

[REDACTED]
Sent: 06 August 2018 13:00

To: Planning [REDACTED]

Subject: Planning Application - 2018/3072/P - 1 & 2 Rochester Road, NW1

FAO Stuart Clapham

Thank you for allowing me to comment on planning application 2018/30172/P which relates to the proposed three bedroom town house on the land behind 1 & 2 Rochester Road, NW1.

I have no objections to this proposal but have the following comments and recommendations.

Comments and Recommendations

- Main front door to be security rated to PAS24:2016 with a maximum recess of 600mm.
- Doors leading out into the garden area required to PAS24:2016, STS 201 or STS 202 BR2.
- Lighting around this area is recommended to be on a 'dusk till dawn' phot electric cell that conforms with BS 5489 and offers a minimum of 40% uniformity across the area to be lit. LED lighting is preferable due to the greater lighting ability, low energy used and low maintenance required.
- It appears the use of 'police preferred' security rated windows will be implemented. As long this relates to all openable windows that are on the ground floor or ones that can be reached by climbing and they meet the minimum of PAS24:2016 then they will be satisfactory.
- The use of the AOV (Automatic Opening Vents) on the roof do not require to be security rated as there appears to be no risk of climbing to this location. But certainly consideration is required to the security of the building in the event of a failure of the system if the residents are away and there is more time to plan or commit a potential burglary with the use of climbing aids.
- Utility meters to be placed externally and close to the front door. If this cannot be achieved the use of 'Smart meters' is recommended to prevent unauthorised access or artifice burglary.
- Gate accessing the rear garden – Will be a minimum of 2.1 metres in height and provide no climbing aids, should be of a framed design and employ galvanised adjustable hinges and fixings mounted behind the attack face. Hinge systems must not allow the gate to be 'lifted off' and therefore should employ a method to restrict the removal of the gate from the fence post or wall. Gates must be capable of being locked to a minimum of two points of locking, especially on an inherently weak double inward opening gate, they will be required two thirds from the top and bottom with additional drop down throw bolts which can be secured into the ground. Sold Secure Silver locks should be utilised for extra protection.
- The cycle storage area must be a 38x50mm minimum planed timber frame, floor and roof constructed of 11mm boards, 10x125 minimum tongue and groove board, no windows, door hinges, hasp and staple to be coach bolted through the shed structure, Sold Secure Silver or LPS 1654 SR1 standard pad lock to be used. The security for the bikes themselves should be a security anchor rated Sold Secure Silver or LPS 1175 SR1 and securely fixed to the concrete foundation if applicable.
- Bin storage should be robust and fit for purpose.
- Though quite happy with the overall design of the building my major concern is the access to the blank gable wall end that will be created within the boundary of Ifor Evans Halls. There are security gates present barring access to this area but it's unclear when these are locked. When open access can be reached to this area which could generate anti-social behaviour in

the form of graffiti, drugs misuse or even using the wall to kick a ball against. Ideally some form of protection would be required like a boundary of One (1) metre wide defensive planting using prickly well-established plants of a height of One (1) metre. This will prevent unwanted activity occurring here for both the residents of the proposed development and the residents of the university hall.

- If the applicant wishes to have any further help of assistance then I am happy to be contacted.
- Further information can be found on the following website <http://www.securedbydesign.com/>

Kind regards

Jim



Jim Cope
Police Constable – Design Out Crime Officer
Metropolitan Police Service
Continuous Policing Improvement Command (CPIC)



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