

1654 – Arlington Road

Land to the Rear of 125-133 Camden High Street, London

MEETING MINUTES

DATE: Meeting date: 09.05.18

TIME: 10.00am – 12.00am

PRESENT: George Kythreotis (GK) , Sofoklis Michail (SM) – Vivendi Architects (VA)
Jim Cope (JC) - Secured By Design (SBD) - Design Out Crime Officer, London MET

COPIED TO: All Above + Email List

ABSENT: --

1. All entrance doors to flats to be PAS24:2016
2. Separation of surface finishes/demarcation between vehicular and pedestrian route, either by level change or materiality.
3. Gate Access Control for Car Park to be Non-climbable, devoid of horizontal elements.
4. Proposed vertical railings to be Non-climbable, devoid of horizontal elements, any gaps should not exceed 100mm
5. 1.8m height vertical posts.
6. Minimum 800 mm high Vertical Balustrades (railings).
7. Crypted Fob, Video & Audio Entrance control to front gate at ground floor level
8. Crypted Fob and Audio to main entrance at ground floor level
9. Fob does not have to be SBD.
10. 2x magnetic locks to be installed @1/3 and @2/3 along the height of the door(s) with equal spacing. 1200lbs locks with self closer to pedestrian gate at ground floor level.
11. Gates to open inwards and to be moved to be flush (or as close as possible) with the front elevation/wall . Recesses not encouraged - vulnerable spots. We need to coordinate with Highway Authority to make sure that the turn-in point is adequate for associated vehicles.
12. Doors to refuse - robust and fit for purpose - not SBD.
13. Move flat 1 door internally. - *Not Possible as that would be through the fire lobby. Entrance door to be LPS 1175 if possible if not -PAS24:2016.*
14. Ground Floor windows; GD-07 and GD-08 to have top openers over 1.8 meters above external ground level. If not opening do not have to be security rated.
15. Internal door to refuse store _ PAS24:2016 G-D05 (door schedule) to require :

- i. PUSH RELEASE outwards (to the store)
- ii. CRYPTED FOB (to communal internal areas)

16. EXTERNAL LIGHTING:

- i. Undercroft - No bollard lighting
- ii. Lighting to underside of soffit to be DUSK- DAWN operational
- iii. LED
- iv. Low luminance permanent better preferable to PIR
- v. UNIFORMED - no dark spots

17. Letter Boxes to comply with SBD TS009/TS008 security standards -

Manufacturers/Suppliers: DADgroup/Mailbox Company . Through the wall post boxes viable.

18. Smart meters in central location for electric and gas water.

19. Door G-D01 *be LPS 1175* Security door - can be combined with entrance system and post boxes.

20. G-D04 and G-D05 ground floor doors to cycle store and refuse store to be *PAS24:2016*.

21. Internal separating walls between communal areas and residential areas to incorporate min 9mm plywood/sheathing board or expanded metal lath or secure rated plasterboard (british gypsum). Either side of all entrance doors to flats.

22. OV must have fail-safe open in the event of a fire - GERDA box and key for fire brigade - location if required for OV

23. No traders button for entry system.

24. Secure Lobby + lobby door to communal areas Flats 2-8

25. Window 2F-W08 change opening to avoid possible entry/breach from rear property roof.