

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 Gray's Inn Road, and St. Chad Street, submitted by Brooks Murray Architects.
- 1.2 This is a 'live' document which will be updated from time to time by the Property Management Company and agreed with the Council under Clause 4.19.3 and 14.9.4 of the s106 agreement
Y&Y Management
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- 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 This statement is an update on the previous approved as part of the original development, accompanies the Planning Application for the two new gates.
- 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. 1244.03-100 – Rev. A) prepared by Brooks Murray Architects.

2. PUBLIC ACCESS PLAN

The public realm is a key element of this development. The objective was to create high-quality public realm in which people would feel they could relax in and walk through. Unfortunately, the residents have been exposed to extensive antisocial behaviour and their safety has been compromised many times in the last year or so. Given the above, the management and access to space have been reviewed.

Design Measures to discourage Anti-social Behaviour

- 2.1 The scheme is and will remain a car-free pedestrian designated environment.
- 2.2 The raised planters and street furniture which are very well maintained and planted slow down any speeding cyclists making pedestrian usage safe.

Access Control

- 2.3 The high quality, car-free public space, and the highly convenient route through the development should be accessible to all. Sadly, anti-social behaviour within this protected public realm has made life miserable for residents. It is therefore proposed that while genuine visitors and residents should and will be able to enjoy the facilities everyone else will be left out.

Proposed Gates

- 2.4 It is proposed to install electronically operated steel gates at each entrance (Gray's Inn Road and St. Chad Street), both of which will have large opening sections for deliveries or emergency vehicles, and a small 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

- 2.5 The gates will remain locked at all times. They will be able to be opened electronically by the day concierge, who will manage both gates, pedestrian and vehicular for delivery or visitors. On the external gate pad, there will be a separate option for concierge-call, this will be accessible to all delivery personal, postmen, visitors, etc.
- 2.6 On the internal side of the wall, close to each gate, there will be a fixed-release button, to allow egress. And there will be a second button for releasing the large vehicular gates in case of emergency.

Concierge

- 2.7 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. The working hours are from 8.00 am to 6.00 pm Monday to Friday.
- 2.8 The concierge is and will be responsible for the security and monitoring access to the development. In this respect, they have control of the CCTV and lighting systems, the functions of which are outlined in detail below and on the accompanying plans.

CCTV System

- 2.9 There is in place video coverage to the ground floor entrances to each blocks of flats and external areas, as shown on the accompanying CCTV Location Plan, prepared by XCO2 Energy. This system is working well.
- 2.10 The CCTV cameras provided within the entrance areas to the block of flats are integrated dome, high precision units, mounted internally within the ceilings.
- 2.11 The blocks entrances/lobby coverage is a static colour camera fitted with a varifocal lens to allow adjustment on commissioning to give the optimum field of view. These cameras are ceiling mounted.

2.12 The current CCTV system is working well and will not be altered in any way.

Lighting

2.13 The current lighting scheme is functional, providing a good level of illumination across the site. The key lighting type used in the development are:

- Light columns (4 metre high columns) 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.
- Integral lighting strips to the raised planters/seating edges - low-level lighting to highlight these features
- Uplighting to the trees - as a highlight feature (on a timer system).
- The lighting is a programmable system, with the control located in the concierge facilities.
- 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.

Complementary/supporting measures

2.15 The communal external space is of high-quality design, 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. These ideas include:

- the new entrance gates which are the subject of the planning application mentioned above,
- the placement of a roof over the railing to the electricity room to prevent people from jumping over the railings.

The new freehold and the Property Management are committed to doing these works in one year time from the approval of the planning application.

2.16 All residents will be educated on the new access system and procedures, explaining how the gates would work and the pitfalls including 'tail-gating'. The property

manager company proposed to write to all residents explaining the new system in detail, providing contact details for residents requiring further information and will hold a special residents' meeting to introduce the system.

2.17 In parallel, the Property Management Company on behalf of the freeholder will be writing to all flats owners reminding them that short-term lets of their properties contravenes their leases. From now onward the situation will be monitored by the new management company.

2.18 These measures will be programmed into works in the next year, as the costs will need to come from service charges.

3. CONCLUSION

- 3.1 As this statement explains, the site is effectively and efficiently managed by an experienced Property Management Company, Y & Y Management.
- 3.2 Access to the public realm will be limited only to residents and genuine visitors and controlled, 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.

