

**From:** [REDACTED]  
**Sent:** 04 March 2019 11:55  
**To:** Planning  
**Subject:** Planning Response - 2019/0910/P - 369-377 Kentish Town Road, NW5

FAO David Peres Da Costa

Thank you for allowing me to comment on planning application 2019/0910/P which relates to the construction of a Fourteen (14) unit residential building at 369-377 Kentish Town Road, NW5.

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

### **Comments and Recommendations**

#### **Residential**

- ∞ Main communal door to be security rated to LPS 1175 SR2 – Encrypted FOB access control for residents and video/audio control for visitors to contact the resident directly in their own home. The resident will then have the ability to release the primary door set from their dwelling in conjunction with live audio and visual communication with the visitor. The entrance system should have the ability to instantaneously recover from any power failure. It is recommended that a minimum of Two (2) magnetic locks integral to the frame (two thirds from the top and bottom) be incorporated and the door is also self-locking and self-closing.
- ∞ No trades button to be allowed on the entry system.
- ∞ Electronic release for the fire service will be required to be protected with an 'Access Control Box' security rated to either LPS 1175 SR2 or STS 202 Issue 3 BR2.
- ∞ Emergency door release on the communal external door should be vandal resistant stainless steel and self-resetting. If the break glass emergency door exit release is required then additional security may be required to prevent misuse... this could be either a protective cover to prevent accidental activation, alarmed with a 'screamer' cover or connected to a management alarm which will alert a capable guardian of an activation. This will reduce the risk of the main entrance being disabled for long periods of time.
- ∞ Postal Strategy – I would recommend that due to the location of the building that a 'through the wall' delivery is adopted which will reduce need for access into the building. These letter plates should meet requirements for the Door & Hardware Federation TS 008. If this cannot be achieved then the creation of an 'air lock' lobby will have to be created to contain the letterboxes rated to TS 009. The 2<sup>nd</sup> line of defence will have to be door security rated to PAS24:2016 and have the same encrypted FOB access control for residents and audio only for visitors. Once gain a minimum of Two (2) magnetic locks and self-locking and self-closing mechanisms installed.
- ∞ All doors to the residential units to be PAS24:2016.
- ∞ Walls systems proven to meet requirements of either LPS 1175 SR1 or STS 202 Issue 7 BR1 between each residential unit, walls of communal hall ways and especially 600mm either side of the primary residential door. Other alternatives can be either 9mm timber sheathing or expanded metal in the areas concerned.
- ∞ Utility Meters – Should be located in a central location which does not affect the security of the building. The use of 'Smart Meters' is another alternative to reduce the access into the building.
- ∞ Door leading into the residential bin storage should be security rated to PAS24:2016 and the access control system should be considered to reduce the risk of a person being able to use the main bin storage entrance from the road to enter the building.
- ∞ Commercial bin store – Due to the risk of being able to enter the building vis this point I would recommend that this door be security rated to LPS1175 SR2, Two (2) magnetic locks and self-locking and self-closing. Access control, as stated, is required.

- ∞ Cycle Storage – Access via PAS24:2016 door on encrypted FOB – Cycles should be secured to stands that rated to ‘Sold Secure’ standard which will allow three points of locking (both wheels and the frame) and secured to the ground by 300mm with security fixings.

### Commercial

- ∞ The main area of concern is the undercroft area which covers the main door and also the access gate to the rear of the building. From previous experience of the local area any covered area will highly likely be used for anti-social behaviour and provide a good location for people to congregate and be protected from the elements. Also due to the pillars there will be reduced surveillance into the space when the lower ground part of the building is not in use, making it an attractive area for anti-social behaviour. I would recommend that the access gate be brought forward as far as possible to be flush with the building line to eliminate the recess into the alleyway. The gate to be security rated to LPS 1175 SR1 and also constructed to reduce the risk of climbing or crawling under, minimum of Two (2) magnetic locks two thirds from the top and bottom of the frame and the push to release mechanism to be protected so that it cannot be activated from the exterior. Consideration to how this gate is secured and also how the neighbouring structures could reduce its benefits or effectiveness will be required.
- ∞ The area will need looking at more closely to prevent the congregation of people within this area... possible solutions are to have a change in pavement surface by either colour or texture, CCTV protected from vandalism installed and adequate lighting.
- ∞ Cycle storage – I would like to see only a single leaf door to this area as a double leaf door is inherently weak. A single leaf PAS24:2016 door here will be a benefit as there is no natural surveillance over this area due to the railway line and also due to the number of cycles being stored. Once again ‘Sold Secure’ products to be used which allow three points of locking and effectively secured to the ground.
- ∞ Fire exit into the rear alleyway not to have any ironmongery on the exterior.
- ∞ If achievable then a security rated door on the main entrance should be considered. But at least the glazing should contain the minimum of P1A laminate glass.

I will be more than happy to assist the applicant with any of the above advice, which if followed and an application submitted would be able to achieve ‘Secured by Design’ accreditation which I would highly recommend.

Kind regards

Jim



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



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