



BANKSIDE GARDENS

GREEN PARK | READING

GPV – Phase 6 – Access Control Strategy All Blocks
Doc: GPV G259 P46.1

05/2022

St Edward
Designed for life



BANKSIDE GARDENS

GREEN PARK | READING

- 1. Access Control Systems**
- 2. Community Hub**
- 3. Blocks 1-7**
- 4. Under Podium Car park**
- 5. GF Security Strategy**
- 6. Postal Access Strategy**



Community
Hub behind
Block 4

Train Station
excluded from this strategy

L&Q

L&Q

4 (H)

5 (G)

6

7

1

2

3

**BANKSIDE
GARDENS**

GREEN PARK | READING

Access Control Systems

Access Controls

DEP

System 1 (Main block entrances):

- Door entry panel with fob reader (outside)
- Door release button (inside)
- Break glass (inside)



System 2:

- Fob reader (outside)
- Door release button (inside)
- Break glass (inside)



System 3 (between tenure cores):

- Fob reader (outside)
- Break glass (outside)
- Fob reader (inside)
- Break glass (inside)



Wall mounted push button alarm



Pull cord alarm



System 4 (Podium):

- Fob reader (outside)
- Fob reader (inside)
- Break glass (inside)



System 5 (Estates / Maintenance only):

- Fob reader (outside)
- Fob reader (inside)
- Break glass (inside)



System 6:

- Manual key (Maintenance only)



CCTV



Electronically controlled separating fire door with fail safe + break glass



Alarmed crash bar door

Notes

All access controls and CCTV to be designed, specified and installed by qualified specialist.

Wall mounted push button alarms required as part of Motive 8 risk assessment.

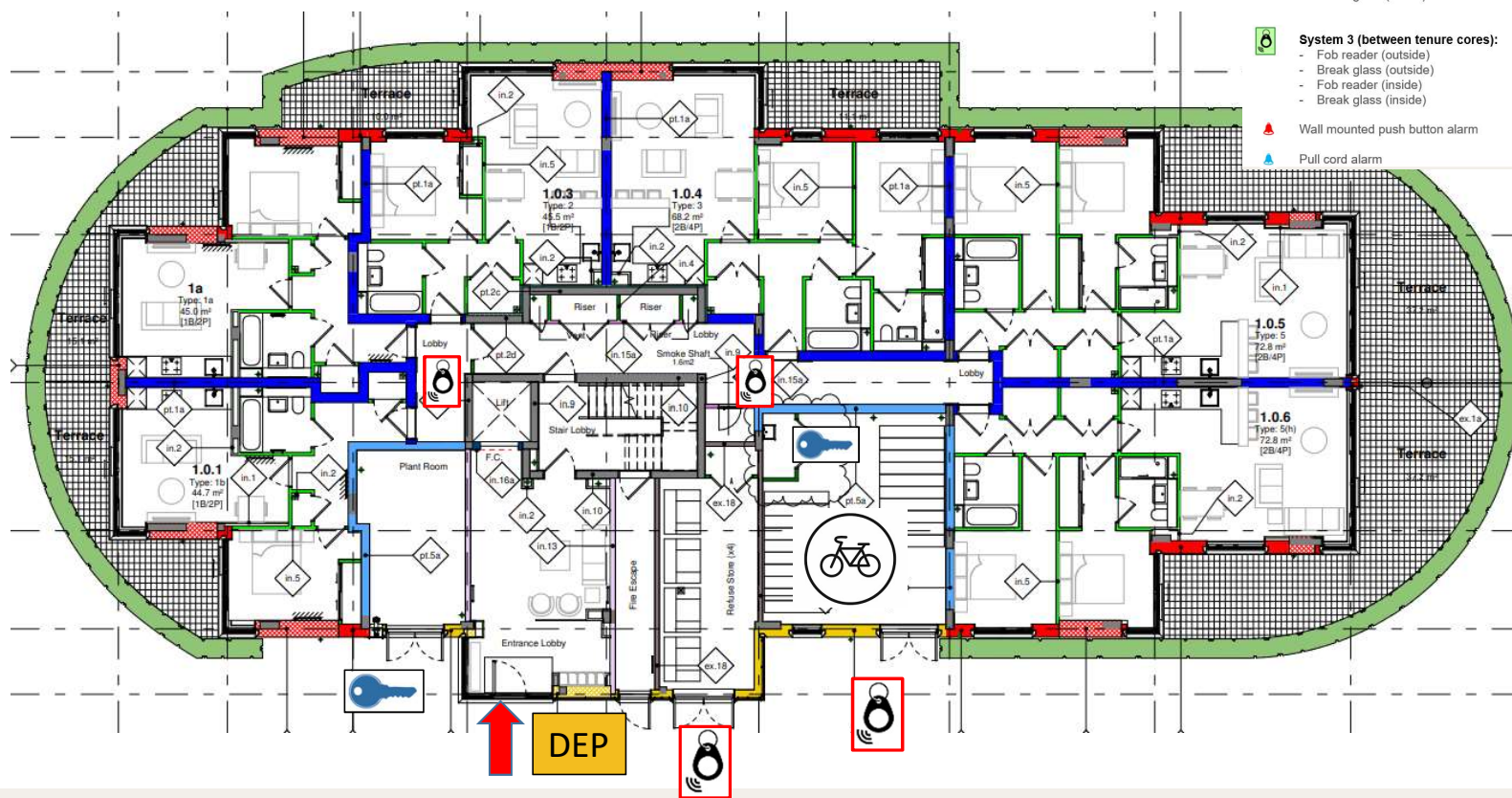
Time programmable fob readers to be sought for Community Hub main entrance doors, Cinema, Meeting Room and Gym.

**BANKSIDE
GARDENS**

GREEN PARK | READING

Block 1-3

GROUND FLOOR PLAN ACCESS BLOCK 1



Access Controls

- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)

- Wall mounted push button alarm
- Pull cord alarm

- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

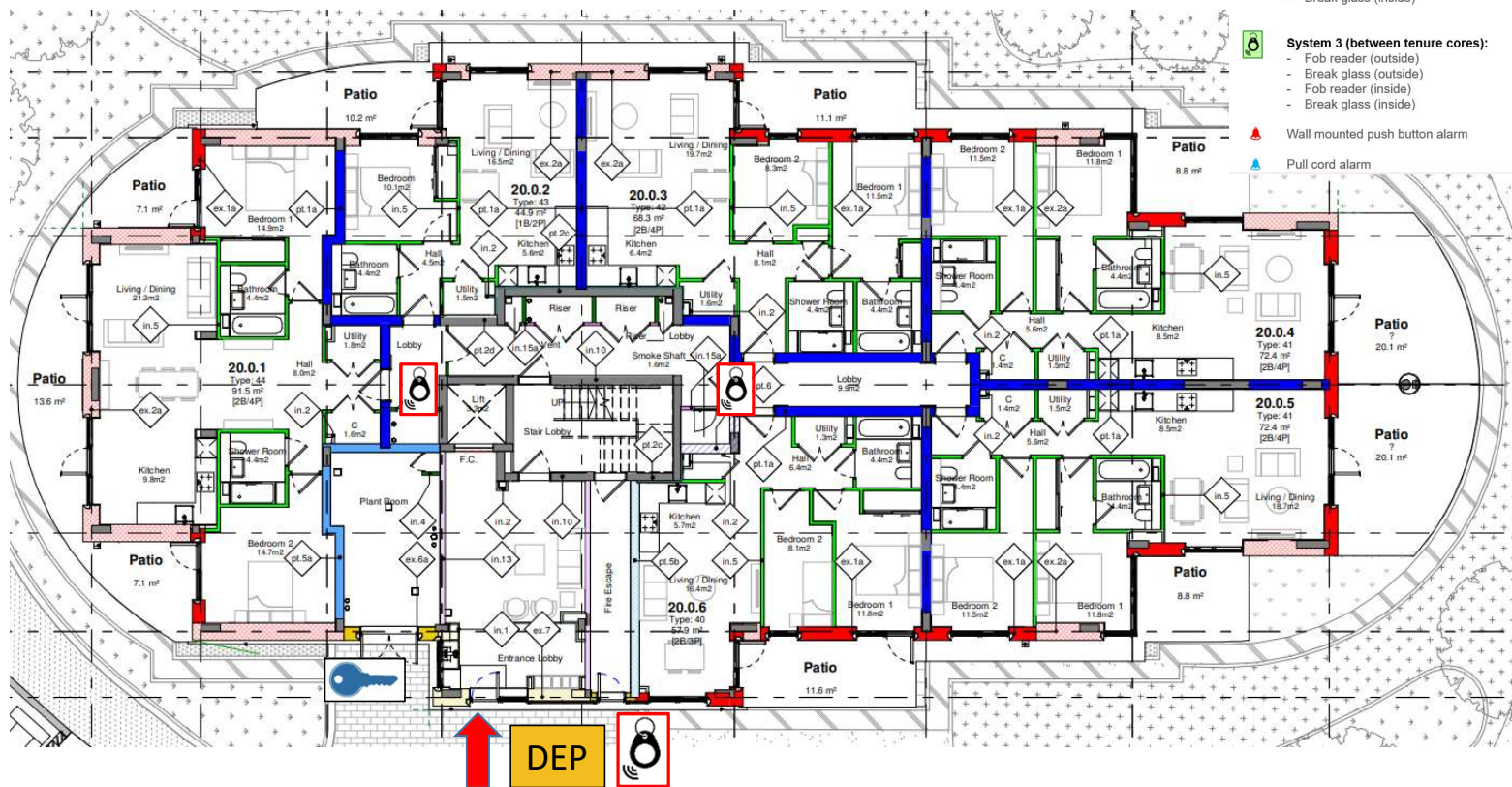
- System 6:**
- Manual key (Maintenance only)

