

Young, Tony

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Sent: 21 September 2020 10:30
To: Planning
Subject: Planning Response - 2020/3461/P - Chester Road Hostel, 2 Chester Road, N19

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FAO Charlotte Meynell,

Thank you for allowing me to comment on planning application 2020/3461/P which relates redevelopment of the site to include the demolition of the existing hostel building and then the erection of a new hostel building formed of Fifty (50) residential units at Chester Road Hostel, 2 Chester Road, N19.

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

Comments and Recommendations

- Main reception door should be security rated to either LPS 1175 SR2 or B3, STS 202 Issue 6:2015 Burglary Rating 2, LPS 2081 Issue 1.1:2016 SR B or PAS 24 2016 with encrypted FOB access control for residents/staff and once again video/audio control access direct to the reception to allow visitors access. I would strongly recommend that the reception is the only point where access can be gained in to the premises and control on 'releasing' the door to allow entry is controlled by a staff member.
- The secondary door leading from reception into the main courtyard should be also security rated to either LPS 1175 SR2 or B3, STS 202 Issue 6:2015 Burglary Rating 2, LPS 2081 Issue 1.1:2016 SR B or PAS 24 2016 with encrypted FOB access control for residents/staff.
- Consideration to the protection of staff should be made in terms of physical security being placed for example on the reception desk... the installation of a protective screen would improve staff security. I would recommend that the door to the staff area be security rated to PAS24:2016 so in the case of an attack they have a safe location to stay within.
- Any ground floor windows which are openable will be required to be PAS24:2016, STS 204 Issue 6:2016, LPS 1175 SR1 or A1, STS 202 Issue 7:2016 BR1 or LPS 2081 Issue 1 SR A. Any window below two metres in height is deemed as at risk from climbing. This will include any window easily accessible from the communal elevated walk ways.
- All residential unit doors should meet the following security standards PAS24:2016, STS 201 Issue 7:2015, LPS 1175 SR2 or B3, STS 202 Issue 6:2015 BR2 or LPS 2081 Issue 1.1:2016 Security Rating B. No letter plates required but door viewers will be required.
- Postal Strategy – Located within the main communal reception area – Be of a robust construction with a maximum aperture 260mm x 40mm, have anti-fishing properties, fire resistance properties and installed in accordance with the manufactures specification. Security rating TS009 will meet all these requirements.
- Utility Meters – In a central location which will prevent a person from approaching each residential unit. The use of 'Smart Meters' can also be utilised.

- Boundary around the perimeter where no residential frontage is present should be a minimum of 1.8m in height and all climbing risks are eliminated. This includes considering landscaping
- Where residential units face out onto the public realm the planned landscaping should contain plants that are no more than 1.1m in height to allow for natural surveillance to occur both into and out of the premises. The use of prickly planting can enhance this 'defensible space' and ensure it will not be encroached. If trees are going to be used within these areas then the canopy must be above two metres in height and they must be positioned so that they do not come into conflict with any street lighting present as seasonal changes may affect the benefits the lighting produces.
- I would recommend a gate across the entrance way which leads off Chester Road to once again clearly defining the difference between public and private space. This will only need to be 1.1m in height and does not need to be security rated.
- Bin Store – The Chester Road entrance will need to be a minimum of PAS24:2016 or LPS 1175 SR2 or B3. The entrance from the courtyard can be a minimum of PAS24:2016.
- Secure Fire Escape – Dartmouth Park Hill entrance should be monitored with an alarm linked to reception to ensure no misuse is occurring and covered by CCTV. It must be designed so that it cannot be easily climbed or crawled under and that any 'release' buttons or mechanisms cannot be reached from the external side. The relationship this door with any landscaping or even the stair core must be considered so that any height is not reduced by these being present.
- Buggy Stores - PAS24:2016, STS 201 Issue 7:2015, LPS 1175 SR2 or B3, STS 202 Issue 6:2015 BR2 or LPS 2081 Issue 1.1:2016 Security Rating B with encrypted FOB access control for residents/staff.
- The above comments and recommendations, if implemented, will mean the project achieves 'Secured by Design – Silver' accreditation, which I would strongly recommend. Further information can be found on the following website https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

If the applicant wishes any further help or assistance regarding this project then I will be more than happy to be contacted.

Kind regards

Jim



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