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Good Evening,

Thank you for allowing me to comment on Variation of Condition 2 (Approved Plans) granted under Planning Application reference 2019/2879/P dated 10/03/20 (for: Partial redevelopment of the site to create medical research, outpatient facility and academic floorspace); CHANGES include amendments to Plot 1 (former Royal Free Hospital Building) to amend the lecture theatre east facade; east facade updates (locations of doors); north west corner facade (change of detailing); facade level changes; firefighting lift; Alexandra Wing demolition and construction methodology.

I have some observations and recommendations to make

Fire Egress/Firefighting core

Any changes to the fire egress and the installation of a fire core should be discussed with a fire officer of building control.

- ∞ With the firefighting core who will have access? Consideration should be given to some form of access control so this area cannot be used by unauthorised persons to gain access to other areas of the building. This could be achieved by encrypted key fob access with a data logging facility.
- ∞ All internal doors around the fire core should be PAS24:2016 dual certificated for security and fire rating.
- ∞ If the fire core is to be for emergency egress only consider audible alarms for the access doors.
- ∞ One of the amendments was for the East façade where a gate is being removed as there is already a fire door which leads out into this area. I strongly feel that unless this is a change from the fire officer or building control then the gate should remain. Removing the gate allows for a undercroft recess area which will become a prime location for antisocial behaviour, drugs use. It may also be used for concealment opportunities. The gate could still be either a press to release or possibly thumb turn release. The release mechanism needs to be protected so that it cannot be activated or tampered with from the public realm. Either moving the button a considerable distance back from the mouth of the gate or using a protective cowl.

New Lecture Theatre/seminar space

- ∞ Any door leading into the lecture theatre from the outside needs to be security rated. The glazing will also need to be certificated as well. Depending on the level of risk and what is being housed within this space other than lecture space either LPS1175 SR1 or STS 202 BR1 should be considered.
- ∞ If the lecture theatre is to have either a cloak room or a room which houses the audio visual equipment (which can be expensive and potentially a target for opportunistic theft) should be given increased levels of security. I recommend a LPS1175 SR1 or STS 202 BR 1 door.
- ∞ The design of the exterior wall allows for possible concealment opportunities. This is slightly mitigated by the surveillance that will be provided when the space is in use but this will drop dramatically when the building is closed overnight. Consideration to having increased light levels in this area.

Level amendments

- ∞ For a change on level or access to the ground floor I recommend PAS24:2016 windows for any accessible window under 3.5 metres from ground level. Consider fixed windows)non openable for more vulnerable areas as well as internal grilles rated to LPS1175 SR2 if the contents of the room are sensitive or valuable.
- ∞ Any brickwork on the facades not to become climbing aids. This includes recessed or hit and miss brickwork.

I have no comment for the North façade updates or the Alexander wing which appears to be a bid to make the building symmetrical.

Other considerations

- ∞ It was noted (although the drawings may only indicate where cycle parking will be placed) that some of the cycle parking was in areas where possibly any bicycle parked could become a target. I would be happy to view the applicants proposed locations and discuss their suitability with natural surveillance, activity, lighting and CCTV taken into consideration.
- ∞ The Sheffield cycle stands that were shown on the drawings should be replaced with London stands. The London stand has a tapping bar across the stand. This allows the user to place cycle locks above the bar to prevent them being placed on the floor and being smashed with a blunt object. The stand should be set into the ground so no bolts are exposed to offer any further vulnerabilities. The stand should also be filled with concrete or similar material to add weight and robustness to the frame. Cycle stands should allow for three (3) points of locking.
- ∞ There was mention of research at this hospital. It needs to be established what type and whether this research will require a higher level of security from potential protest groups that may wish to disrupt or stop the research. I am not sure whether it has been done but CTSA input maybe required for this application. I would be happy to make the referral.
- ∞ Anti-graffiti treatments for exposed gable ends. There are treatments for both concrete/brick as well as metal textured materials. Also consider defensive planting or a rail or a combination of both to create a defensive space and provide a layer of additional security.
- ∞ CCTV with complimentary lighting to be considered for the exterior/entrance and communal areas (internal). A formal, overt CCTV system should be installed and maintained by a member company of either the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB). Any such company will install a system to the British Standard. Images should be retained for a minimum of 30 days. This system would need to be registered with the Information Commissioner's Office, as it would be recording public areas. Appropriate signage indicating this fact needs to be displayed.
- ∞ Further consultation is required in the pursuit of achieving SBD certification for the development.

If yourself or the applicant wishes to discuss any of my recommendations further then please feel free to contact me. The advice I have provided has been taken from the following guides:

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_update_May.pdf
https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf

The advice has been adjusted taking into consideration crime statistics and analysis of the area. Further consultation is required in the pursuit of achieving SBD certification for the development.

Kind regards

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