- CCTV

- Electronically controlled separating fire door with fail safe + break glass

- Alarmed crash bar door

GROUND FLOOR PLAN BLOCKS 2 & 3



Access Controls

- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)

Wall mounted push button alarm

Pull cord alarm

- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

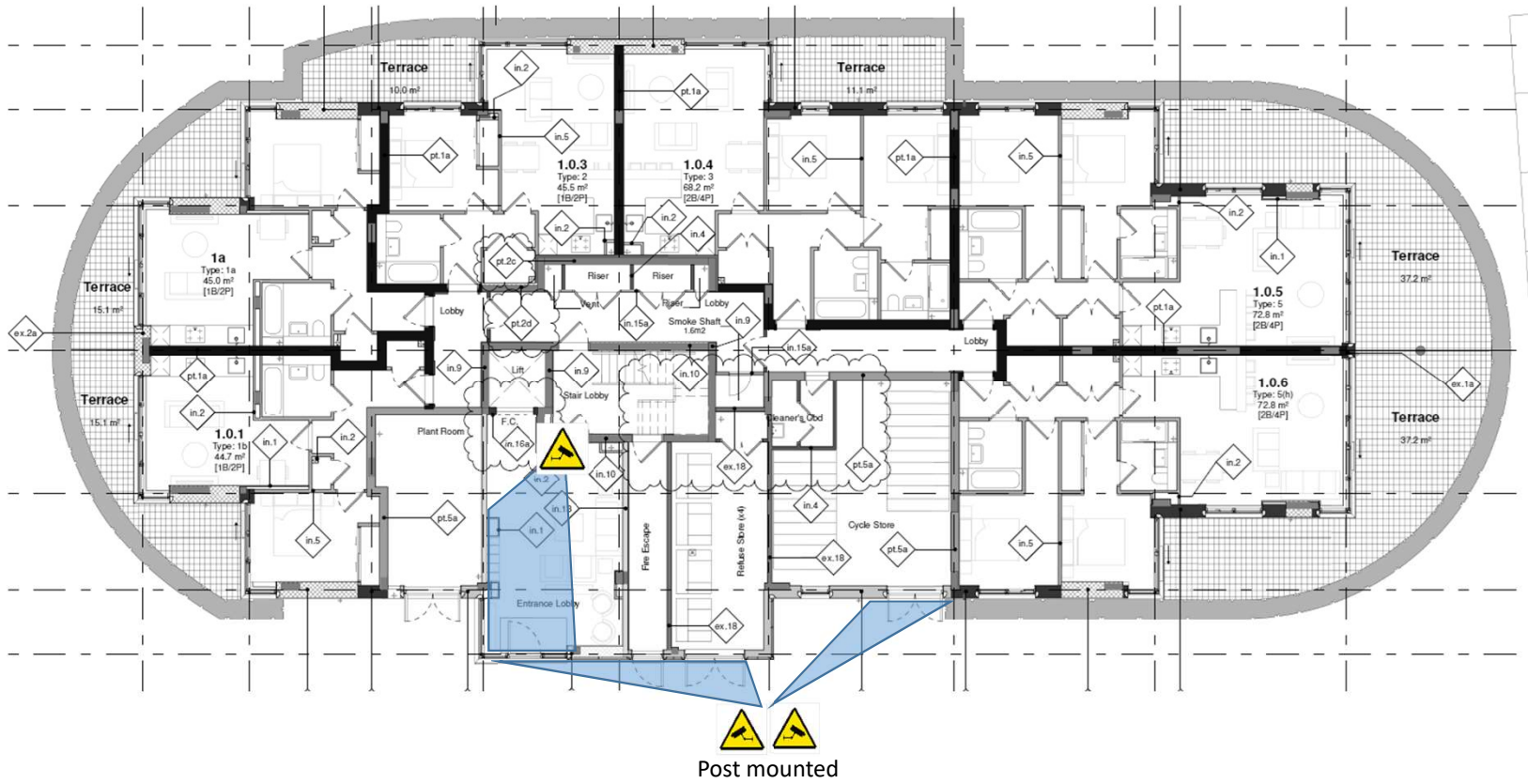
- System 6:**
- Manual key (Maintenance only)

CCTV

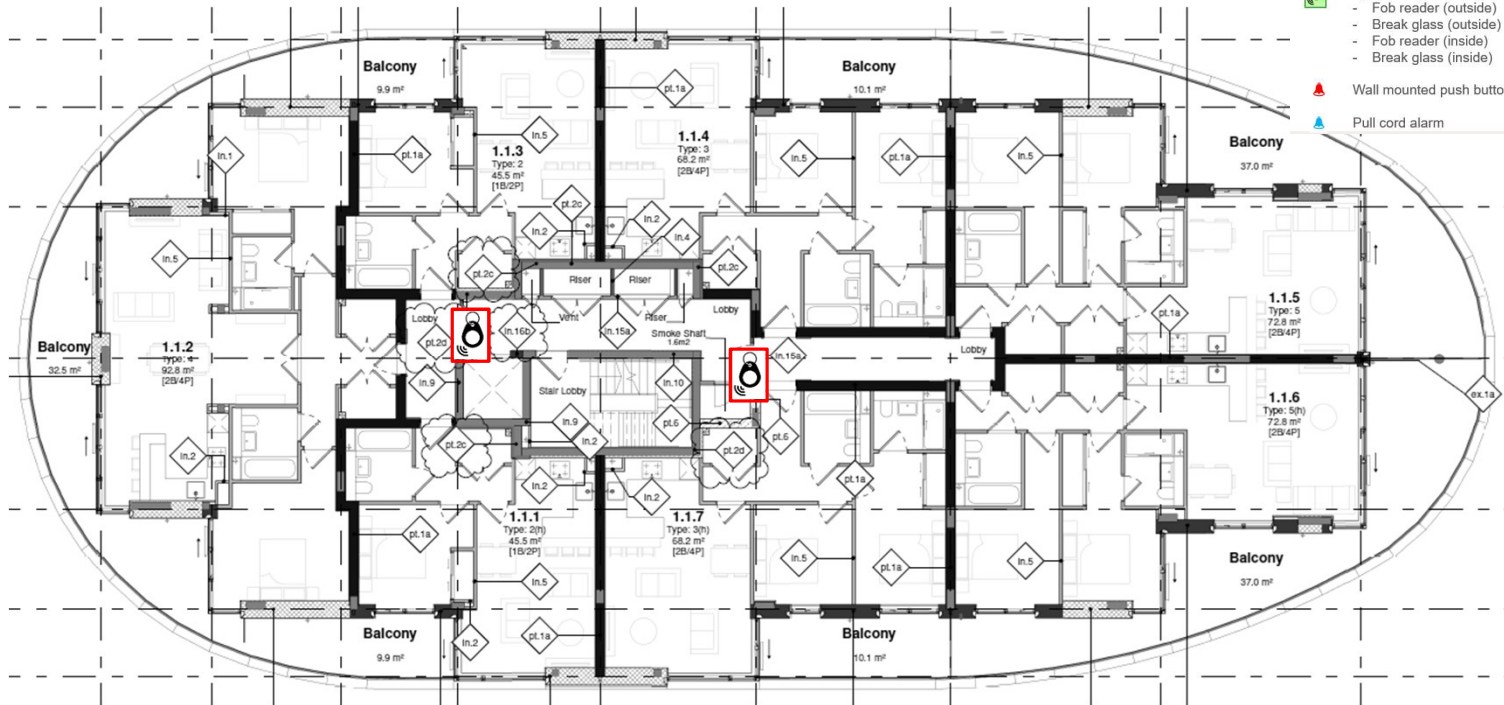
Electronically controlled separating fire door with fail safe + break glass

Alarmed crash bar door

GROUND FLOOR PLAN + CCTV



FIRST TO FIFTH FLOOR ACCESS



Access Controls

- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)

Wall mounted push button alarm

Pull cord alarm

- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 6:**
- Manual key (Maintenance only)

