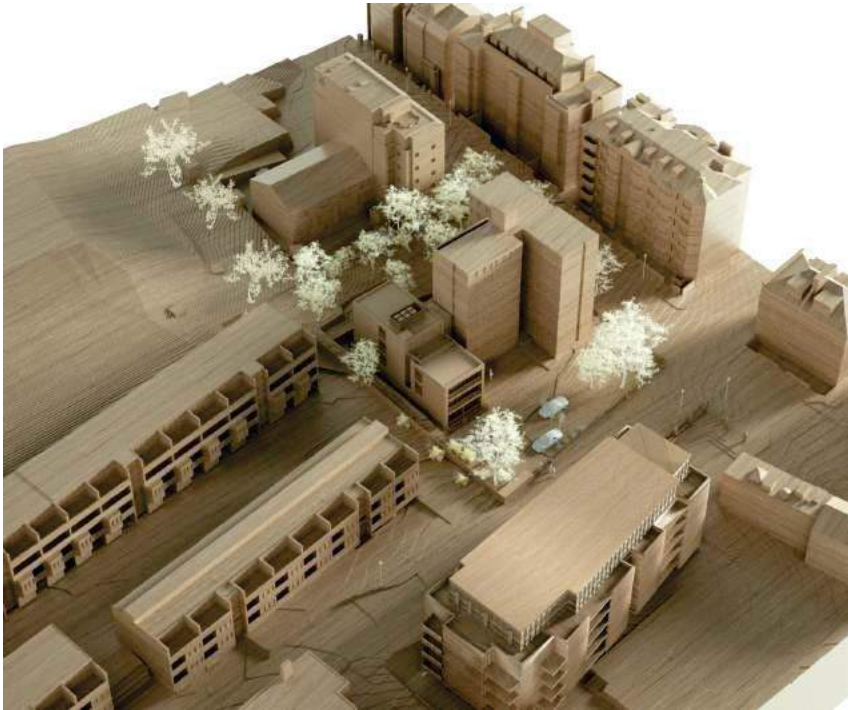




View 05  
Isometric View from North West  
As Existing



View 05  
Isometric View from North West  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)



