

FAO David Fowler

Thank you for allowing me to comment on planning application 2018/4870/P which relates to the redevelopment and extension of flats contained within 41-47 Ingham Road and 108 Fortune Green Road, NW6.

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

Comments and Recommendations

- ∞ Communal entrance to Flats 47 A, B & C to be security rated to PAS24:2016.
- ∞ Each individual entrance door to Flats 47 A, B & C to be security rated to PAS24:2016.
- ∞ Each individual entrance door Flats 43 A & B to be security rated to PAS24:2016
- ∞ Mail delivery to Flats 47 A, B & C / 43 A & B ideally through the wall system into secure letter boxes which can be accessed by the resident internally, be of robust construction, shall have maximum aperture size of 260mm x 40mm, have anti-fishing properties, have fire retardation where considered necessary and installed to the manufactures guidelines. Letter boxes certified to TS009 will meet all the required attributes.
- ∞ Main entrance door to Flat 45 to be security rated to PAS24:2016.
- ∞ Main entrance door to Flat 41 to be security rated to PAS24:2016.
- ∞ Bike/Bin Store – I would require this door of the public realm to be security rated to PAS24:2016 due to the fact it is to be a shared use... it should have a self-locking and self-closing mechanism fitted. Ideally the bins should be within the first half of the storage area and not mixed with the cycles. I would therefore recommend a security rated door to PAS24:2016 be installed to protect the cycle area and to keep both uses separate. The proposed cycle storage should allow for three points of locking... for both the wheels and the frame.
- ∞ Not sure if this is an error on the plans but there appears to be a door leading from Flat 45 into the bin/cycle storage area... I would strongly recommend that if this is the case then it should be removed. If it is required for whatever reason then it will most certainly have to be security rated to PAS24:2016.
- ∞ All ground floor windows on Flat 45 & 41 if they are openable to be security rated to PAS24:2016. I would certainly recommend some kind of additional defensive measures be placed around the windows on the ground floor to prevent people standing directly outside the windows and peering into the bedroom areas or living rooms.
- ∞ If rear terrace area to Flat 43 is below 3m in height and not deemed climbable from neighbouring buildings then this door should be security rated to PAS24:2016.
- ∞ All flats to have a 13A spur created within their entrance halls to allow for the resident to install a burglar alarm at a later date if they so wish.
- ∞ Utility readings – Ideally if traditional meters are to be used then they should be in a central location and not within the proposed units. The use of ‘Smart’ meters would negate the potential for any person using the pretence to visit the home to read utility readers.

The above recommendations, if followed, would certainly allow the building to achieve ‘Secured by Design – Silver’ accreditation and I would certainly encourage the applicant to apply for ‘Secured by Design’ which will benefit the

location, environment and the sustainability of the residential units. I am more than happy for the applicant to get in contact with me to go through the procedure and to offer any other help of advice regarding crime prevention.

Kind regards

Jim



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