CCTV

Electronically controlled separating fire door with fail safe + break glass

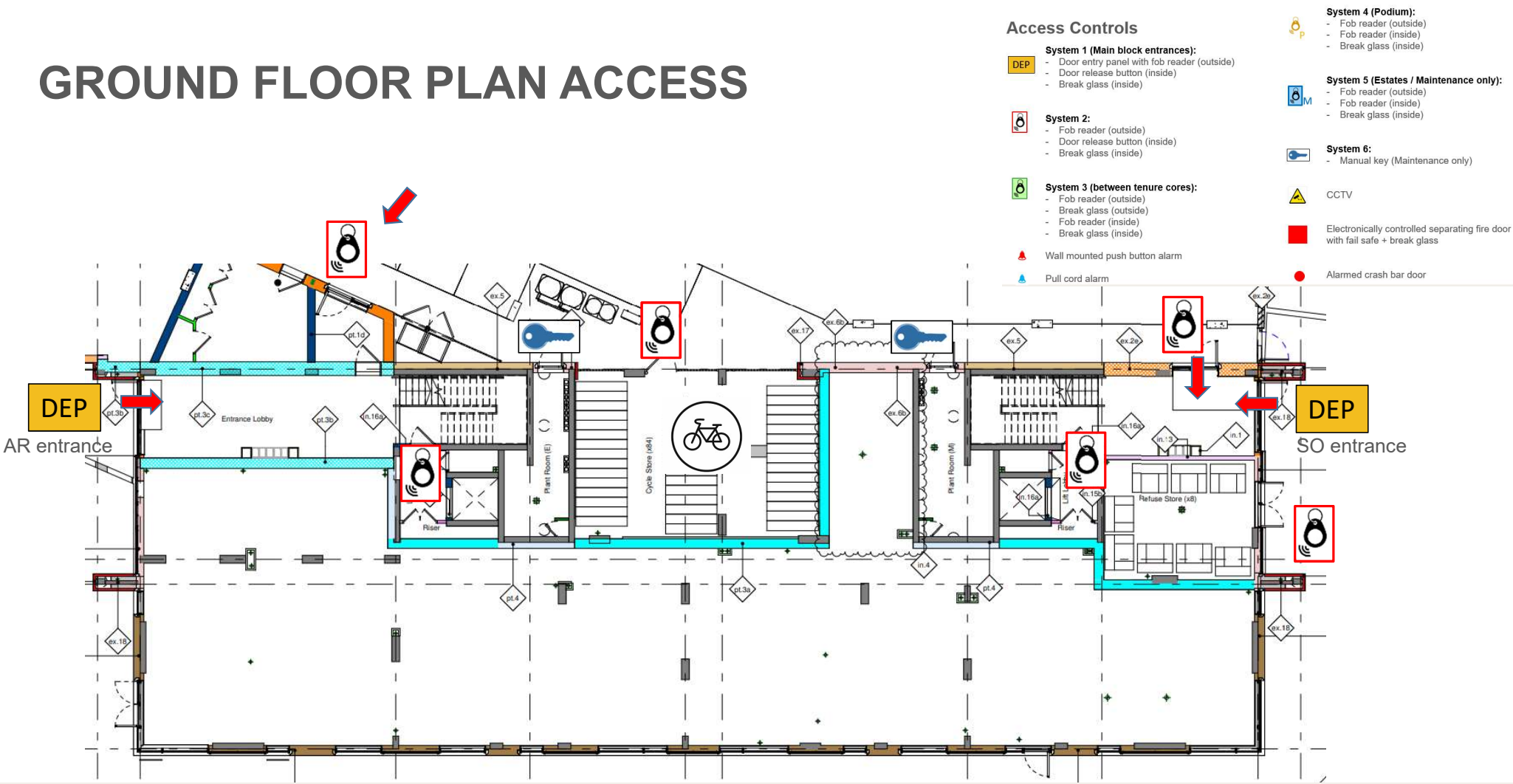
Alarmed crash bar door

**BANKSIDE
GARDENS**

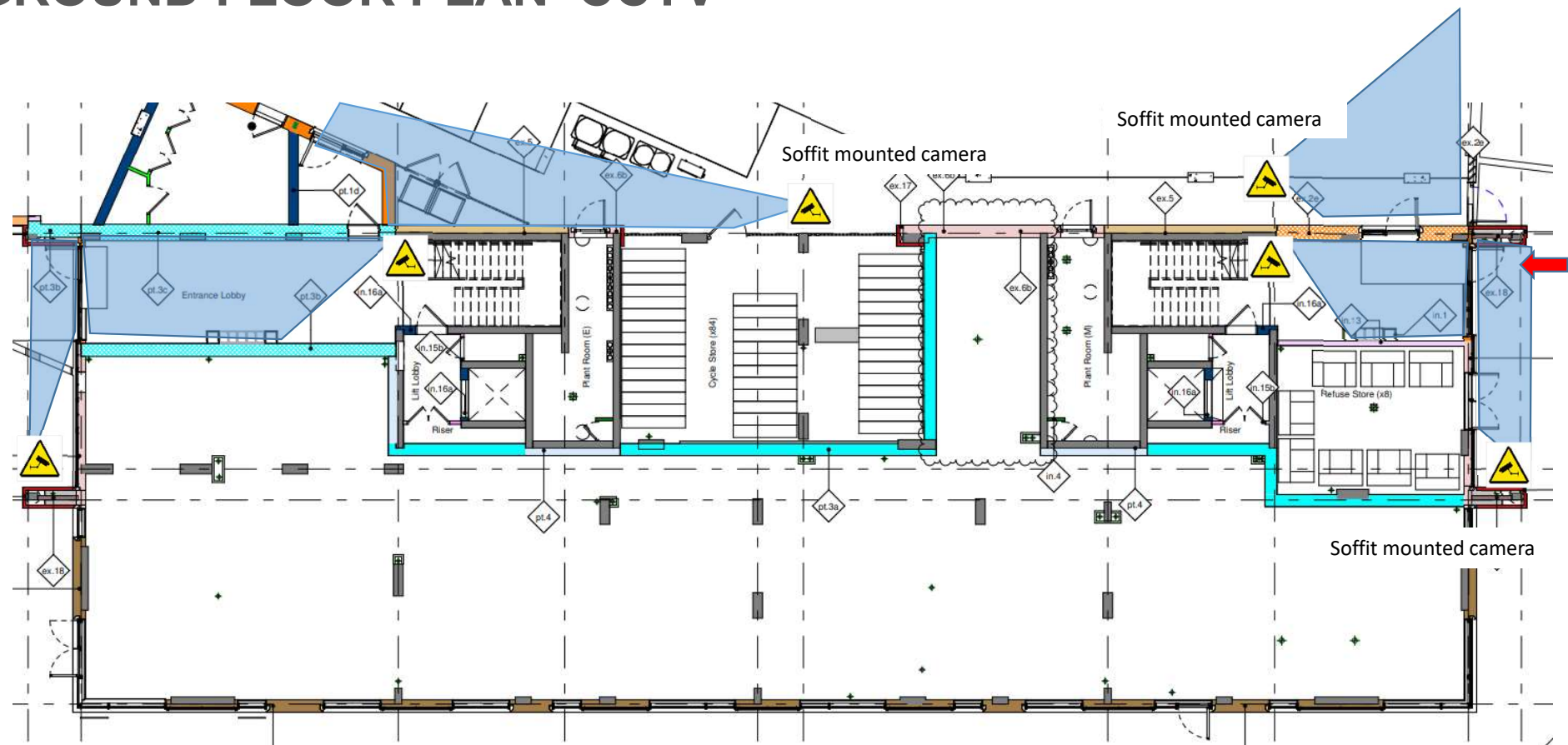
GREEN PARK | READING

Block 4

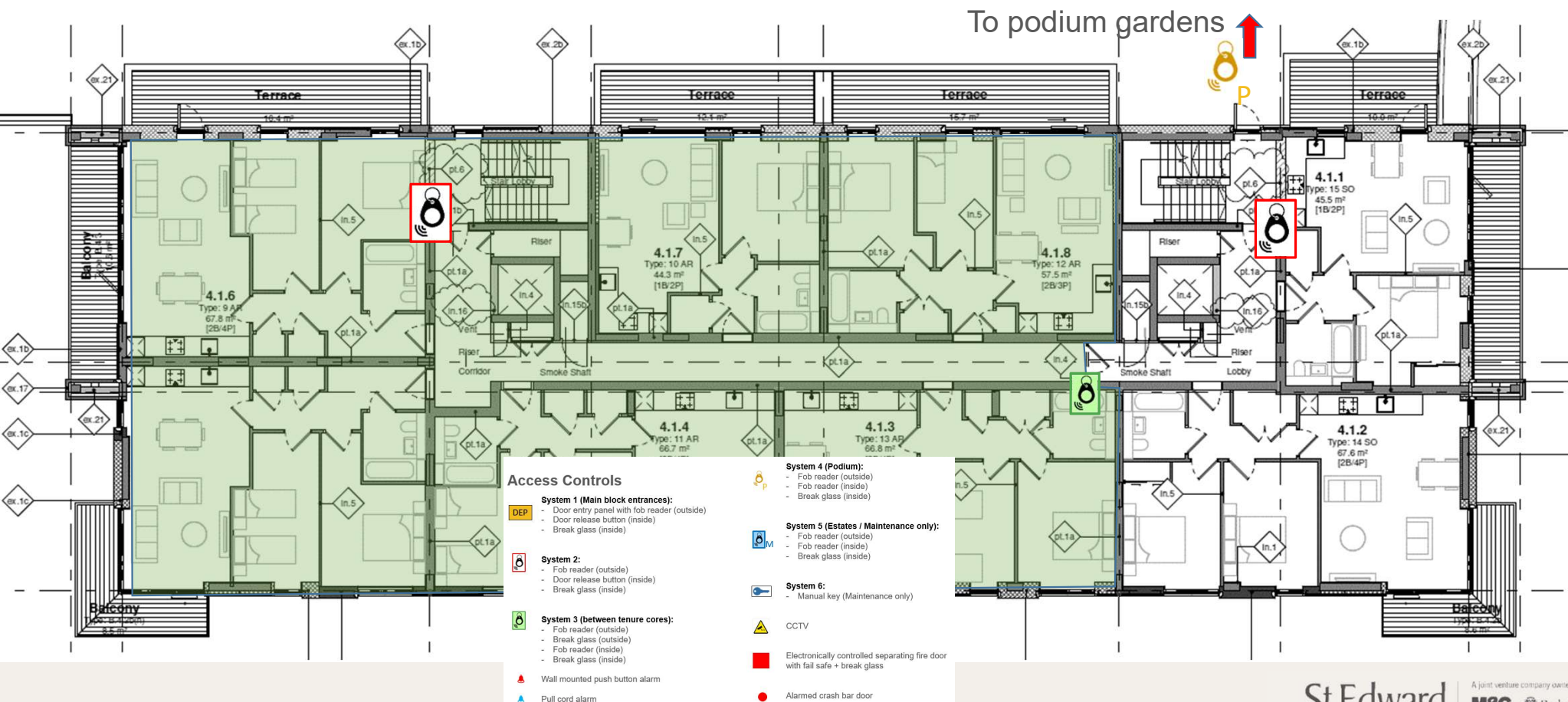
GROUND FLOOR PLAN ACCESS



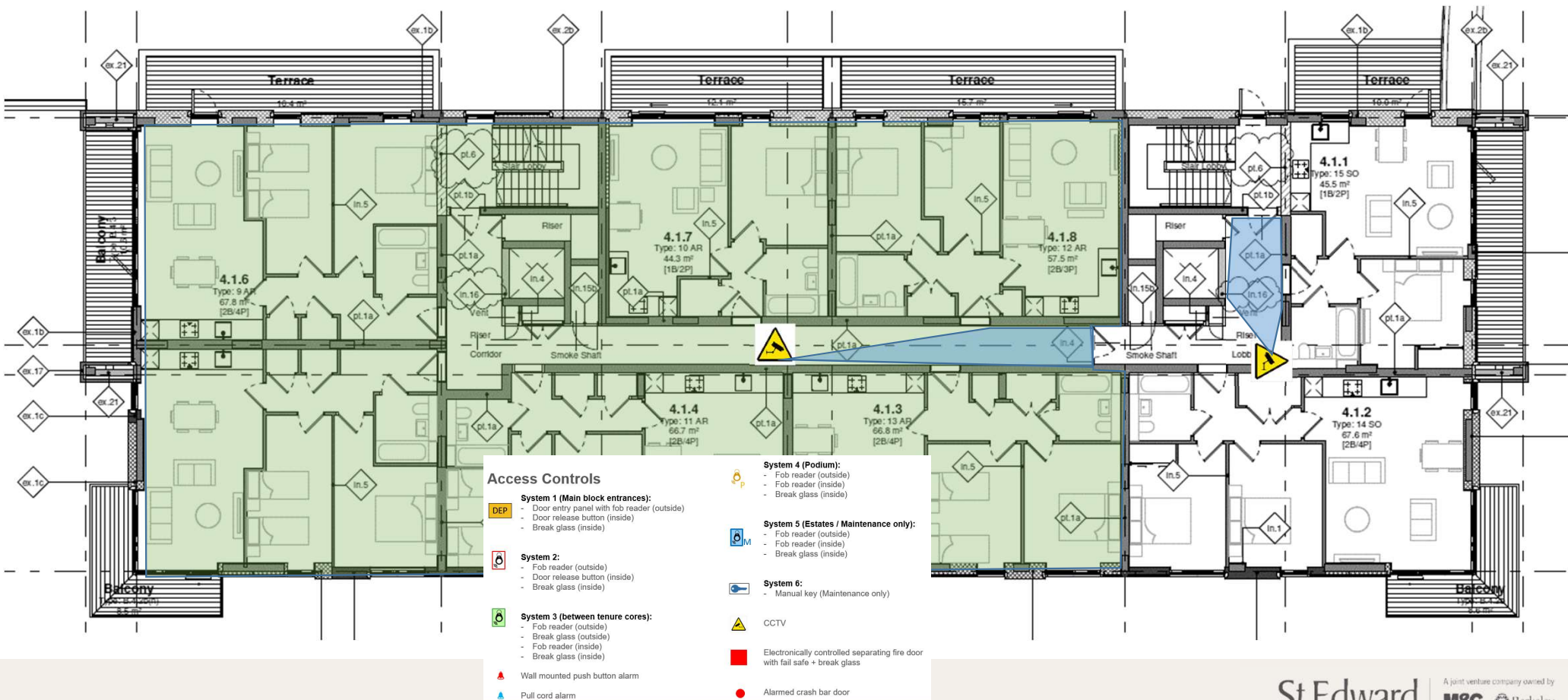
GROUND FLOOR PLAN CCTV



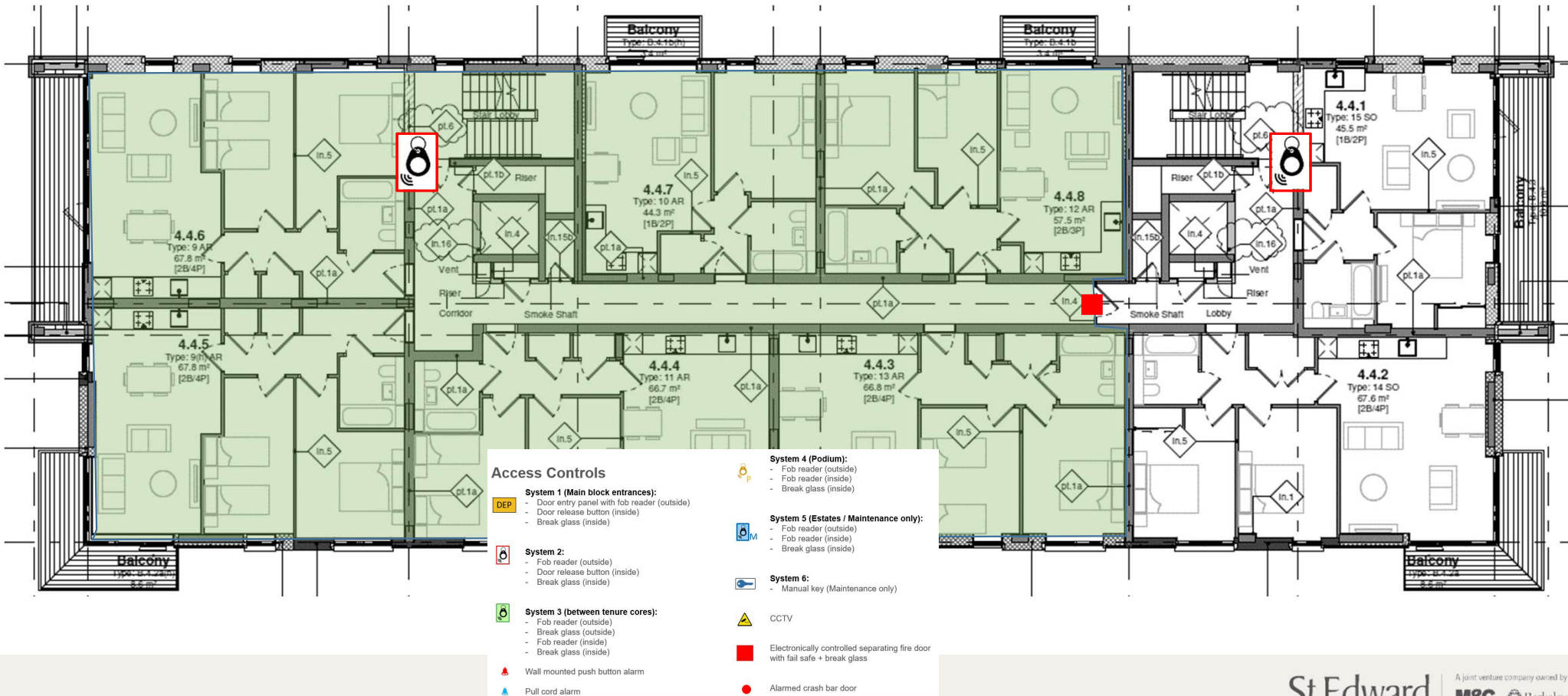
LEVEL 1 – PODIUM LEVEL ACCESS



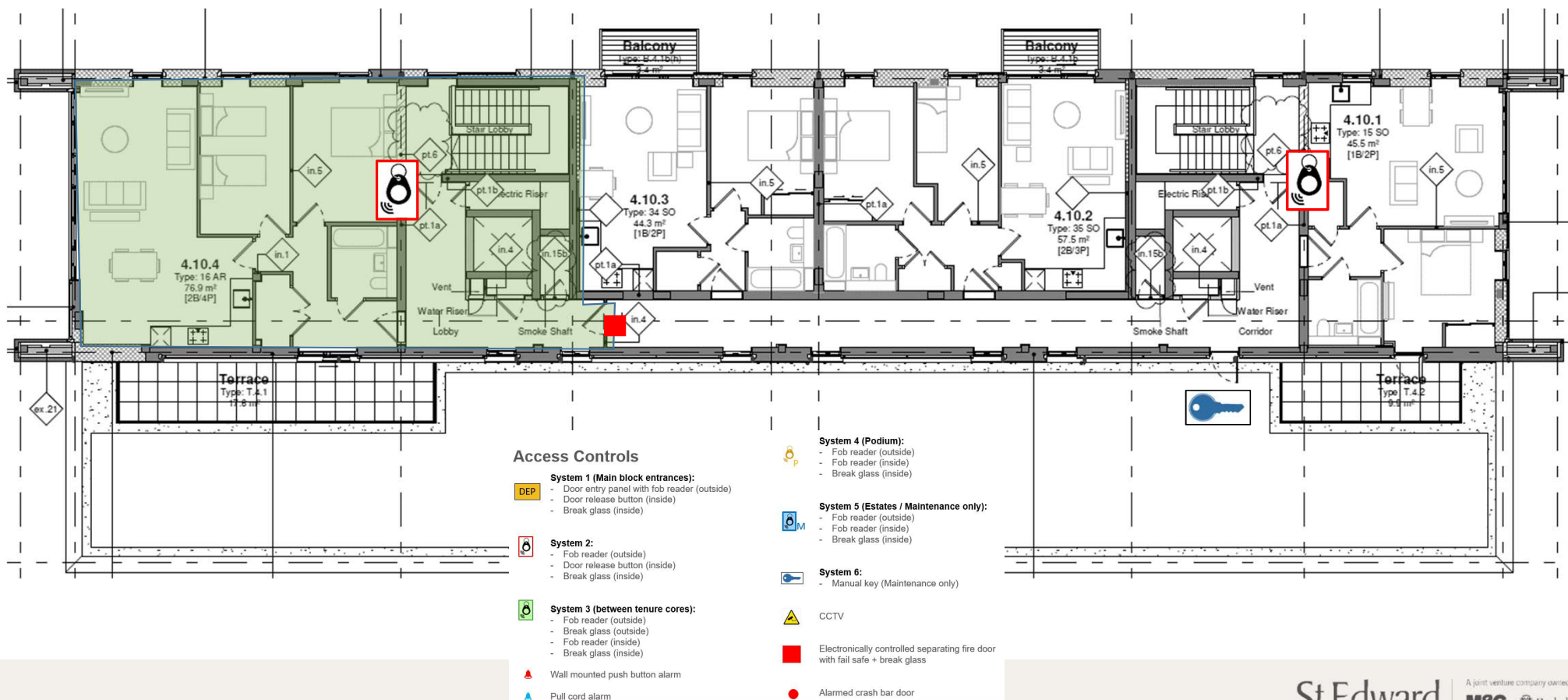
