

## Compliance with SBD items in the Design and Access statement

Reference	Design and access statement section	page	Comments	Achieved Compliance yes/no
1	discussions with the Secure by Design Officer have indicated that a multi-use concierge would not be acceptable	25	the concierge area is only for tenants and visitors	yes
2	The main entrance to the private-sale apartments in the landmark building will be through the concierge office and block D entrance. Residents, their visitors, their post and any deliveries to the Landmark building and block E on Belsize Road will all gain access through the concierge. Block D will have its own entrance. This creates a secure means of access to all blocks	82	This is still the case	yes
3	The basement car park will be accessed by those who have purchased parking spaces. There will also be a number of wheelchair spaces with lift access to wheelchair designed flats at ground and upper floor levels. The affordable rental tenants who are allocated a disabled unit will be the only affordable rental tenants given access to the basement.”	82	Access to the basement from the residential cores via the lift can be achieved by programming individual fobs to allow access to the basement via the lift proximity reader. All except block A where the lift does not travel to the basement.	yes
4	The project team met with Camden’s secured by design officer in November 2012 and May 2013 and acted on their recommendations which are noted in minutes in appendix 8. The proposal complies with the secured by design guidance and actively seeks to create a safer environment in the abbey area. One area of particular concern is the boundary with the railway line. This area has been looked at in greater detail with the secured by design officer, and the proposal is to provide secure emergency escape doors to the rear of the retail units. This boundary will be a new solid brick wall of 2.4 m in height, and a secure gate matching this height to the abbey road entrance of the site.”	95	This is a typo. Should have referred to Section 6.	yes
5	The redevelopment of the site enables a number of security improvements, through providing active street frontages to the central urban realm, increasing opportunities for natural surveillance and minimising possibilities for anti-social behaviour to occur. In accordance with Camden’s Design SPG (CPG1) this assessment details how any potential impacts of crime and anti-social behaviour resulting from the proposed development have been considered, addressed and where appropriate designed out with regard to Secure by Design principles.”	104	This is a statement. Yes, the development is in line with the approved planning drawings.	yes

6	<p>Key security measures incorporated into the existing sites and buildings relate to:</p> <ul style="list-style-type: none"> <li>- The open lower floors of the car park along Belsize Road are secured through wire netting fencing;</li> <li>- The rear facade of the car park facing the railway line to the south of the site is also secured through wire netting fencing;</li> <li>- The wall/fence/hedge around perimeter of Snowman and Casterbridge building lines (circa. 1.5 metres in height);</li> <li>- Fence around car park south of Belsize Road (circa 1.2 metres in height);</li> <li>- The car park on the Snowman/Casterbridge estate on Abbey Road which is fenced with control access points required swipe card/code/call button;</li> <li>- Gated entrances at Emminster/ Hinstock and Snowman/Casterbridge estates;</li> <li>- Visible and highlighted CCTV cameras on all existing buildings;</li> <li>- Street lighting and;</li> <li>- Secured / gated fire escapes and service routes</li> </ul>	104	<p>This statement is Analysis of Existing Site Conditions for Phases 1, 2 &amp; 3. All existing security measures for Phase 1 have been demolished at the time of the car park demolition.</p>	N/A
7	<p>The redevelopment of the site enables a number of security improvements to the fabric of the building envelope, as well as a 24 hour security guard for the residential accommodation</p>	104	<p>24hour security is only in the concierge area which is for Blocks E and F. Therefore the strategy is not compliant with this statement.</p>	yes
8	<p>1. Security issues with basement. Solution: Basement entry completely secured and screened so as not to be visible from the street. Gating will be full height and width and be operated on a fob, and self closing. Lighting will be to BS 5489. Fob activation of the lift to gain access and egress from the basement was agreed. Lift lobbies in basement to be fitted with fob entry. Lift use at Basement restricted by fob also. CCTV to be in 24hr operation.”</p>	105	<p>‘Screened’ refers to the basement car park accommodation / cars etc not being visible from street level, through hit &amp; miss brick wall (Block E), defensible planting to ventilation voids (Blocks B-D) &amp; louvred doors at car park entrance (Block A). When the car park doors are open for access, it is not possible to see directly into the basement car park due to the curved ramped access. A fob reader is fitted within blocks B-F lifts and within the basement lift lobby.</p>	yes
9	<p>2. Lighting Solution: Lighting to BS5489</p>	105	<p>It all complies</p>	Yes
10	<p>3. C ommunal and Residential entry doors to PAS24- 2012. All external communal doors (including cycle and refuse) to be self-closing, self-locking doors Solution: All entry doors to accommodation and stores will be designed to PAS 24- 2012</p>	105	<p>Yes, all external communal doors are self closing</p>	yes
11	<p>4. Stud partitions between residences and communal corridors to be enhanced by 9mm ply or wire mesh Solution: The proposal will comply with this</p>	105	<p>The Crime Prevention Officer accepted the current arrangements - including the affordable tenure cycle store in Block A (which serves Blocks A, B &amp; C) which cannot be subdivided as no loss is cycle parking is possible due to minimum planning requirements. 18mm plywood incorporated</p>	yes

12	8. To deal with access and rubbish in ventilation voids, suggested including a grill over void on hydraulic arm Solution: Voids are now well set-back from the pavement behind defensible planting	105	Voids are still set back from the pavement behind defensible planting. A physical barrier in the form of metal bars is provided to the ventilation voids (Blocks B-D).	yes
13	9. All ground floor windows to meet pass 24-2012 (Including railway elevation) Solution: All ground floor windows will be designed to PAS 24- 2012	105		yes
14	10. Audio/video location to be separate from concierge Solution: The proposal will comply with this	105	The CCTV equipment will be located in the electrical switch room and riser cupboards with the head end located at the Concierge.	yes
15	11. If concierge door not a security standard (likely), need communal PAS24 doors to lift cores Solution: The proposal will comply with this	105	PTE Door Schedule is revised as per Wates instruction for concierge lobby doors. Yes, this door will be PAS 24 compliant.	yes
16	CCTV to be provided in the basement Solution: The proposal will comply with this	105	This is still the case	yes
17	13. Avoid flood lighting as this disrupts CCTV (goal of uniformity of lighting) Solution: The proposal will comply with this where Possible	105	Floodlighting is not provided	yes
18	14. Planting: Should aim for low level kerbs, to deter sitting together with additional planting along long wall at concierge entrance. Landscaping should stay below 1m and above 2m. Landscape area of access hatch on abbey road. Solution: The proposal will comply with this where Possible	105	low level kerb planting or low level wall with railing above provided in all instances apart from two raised planters (one with integrated seating) located at the road junction at Belsize Rd & Abbey Rd (as per planning requirements) which are approx. 470mm – max 700mm high – Refer to A(21)_218.	yes
19	15. Confirm national rail requirements for fencing between railway and B1/Retail egress. SBD recommends minimum of 2.4m fence at abbey road Solution: The proposal will comply with this and have PAS 24 compliant access gates	105	Railing is 2.4m in this location.	yes
20	16. Substantial doors recommended at B1/Retail egress Solution: The proposal will comply with this	105	Yes, this door will be PAS 24 compliant.	yes
21	17. Generally, adhere to SBD design guide Solution: The proposal will comply with this	105	'generally' yes.	yes
22	confirm page 106 and 107 is still the same	106, 107	confirmed.	yes