

Secured By Design Statement

Introduction

The existing site is vacant and provides servicing access to the rear of 222 Euston Road. The site is secured with a perimeter fence. Vehicular access to the rear of 222 Euston Road is via fob controlled entry point.

The Proposal

The proposal is to redevelop the vacant site with a seven storey building for student residential use (term time) and hotel use (outside of term time), retaining the vehicular access for 222 Euston Road. The building will 'fill' the site, creating a defined built edge along Stephenson Way, abutting existing buildings either end.

The proposed building is arranged with a staffed, active ground floor, with reception and study rooms overlooking Stephenson Way. All accommodation is provided on the upper floors.

Key Security Features:

- Fob controlled entry and exits
- Staffed reception open 24 hours a day, 7 days a week
- General manager, part time receptionist and night time security staff
- Common areas covered by CCTV (internal)
- All rooms will have laptop size mini safes

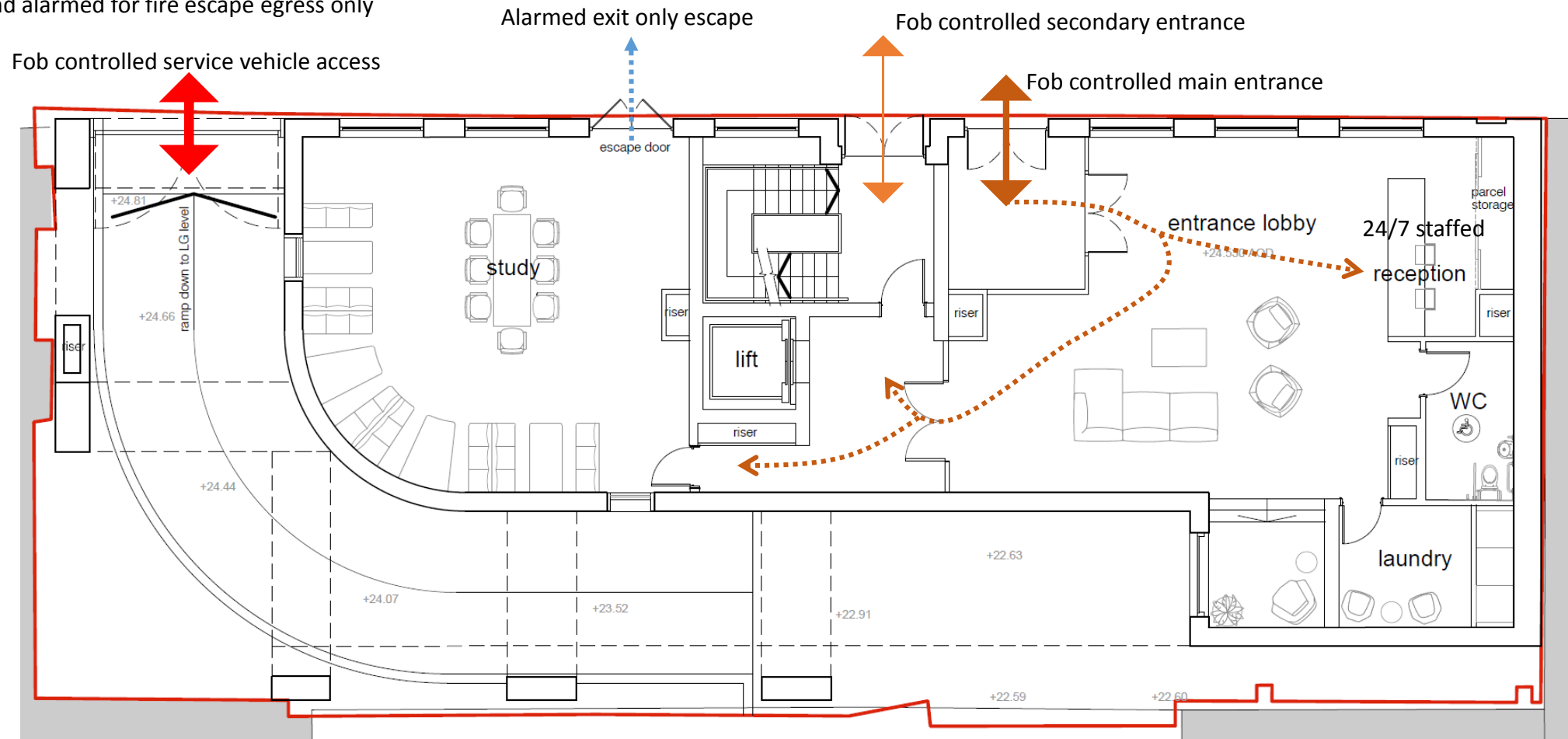


Ground Floor Points of Entry

The site has four fob controlled entry points;

