

From: Jim.Cope@met.police.uk
Sent: 23 February 2018 08:20
To: c.miah@cundall.com
Subject: Kings Cross Development - Meeting 22/02/2018

Morning Chadik,

Thank you for the meeting yesterday regarding the proposed project in Kings Cross. Please find my comments and recommendations from what was discussed. This includes the specific security ratings which are taken from the SBD Commercial Developments 2015 Version 2. It appears to be only one award for achieving 'Commercial SBD' and not, like the residential, a Silver or Gold award for new developments. Apologies for my information during the meeting being incorrect. I certainly cannot see why this development would not achieve the 'Commercial Award' if applied for and certainly welcome you doing so to assist with the local area and the longevity of the building.

COMMENTS

- The office entrance fitted with the revolving door to have the internal 'air lock' lobby which will be protected by an LPS 1175, Issue 7, SR2 door.
- Receptions desks to be placed so that they allow for good observation of the front door and are identified by people walking into the premises and have to be closely passed before reaching the security gates. The ability to secure the front doors in case of an emergency outside the location to be given to the reception staff.
- Agree with the encrypted FOB control access control on the lifts controlling movement throughout the entire building. This should also prevent unauthorised movement between floors via the stair cores and access onto the each individual office floor. This should reduce the risk of 'tail gaiting' if the first layers of security are breached.
- As agreed the cycle entrance point is possibly the weakest point of the building as it technically allows a user to bypass the security controls which are in place in the main office entrance. Therefore I would recommend that this external entry point door by a LPS 1175, Issue 7, SR2 or STS 202 BR 2 with FOB access control and secured with a minimum of two locks, one third from the top and one third from the bottom to prevent the risk of being pulled/pushed open. Mag lock would be preferable as the lack of working parts gives longevity, less chance of a mechanical break down and therefore less maintenance.
- The door the cycle storage area itself should be encrypted FOB access controlled and be PAS24:2016. The locking system must be operable from the inner face by use of a thumb turn to ensure that persons are not accidentally locked in by another user. The lighting in such a building must be automatically activated by a device, such as passive infra-red detector.
- Cycle stands should allow for three (3) points of locking and minimum requirements for such equipment are: Galvanised steel bar construction (minimum thickness 3mm) filled with concrete minimum foundation depth of 300mm with welded 'anchor bar'. The Brompton lockers and Josta stands mentioned should be suitable for the security needs of the 197 cycle spaces.
- From the cycle entrance door any door leading to another part of the building will need to be FOB controlled and be a PAS24:2016. This is the case if decided for the stairs to change direction and allow access to the mezzanine level or to the theatre.
- The loading bay should be protected with LPS1175, Issue 7, SR2, STS 202 BR2 or Sold Secure Gold (I appreciate I said SR1 during the meeting but the guide suggests this is the minimum) including the swing pedestrian gate. This should be integrated into the fabric of the building. All doors off this area will be FOB controlled and PAS24:2016.
- To be decided at a later date due to the unknown usage of the commercial premises on the lower ground floor, consideration is required regarding the shared access to the door and lift which leads to the shared stock room. Segregation within this stock room may need implementing and also how

to control the one access point to this location from the potential of three different premises. This will prevent conflict occurring between different businesses.

- I would recommend that all the doors to the commercial units to be LPS1175 Issue 7 SR2, STS201 or STS202 Issue 3 BR3. Additional security can be achieved utilising protection from a roller shutter or grille as described in paragraphs 52 in the Commercial Guide. Extra certification may be required depending on what material is being used in construction.
- The main theatre doors have not been confirmed as to what construction is going to be used as there are discussions in place with the planners regarding what will be suitable. Currently they are shown as 'sliding' doors and I would expect them to be security rated to LPS 1175 Issue 7 SR2. If this cannot be achieved in its current design then mitigation will have to be considered and addressed.
- The small alcoves around the building and which contain a seat need to be made out of a material that will prevent prolonged usage and prevent people staying longer than is necessary to prevent anti-social behaviour. In the case of the proposed area at the rear of the theatre which conceals the light well and will be a natural place to sit, actually making this a seat but with mitigation in place to prevent ASB will be a solution. Once again materials to be used to prevent prolonged usage and 'arms' fitted to prevent a person from lying down should be fitted.
- Though recessed, the height of the first floor is about seven metres in height and will offer no protection from inclement weather and hopefully will not generate ASB.
- Mail delivery should be directed to the reception area and then controlled/distributed throughout the entire building.
- SBD recognises four distinct types of glazed wall systems. These are: i. Large glazed units connected by a 'spider clamp' system ii. Glazed units directly retained within a framing system (usually aluminium) iii. Framed windows installed within a separate framing system iv. Framed windows connected to other framed windows to create a 'window wall'. Glazed curtain walling (i & ii above) must be installed using a secure glazing retention system. The method of retaining the glass must include one or more of the following: Security glazing tape, Dedicated security sealant or gasket, A secure mechanical fixing system (Evidence will be required to prove the system is secure. This may be achieved by utilising the specific glazing retention test within PAS24:2016 or by an indicative test on the retention system to LPS 1175: Issue 7, SR1 or STS 202: Issue 3, BR1) Framed windows (iii & iv above) used within the construction of a 'window wall' must meet the requirements PAS 24:2012 or STS 204 Issue 3: 2012, or LPS 1175 Issue 7:2010 Security Rating 1 or LPS 2081 Issue 1:2014 Security Rating A.
- Any external lighting should conform to BS5489-1:2013, be of a 40% uniformity around the building to prevent any dark spots or unlit areas, ideally this should be LED as the low energy and low maintenance required is a benefit. Also it should be 'dusk till dawn' activated as it has been proven low level continually lighting reduces crime. A PIR or bollard lighting is not preferred as they are ignored when activated and can be easily damaged. Any lighting should complement any CCTV that is considered around the building and allow for good colour rendition.
- CCTV may have to be registered Information Commissioners Office and be compliant in respect to Data Protection and Human Rights legislation. Further information can be found at www.ico.gov.uk
- Further information can be found on the following website with regards 'Secured by Design' <http://www.securedbydesign.com/>

If I have missed anything out that was discussed or if you have any further questions regarding the meeting then please do not hesitate to get in contact with myself and we can work on it together.

Kind Regards

Jim



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