



FAO Johnathon Mclue

Thank you for allowing me to comment on the above planning application – 2017/7079/P for Cambridge House, 373-375 Euston Road, NW1. The following recommendations are as a result of meeting with the applicant on 15th February 2018.

I have no objections to overall development but do have the following comments.

COMMENTS

- ∞ Main communal entrance to be LPS 1175 SR2 and recommended to have a lock down facility in case of a major incident outside in the public realm.
- ∞ Ideally bringing this entrance forward would eliminate the deep recess that is currently shown. Recommend that this be no more than 600mm deep.
- ∞ The shared foyer area with students and café space (which will be open to any person) is covered by the reception which has excellent surveillance over the main entrance and also the security barriers. No other entrances to the internal educational facilities from this area and nothing else of value is in this area.
- ∞ The café area overlooks the public cycle stands which will provide surveillance for ones that are parked there. Recommended these will be 'Sheffield' stands which will allow for three points of locking including the frame.
- ∞ The door to the internal cycle storage should be PAS24:2016, controlled with encrypted FOB access, on a self-closing mechanism with an internal thumb turn lock to assist exit. Once again cycle stands should allow for three points of locking including the frame. No signage indicating the use of the room should be placed outside.
- ∞ Bin storage area to be secured with a single leaf door controlled with encrypted FOB access. The door leading into heart of the building to be PAS24:2016.
- ∞ Fire exit from Stair Core A to have a break glass emergency release and also will not require ironmongery on the outside.
- ∞ Believed exit from Stair Core B is going to be possible staff and maintenance entrance so therefore due to the increased use I would recommend this to be a PAS24:2016, with a minimum of two mag locks (two thirds from the top and bottom) controlled with encrypted FOB.
- ∞ Any push to release buttons on the fire exits to be either protected with a 'screamer' cover or have a reset facility after a short period to prevent misuse. Also could be linked to reception with an alarm to alert when activated.
- ∞ FOB access on all the classrooms.
- ∞ The upper level which allows access onto the terrace area when open to events to be protected with a balustrade to prevent people falling over it or the entire area can be locked down to prevent access depending on what kind of event the lecture theatre is holding.
- ∞ Any lighting around the building to be rated BS5489 and should be 'dusk till dawn' instead of PIR. It has been proven in studies a continuous light source has proven to reduce crime and the fear of crime. LED is suggested due to the low maintenance required and the low energy use.
- ∞ CCTV will be registered and comply with the information commissioners guidelines www.ico.org.uk
- ∞ Further information can be found on the following website <http://www.securedbydesign.com/>

Kind regards

Jim



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