LEVEL 1 – PODIUM LEVEL CCTV



TYPICAL UPPER FLOOR ACCESS



LEVEL 10 ACCESS



**BANKSIDE
GARDENS**

GREEN PARK | READING

Block 5

GROUND FLOOR ACCESS

Access Controls

- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)

- Wall mounted push button alarm
- Pull cord alarm

- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

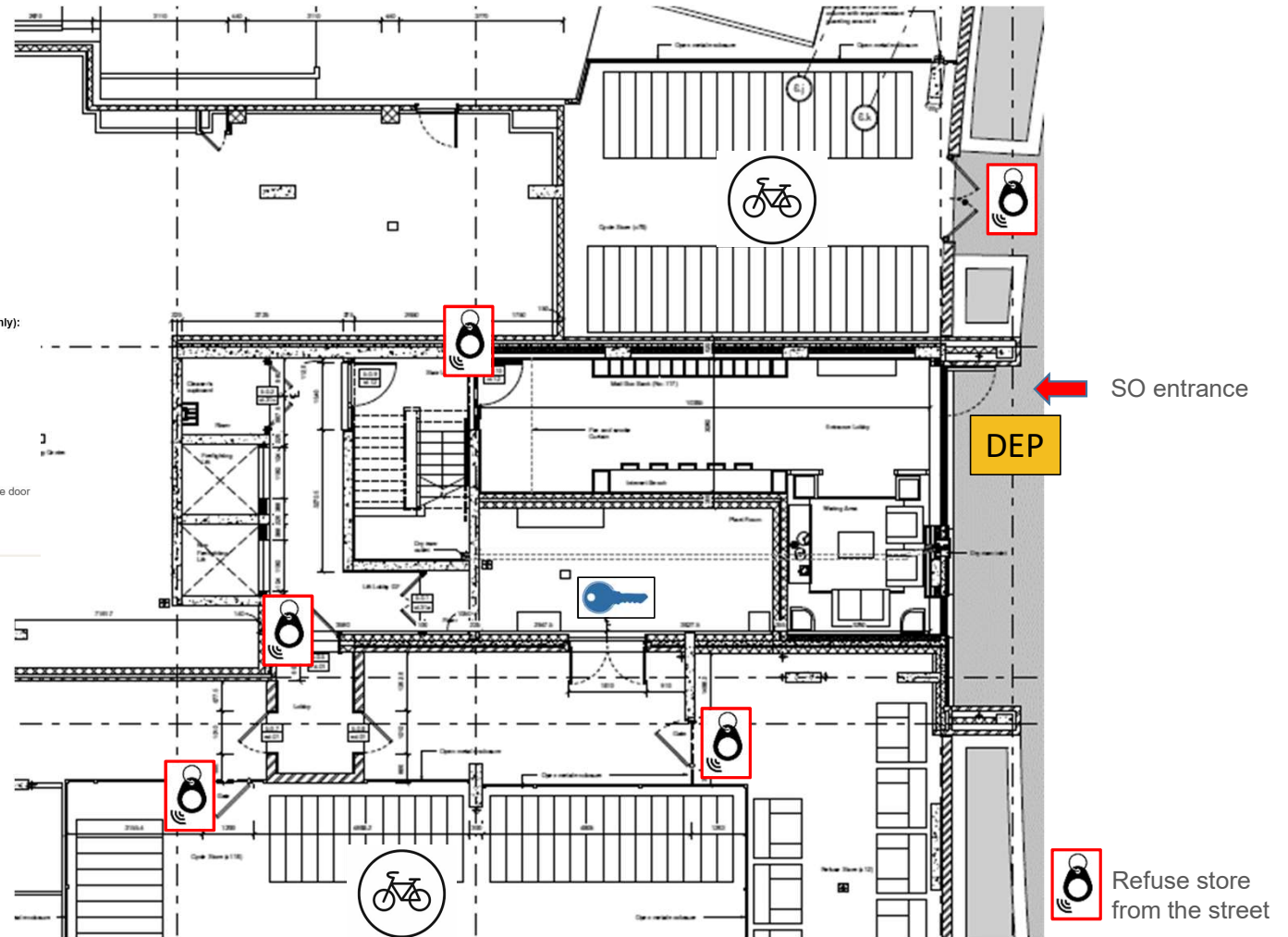
- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 6:**
- Manual key (Maintenance only)

CCTV

Electronically controlled separating fire door with fail safe + break glass

Alarmed crash bar door



GROUND FLOOR CCTV

Access Controls



- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)



- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)



- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)



Wall mounted push button alarm



Pull cord alarm



- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)



- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)



- System 6:**
- Manual key (Maintenance only)