View 05  
Isometric View from North West  
As Proposed  
November 2017



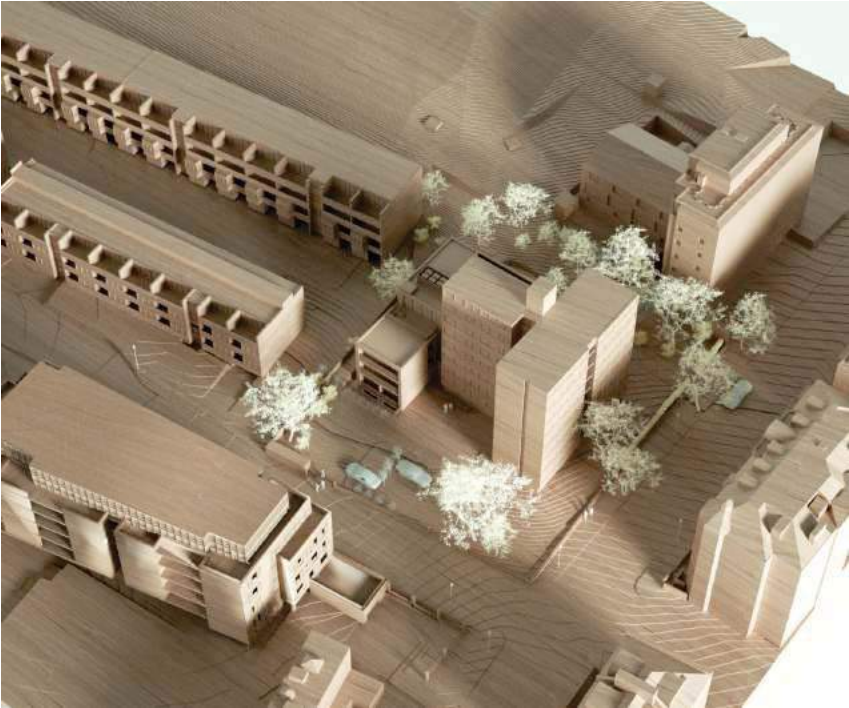




**View 06**  
Isometric View from South  
As Existing



**View 06**  
Isometric View from South  
As Proposed at Pre-planning  
(ref: 2017/2019/PRE)



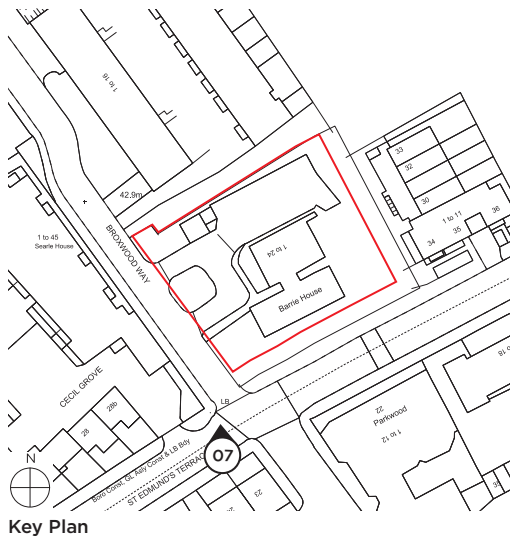
**View 06**  
Isometric View from South  
As Proposed  
November 2017







