

From: [REDACTED]
Sent: 07 February 2018 14:34
To: Planning
Cc: Quigley, Elaine
Subject: Planning Application - 2018/0645/P - 29 Barrie House, St Edmunds Terrace, NW8

FAO Elaine Quigley,

Thank you for allowing me to comment on the above planning application in relation to 29 Barrie House, St Edmunds Terrace, NW8. I have already had a meeting with the applicant which was at their request on the 23rd January 2018.

I have no objections to this development but have the following comments and recommendations to make.

COMMENTS

- ∞ 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 One (1) metre in depth. The railings should be designed to make climbing awkward due to the height restriction in place (not able to reach the recommended 1.8 metre height) and if the planting includes 'prickly' plants then this will at least maybe deter an intruder comprising the perimeter by climbing over the boundary.
- ∞ 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. Ideally the gate should be the same height as the perimeter but this may be unachievable due to once again the height restrictions. Consideration should be given to any change in levels to prevent the risk of crawling underneath the gate.
- ∞ With the visitors cycle storage area we discussed the need to move this closer to the primary entrance... I have had a re think about this and I am now happy with the current location. It is overlooked by an 'active' room from the nearby flat and as long as the planting nearby does not disrupt this surveillance and in conjunction with the Sheffield Stands then it should be safe and secure.
- ∞ 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.
- ∞ 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. 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... wall mounted TS009 letter boxes will meet the design specifications for safe postal delivery and eliminate the risks for postal theft.
- ∞ All doors to flats to be PAS 24:2016.
- ∞ All ground floor windows/doors or ones that are easily reached from the ground by climbing will be PAS24:2016.
- ∞ The separation of the lower garden areas is highly recommended to prevent the free access to walk around the building.
- ∞ The trees in the communal area should maintain a canopy levels should be above One (1) metre in height to allow for clear view underneath them.
- ∞ 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. Bollard lighting should be avoided as they do not

- illuminate an area to allow for easy identification, and can be easily damaged by accident or intentionally. LED lighting is recommended, positioned to a height that cannot allow for tampering, they give a better colour rendition, low maintenance as longer life and also better for the environment.
- ∞ Smart Meter reading for the flats is highly recommended to prevent unauthorised entry into the building. If this cannot be achieved then meters should be positioned outside of the main communal door in plain view.

If you have any queries about anything in regards to SBD or my comments then please do not hesitate to contact me. Further information can be found <http://www.securedbydesign.com/>

Kind Regards

Jim



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