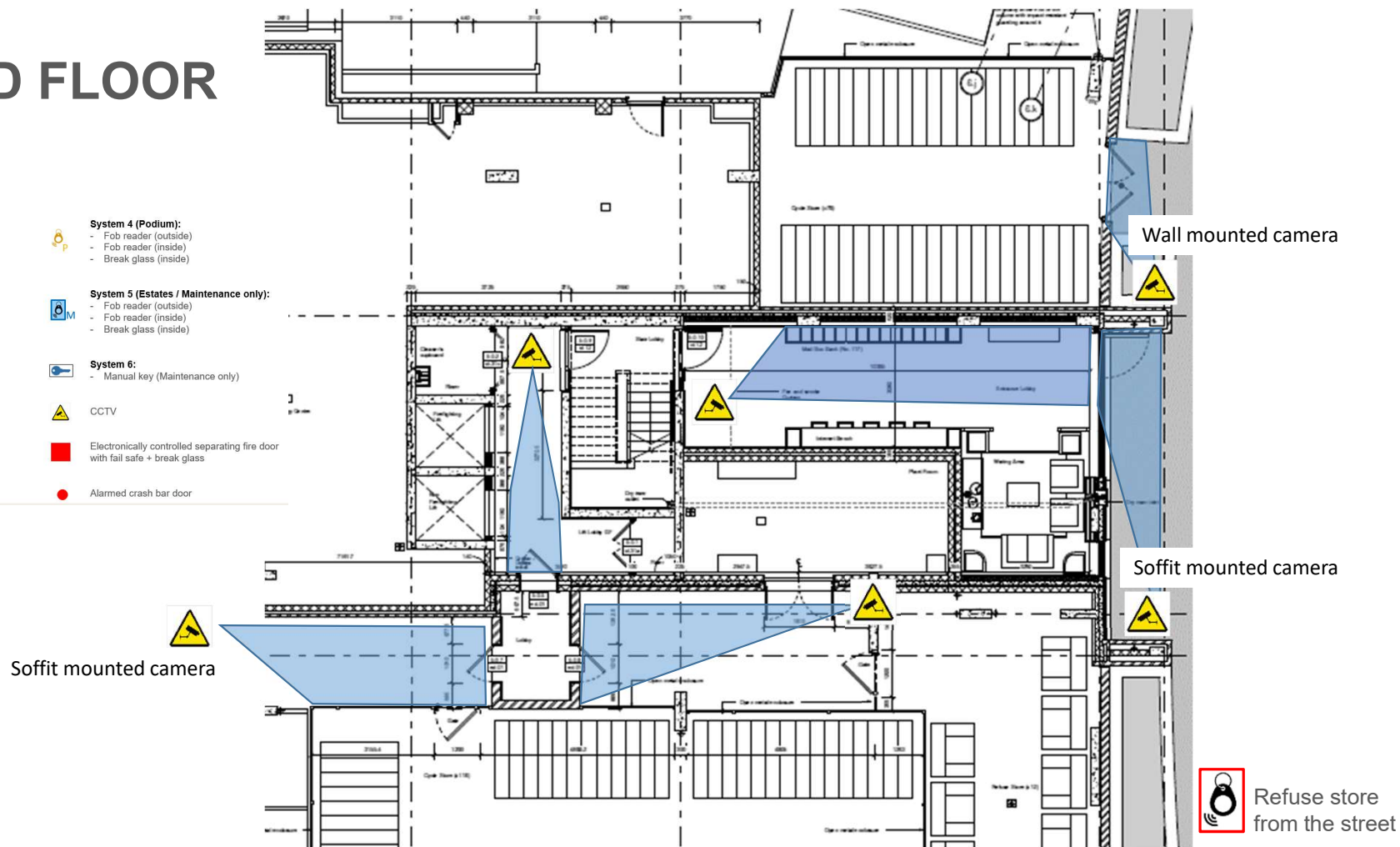
CCTV



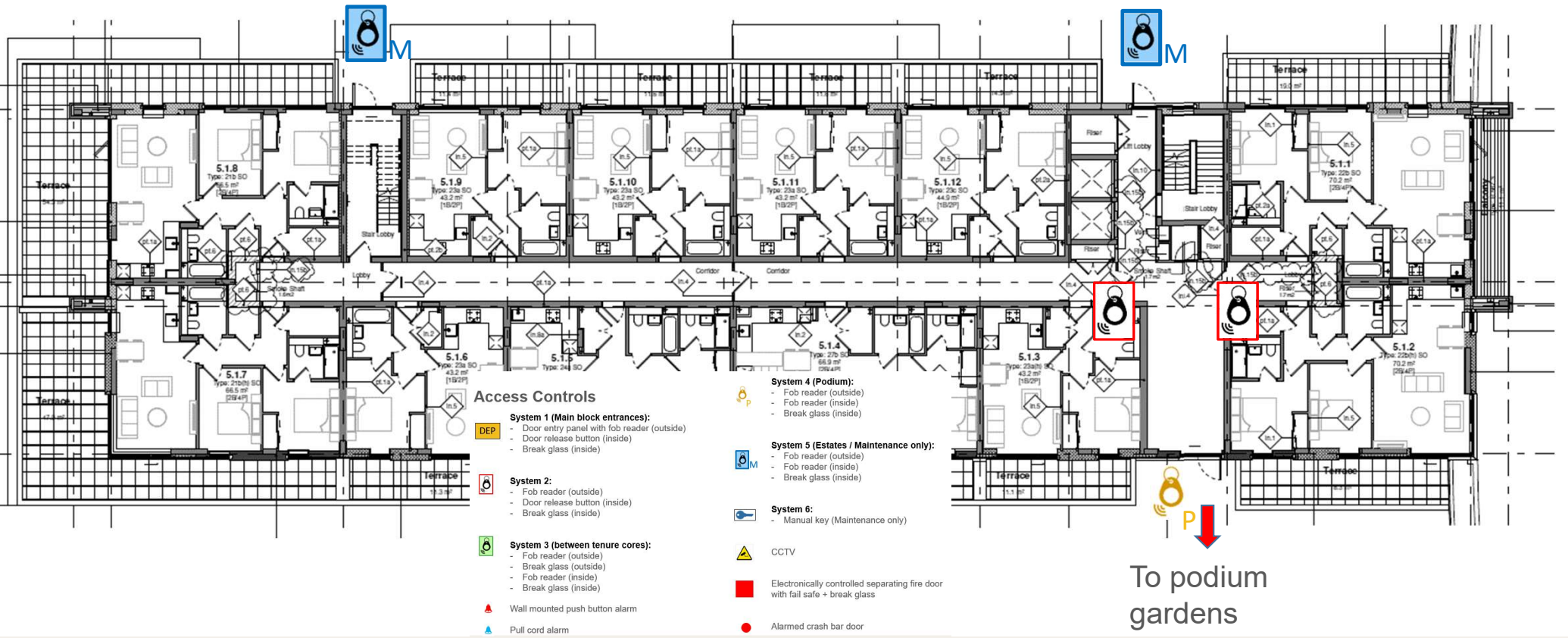
Electronically controlled separating fire door with fail safe + break glass