- New staffed main entrance / exit
- Secondary entry / exit (fire escape stair)
- Retained vehicular access to 222 Euston Road
- Basement level refuse / recycling & cycle store

The alarmed exit is locked and alarmed for fire escape egress only

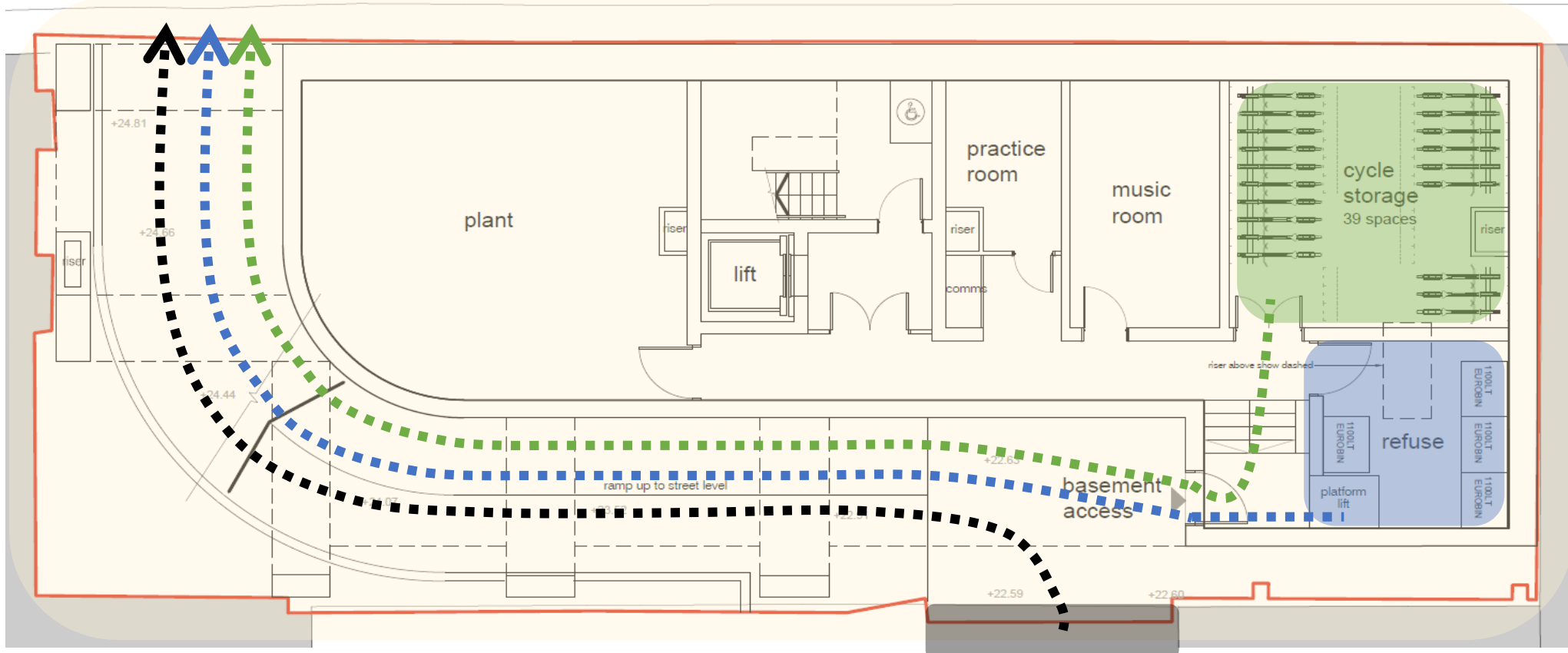


Basement Floor

Servicing access is retained for 222 Euston Road. The secured fob entry / telecom system currently in place is retained. Only refuse / recycling and cycle store access is provided from the basement of the proposed building, which will be via a fob controlled door.

Fob controlled ramp (from GF)

Cars (222) Bins Cycle



Activation and Natural Surveillance

