

FAO Laura Hazelton

Thank you for allowing me to comment on the above planning application 2018/0910/P in relation to 20-23 Greville Street, EC1.

I have no objections to the project but have the following comments and recommendations which were as result of a meeting with the applicant on the 7th April 2018.

Comments

- ∞ The planned entrance to the reception of the proposed offices in Bleeding Hearts Yard is currently okay though I would like to see this reoriented so that it is in line with the airlock lobby leading to the reception desk. This repositioning will allow for increased natural surveillance for the staff at the reception to monitor more effectively who is entering the building. As an extra security measure the main door should be security rated to LPS 1175 SR2 to prevent forced entry as Bleeding Hearts Yard, though busy during the week, is very quiet and secluded at night and during the weekends. This door can also act as security barrier if an incident is occurring outside the location with a 'lock down' facility being added to the reception.
- ∞ Encrypted FOB access on the lift controlling movement to the office floors and their individual receptions. This should also be fitted on the on the stair core and all floors of it to prevent unauthorised access if the reception is busy or distracted. The only means of exiting the stair core will be via the reception area.
- ∞ The suggested café/restaurant space underneath the colonnade (outside dining) should have a defensible space created around it to give some feeling of it being enclosed. This is especially the case with the fact you can walk through the entire central lower ground commercial space which can be attractive to pickpockets or walk in thefts.
- ∞ The door to the cycle store entry to be security rated PAS24:2016, on an encrypted FOB access with a self-locking and self-closing mechanism. Likewise encrypted FOB access control on the internal lift.
- ∞ It would be preferable to have only one entry/exit point to Unit A (Greville Street j/w Bleeding Hearts Yard) unless this is for DDA compliance.
- ∞ Fire exit into Bleeding Hearts Yard to have minimum steps to prevent anti-social behaviour. Currently this area is misused as evidence of public urination was present.
- ∞ I would recommend a PAS24:2016 door on the cycle storage area which is controlled with encrypted FOB access. The cycles themselves should be allowed to be secured to three points of contact (frame and both wheels).
- ∞ Any CCTV considered should be registered and complies with the information commissioner guidelines www.ico.org.uk
- ∞ Further information can be found on the 'Secured by Design' website <http://www.securedbydesign.com/>

Kind regards

Jim



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