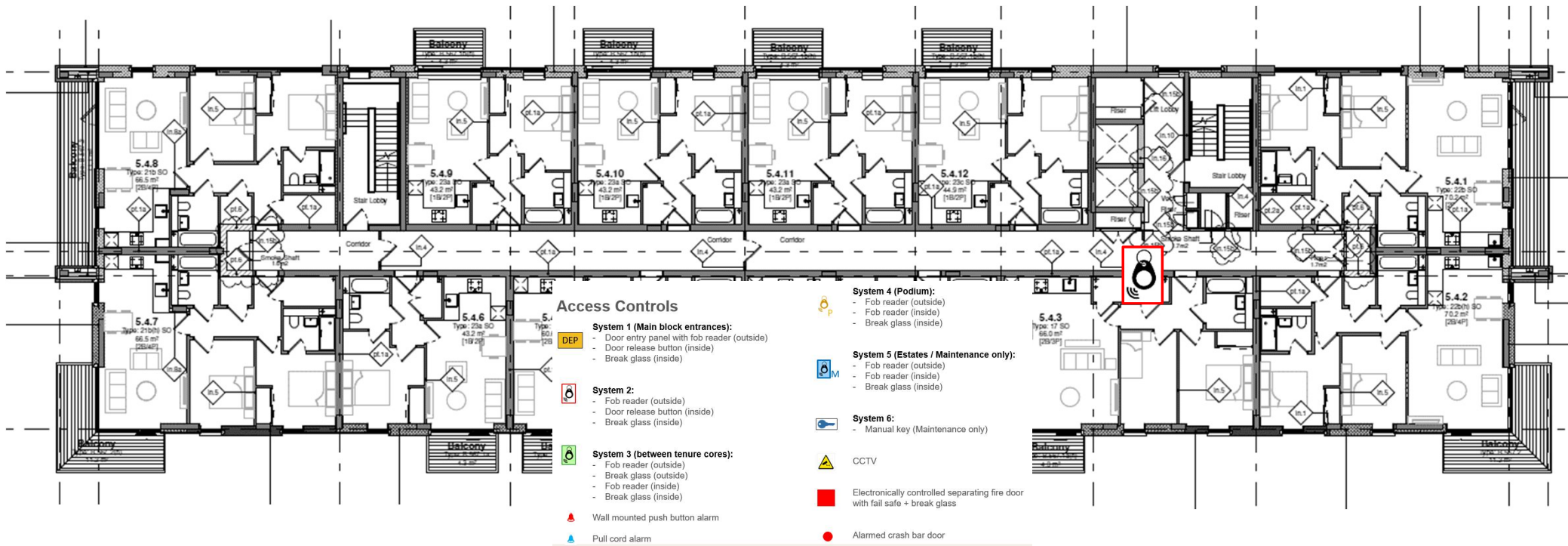
Alarmed crash bar door



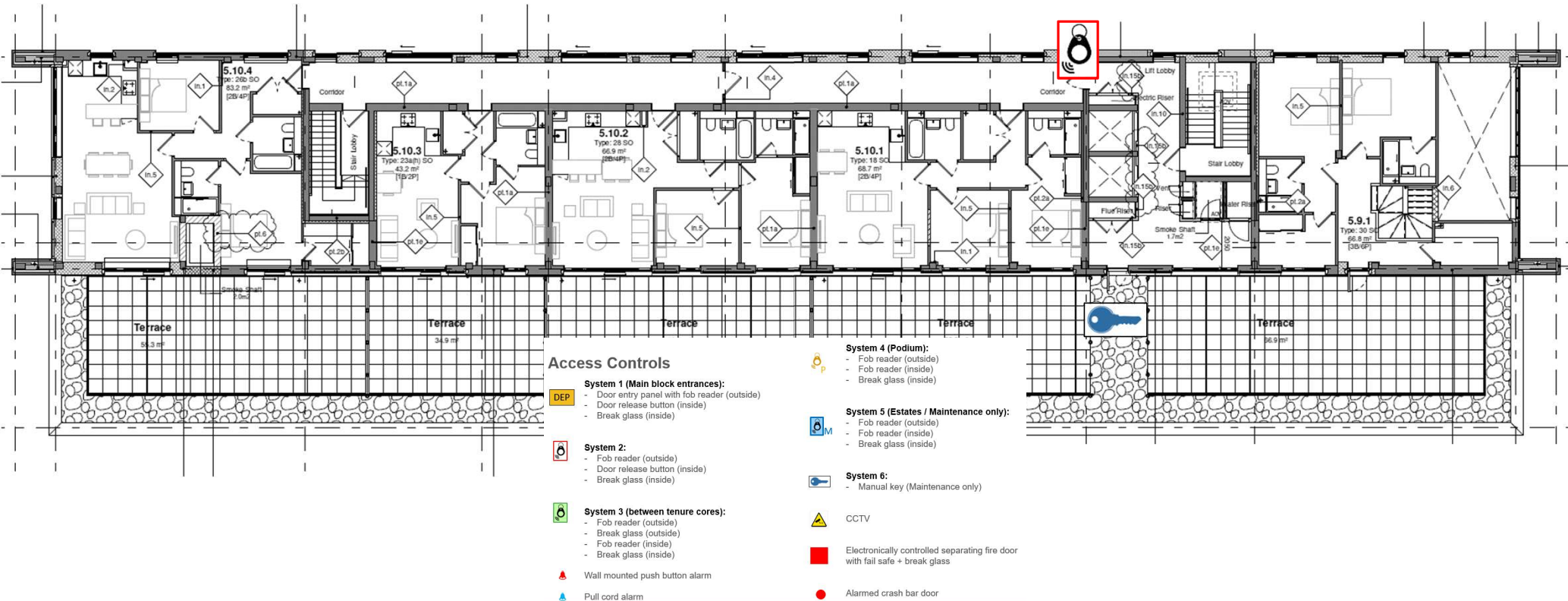
LEVEL 1



TYPICAL UPPER FLOOR ACCESS



LEVEL 10



**BANKSIDE
GARDENS**

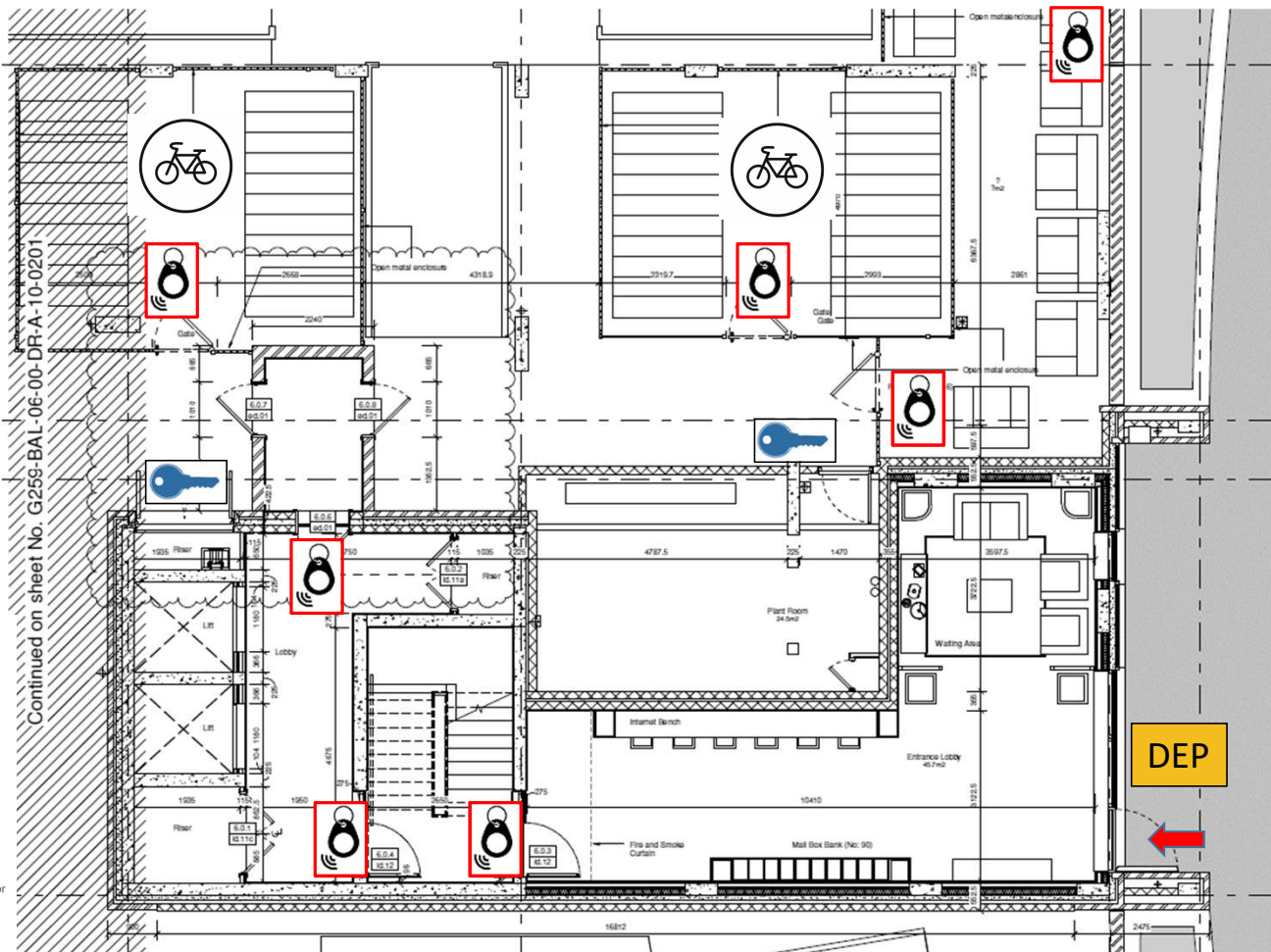
GREEN PARK | READING

Block 6

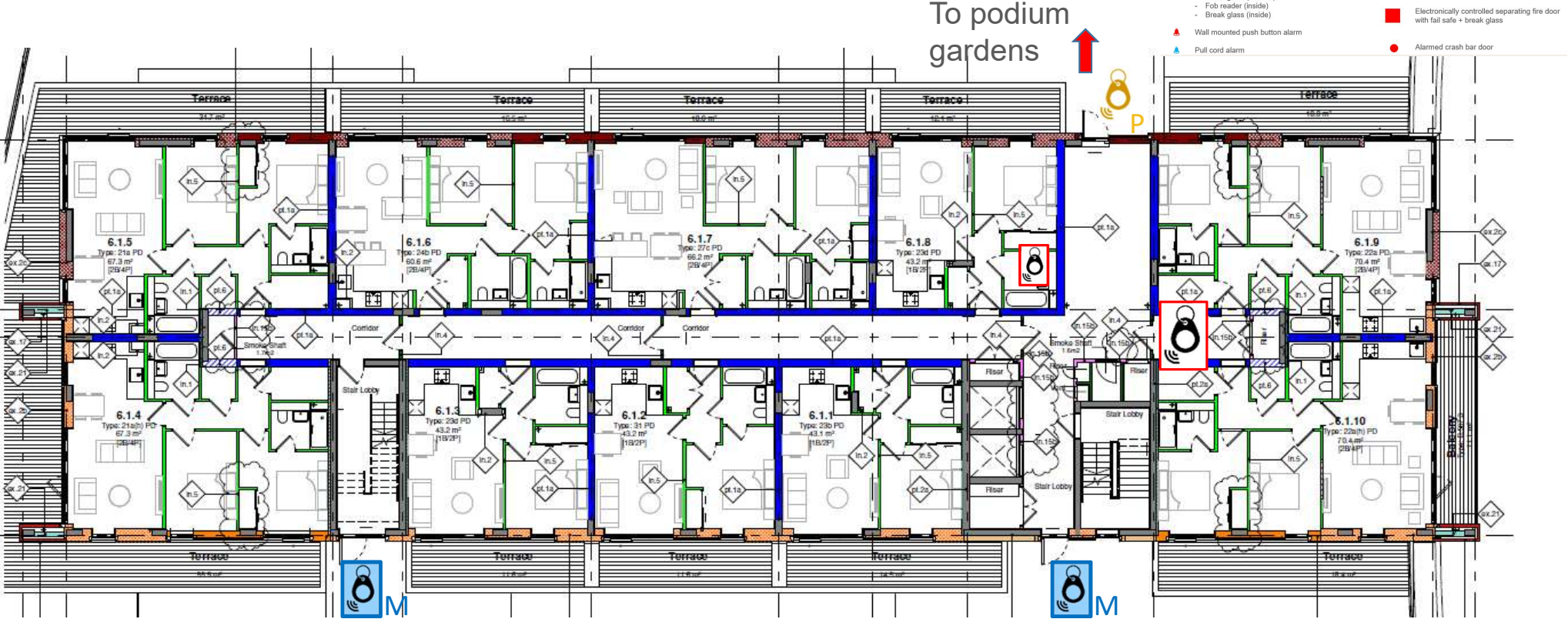
GROUND FLOOR ACCESS

Access Controls

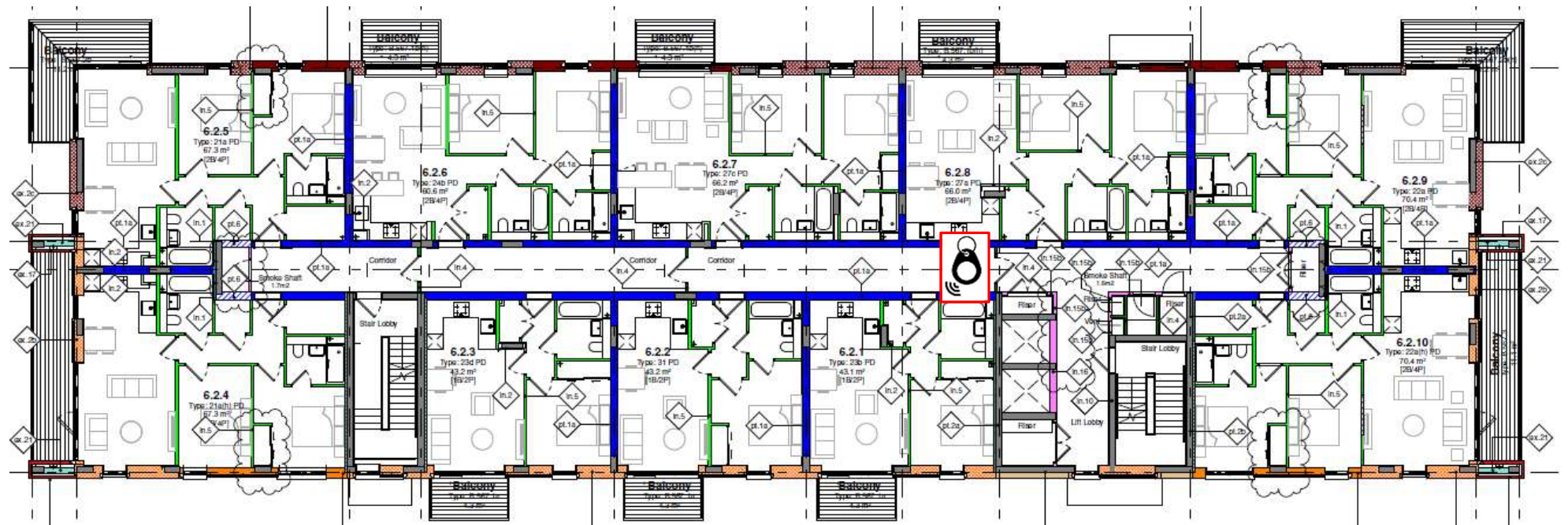
- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)
- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)
- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 6:**
- Manual key (Maintenance only)
- CCTV**
- Electronically controlled separating fire door with fail safe + break glass**
- Alarmed crash bar door**
- Wall mounted push button alarm**
- Pull cord alarm**



LEVEL 1 ACCESS



TYPICAL UPPER FLOOR ACCESS



Access Controls

- System 1 (Main block entrances):**
- Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 2:**
- Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)

- System 3 (between tenure cores):**
- Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)

Wall mounted push button alarm

Pull cord alarm

