

## REVISED PUBLIC ACCESS PLAN

277a Gray's Inn Road, London WC1X 8QF  
(live document)

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# 1. INTRODUCTION

- 1.1 This Public Access Plan has been prepared on behalf of Avon Group and is submitted in support of a planning application for gates to the development located on Grays Inn Road, and Chad Street, submitted by Brooks Murray Architects.
- 1.2 This is a 'live' document which will be updated from time to time by the Developer and agreed with the Council under Clause 4.19.3 and 14.9.4 of the s106 agreement
- 1.3 It was agreed as part of the Approval for the development under PA .2014/426/P and stated in the original version of this Public access Plan written by Icen Projects in February 2015 that;

*"The Council will reconsider the need for gates on the two public entrances to restrict public access overnight in the event that persuasive evidence is provided following Occupation demonstrating a clear link between the absence of the gates and a disproportionate impact from street crime on local community safety"*

- 1.4 The purpose of this statement is to amend the previous Public Access Plan approved with the development supplemented within the Design and Access Statement, the "persuasive evidence" demonstrating the link between the absence of the gates and a disproportionate impact from street crime on local community safety". described in that document, is to "explain how the public realm created by the development would be managed and made safe, clean and secure for all users; at all times..."
- 1.5 The statement is structured as follows:
- Section 2 explains how the site's Public Access Plan and the mechanism for its review; and
  - Section 3 provides the conclusion.
- 1.6 This new version of the statement is supported by:
- A Proposed Access Plan (dwg. 1\_529-A-PL-051 Rev B), prepared by Brooks Murray Architects.

## 2. PUBLIC ACCESS PLAN

### Design Measures to discourage Anti-social Behaviour

- 2.1 The raised planters and street furniture which are very well maintained and planted slow down any speeding cyclists making pedestrian usage safe.
- 2.2 However, there are some areas where the design and materials could be adapted to create a more robust environment, less attractive to the rough-sleepers and drug addicts causing damage.
- 2.3 These ideas include the replacement of the aluminium bin-store doors with more robust steel doors, and the placement of a roof over the railing to the electricity room to prevent people jumping over the railings.
- 2.4 These features, together with the day-time presence of a centrally located the Concierge, will help to mitigate the risk of any anti-social behavior during the day, and the gates will prevent this happening at night.
- 2.5 These measures will be programmed into works in the next year, as the costs will need to come from service charges.

### Access Control

- 2.6 The high quality, car-free public space, and the highly convenient route through the development should be accessible to all. Sadly, night-time anti-social behavior within this protected public realm has made life miserable for residents. It is therefore proposed that while genuine visitors, pedestrians and residents should and will be able to enjoy the facilities during the day, at night, access will only be available to residents.

### Proposed Gates

- 2.7 It is proposed to install electronically operated steel gates at each entrance (Grays Inn Road and Chad Street), both of which will have large opening sections for deliveries or emergency vehicles, and a pedestrian gate. The gates are the subject of a Planning Application submitted to Camden Council ref 2018/4867/NEW.

The gates will be operated via an electronic, wireless system to which all residents will

be given access. When a flat number is buzzed at the gate, the owner/occupier's telephone rings via an App and the gate can then be released from the phone. Egress is provided by a fixed-release button located on the wall, out of reach from the outside of the gates.

The proposed electronic opening system is attached as an appendix to this document.

#### Deliveries and Emergency Vehicles

- 2.8 The large gates will remain locked at all times. They will be able to be opened electronically by the day concierge, or by the fixed-release button located on the wall.

#### Concierge

- 2.9 The development will have a dedicated on-site concierge, located in the Concierge Management Suite near to the main Gray's Inn Road entrance. There will be a single day shift concierge, who will be employed by the Property Management Company.
- 2.10 The concierge will be responsible for security and monitoring access to the development. In this respect, they will have control of the CCTV and lighting systems, the functions of which are outlined in detail below and on the accompanying plans.

#### CCTV System

- 2.11 The overall objective is to provide video coverage to the ground floor entrances to each block of flats and external areas, as shown on the accompanying CCTV Location Plan, prepared by XCO2 Energy. This system is working well.
- 2.12 The CCTV cameras provided within the entrance areas to the block of flats shall be integrated dome, high precision units, mounted internally within ceiling.
- 2.13 The blocks entrances/lobby coverage the dome will be a static colour camera fitted with a varifocal lens to allow adjustment on commissioning to give the optimum field of view for the application. This camera will be ceiling mounted.

- 2.14 Cabling and associated containment to link the CCTV system to the Concierge/management suite. The specialist contractors, shall effect the linking of the CCTV systems. On commissioning, the system will allow any camera on the site wide system to be easily selected via drop down menus on the Digital Video Recorder located in the Concierge Management Suite.

#### Lighting

- 2.15 The lighting proposed is functional, providing safe movement through the development. The key lighting type to be used through the development are:
- 2.16 Light columns (3 or 4 metre high columns - to be confirmed) with four separate LED directional fittings with anti-glare louvres and asymmetrical refractors. The fittings allow controlled light, stopping light spill into the units whilst giving enough light for facial recognition for CCTV.
- 2.17 Integral lighting strips to the raised planters/seating edges - low-level lighting to highlight these features
- 2.18 Uplighting to the trees - as a highlight feature (to be on a timer system).
- 2.19 The lighting is to be programmable, with control located in the concierge facilities.
- 2.20 The external lighting complements wall and soffit mounted light fittings to the building entrances, and soffit/ wall-mounted lighting to the entrance from Gray's Inn Road

### 3. CONCLUSION

- 3.1 As the Statement explains, the site is effectively and efficiently managed by an experienced Property Management Company.
- 3.2 Access to the public realm is fully available during the day, but controlled at night ensuring safety for residents and occupiers of the development.
- 3.3 This document will remain live so that it may be reviewed and updated from time to time, in agreement with the Council

## APPENDIX

### Proposed Access system

#### Why Choose GSM?

GSM technology has come a long way in recent years, with most users choosing this platform as their preferred method of entrance communication. Not only is it more reliable than ever before, but more affordable with reduced running costs. See the benefits to using GSM access control systems below.

The Telguard has a standard SIM card fitted inside the unit, allowing the system to make a telephone call through to either a landline or mobile phone number when the relevant property button is pressed. You then simply answer the call as normal, speak to the visitor, then allow access by pressing a command on your telephone keypad. Easy! This means you can allow access to your property from anywhere in the world, without the visitor knowing you're not at home.

From an installation perspective, GSM intercom systems comes with technology that makes remote entrances far more accessible, as cable restrictions are virtually eradicated. Power, network signal and a connection to the operating equipment is all that's needed to have a complete access control solution.

Another benefit of choosing GSM, is remote reconfiguration via text message or using the new GSM One app, along with various message alert features. The Telguard door entry solution has the ability to alert you in real-time of any requested actions: such as forced entry, alarm activation or badentry lockout via the keypad.

With the flexibility of GSM technology, you can allow access from anywhere in the world, at a time of your choosing. You can also feel rest assured that as the world of GSM continues evolving, Telguard will too; with our in-house Research & Development Team.