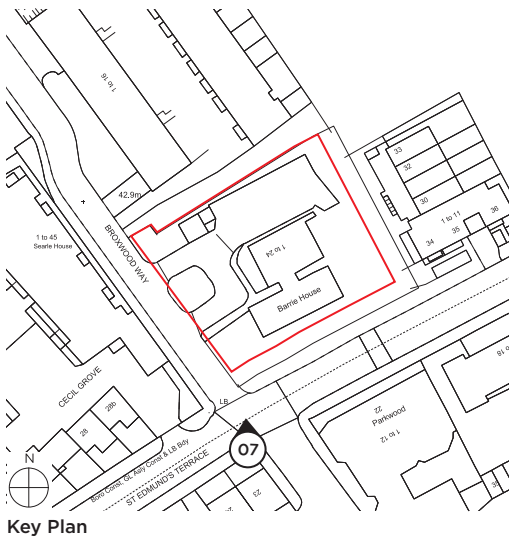
Perspective View 07  
As Existing







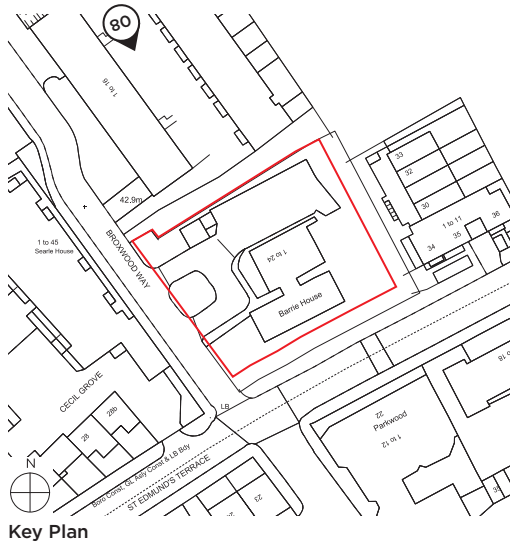
Perspective View 07  
As Proposed







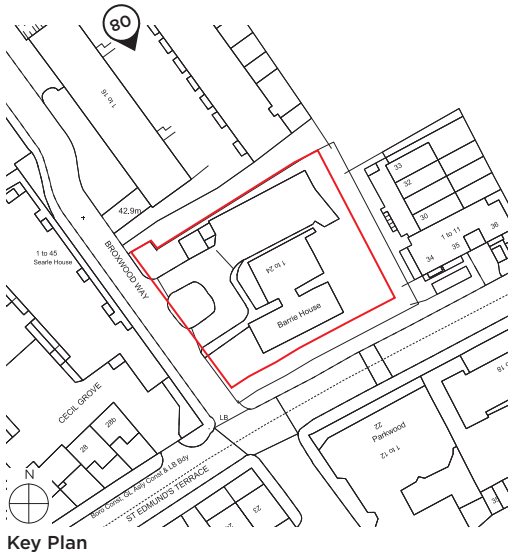
Perspective View 08  
As Existing







Perspective View 08  
As Proposed



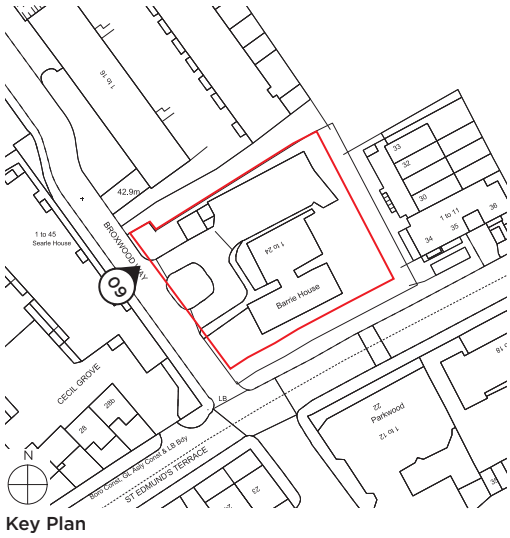
Key Plan







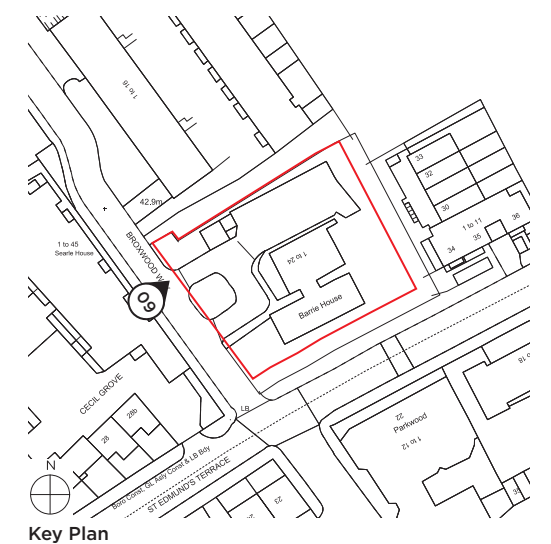
Perspective View 09  
As Existing







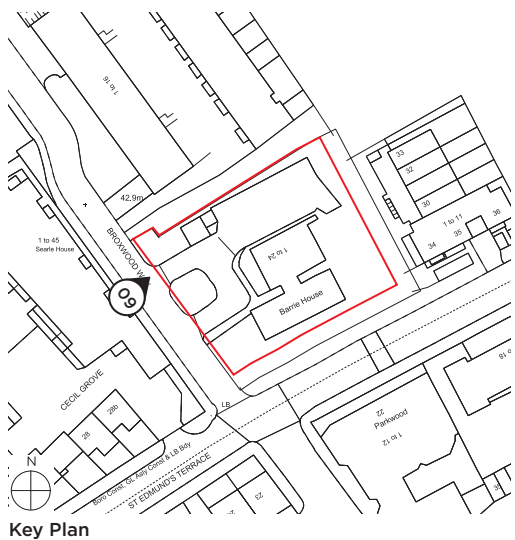
**Perspective View 09**  
As Proposed







Perspective View 09  
As Proposed



Key Plan









Broxwood Way Elevation  
As Existing







Broxwood Way Elevation  
As Proposed







SECTION 5.0

# AREA SCHEDULE







Barrie House, 29 St. Edmund's Terrace  
Existing & Proposed Area Schedule

Barrie House - Existing

	Existing GEA*		Existing GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Porters Lodge	65.3	703	56.3	606
Lower Ground	282.2	3,037	256.0	2,755
Ground Floor	409.4	4,407	367.8	3,959
First Floor	327.7	3,528	291.2	3,135
Second Floor	287.6	3,095	259.8	2,796
Third Floor	287.6	3,095	259.8	2,796
Fourth Floor	287.6	3,095	259.8	2,796
Fifth Floor	287.6	3,095	259.8	2,796
Sixth Floor	287.6	3,095	259.8	2,796
Seventh Floor	287.6	3,095	259.8	2,796
Roof	20.1	216	17.6	189
SUB-TOTAL	2,764.8	29,760	2,491.2	26,815

Barrie House - Extension

	Proposed GEA*		Proposed GIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Lower Ground	260.1	2,800	250.7	2,699
Ground Floor	215.0	2,314	181.5	1,954
First Floor	197.5	2,126	161.3	1,736
Second Floor	197.5	2,126	161.3	1,736
Third Floor	117.9	1,269	101.6	1,094
SUB-TOTAL	988.0	10,635	856.4	9,218

Barrie House - Flats

	Proposed GIA*		Level	Habitable Rooms	Unit	Amenity (sqm)
	(sqm)	(sqft)				
Flat 01 (Duplex)	90.2	971	GF/LGF	3	2 Bed 4 Person	9.1
Flat 02 (Duplex)	77.5	834	GF/LGF	3	2 Bed 3 Person	14.9
Flat 03 (Duplex)	94.2	1,014	GF/LGF	4	3 Bed 5 Person	69.9
Flat 04 (Duplex)	100.7	1,084	GF/LGF	4	3 Bed 5 Person	45.1
Flat 05	70.3	757	1F	3	2 Bed 4 Person	7.8
Flat 06	64.2	691	1F	3	2 Bed 3 Person	7.8
Flat 07	70.3	757	2F	3	2 Bed 4 Person	7.8
Flat 08	64.2	691	2F	3	2 Bed 3 Person	7.8
Flat 09	89.1	959	3F	3	2 Bed 4 Person	23.3
SUB-TOTAL	720.7	7,758		29		