- System 4 (Podium):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 5 (Estates / Maintenance only):**
- Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)

- System 6:**
- Manual key (Maintenance only)

CCTV

Electronically controlled separating fire door with fail safe + break glass

Alarmed crash bar door

LEVEL 9 ACCESS

Access Controls

System 1 (Main block entrances):

- Door entry panel with fob reader (outside)
- Door release button (inside)
- Break glass (inside)

System 2:

- Fob reader (outside)
- Door release button (inside)
- Break glass (inside)

System 3 (between tenure cores):

- Fob reader (outside)
- Break glass (outside)
- Fob reader (inside)
- Break glass (inside)

Wall mounted push button alarm

Pull cord alarm

System 4 (Podium):

- Fob reader (outside)
- Fob reader (inside)
- Break glass (inside)

System 5 (Estates / Maintenance only):

- Fob reader (outside)
- Fob reader (inside)
- Break glass (inside)

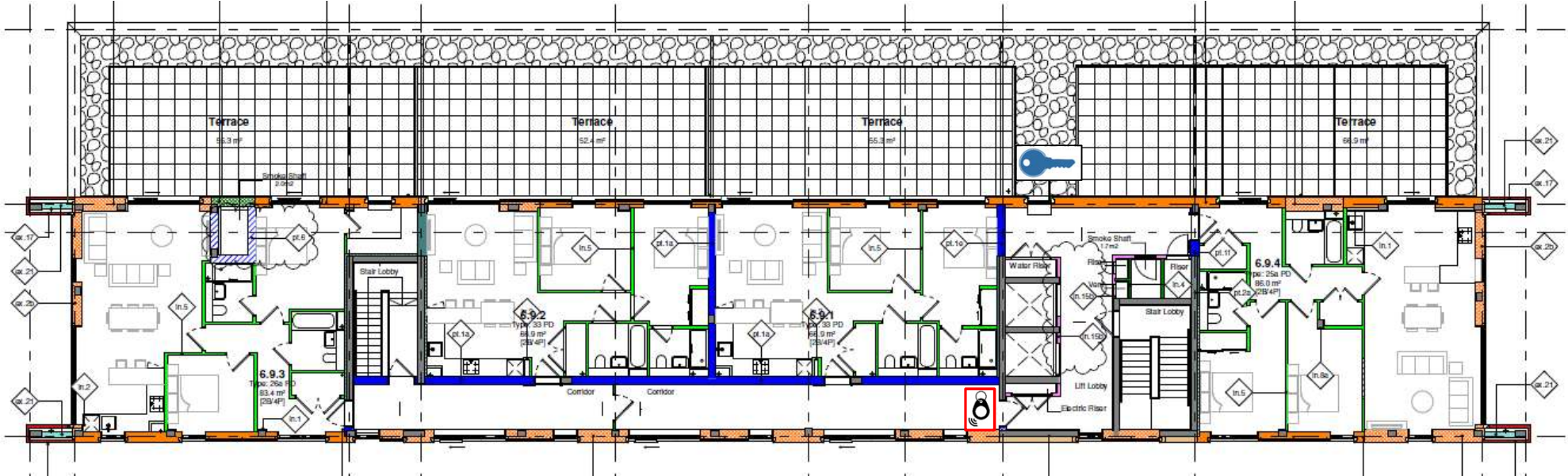
System 6:

- Manual key (Maintenance only)

CCTV

Electronically controlled separating fire door with fail safe + break glass

Alarmed crash bar door

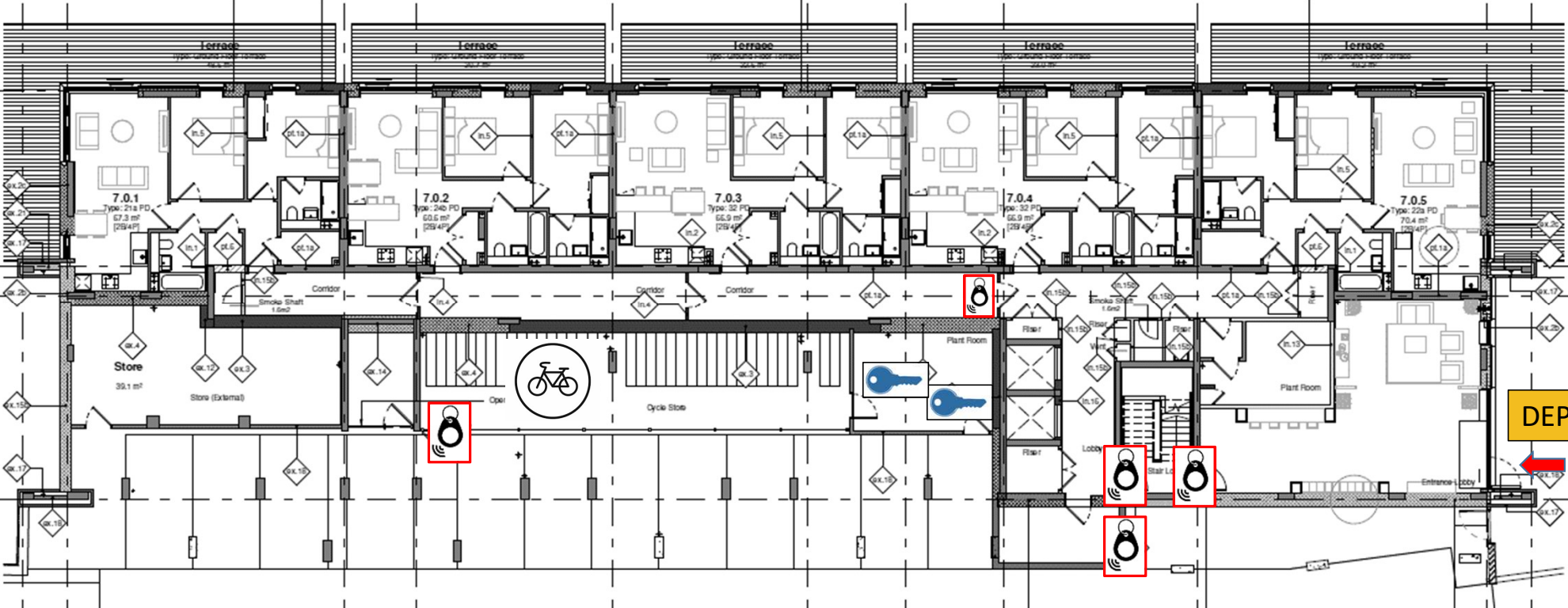


**BANKSIDE
GARDENS**

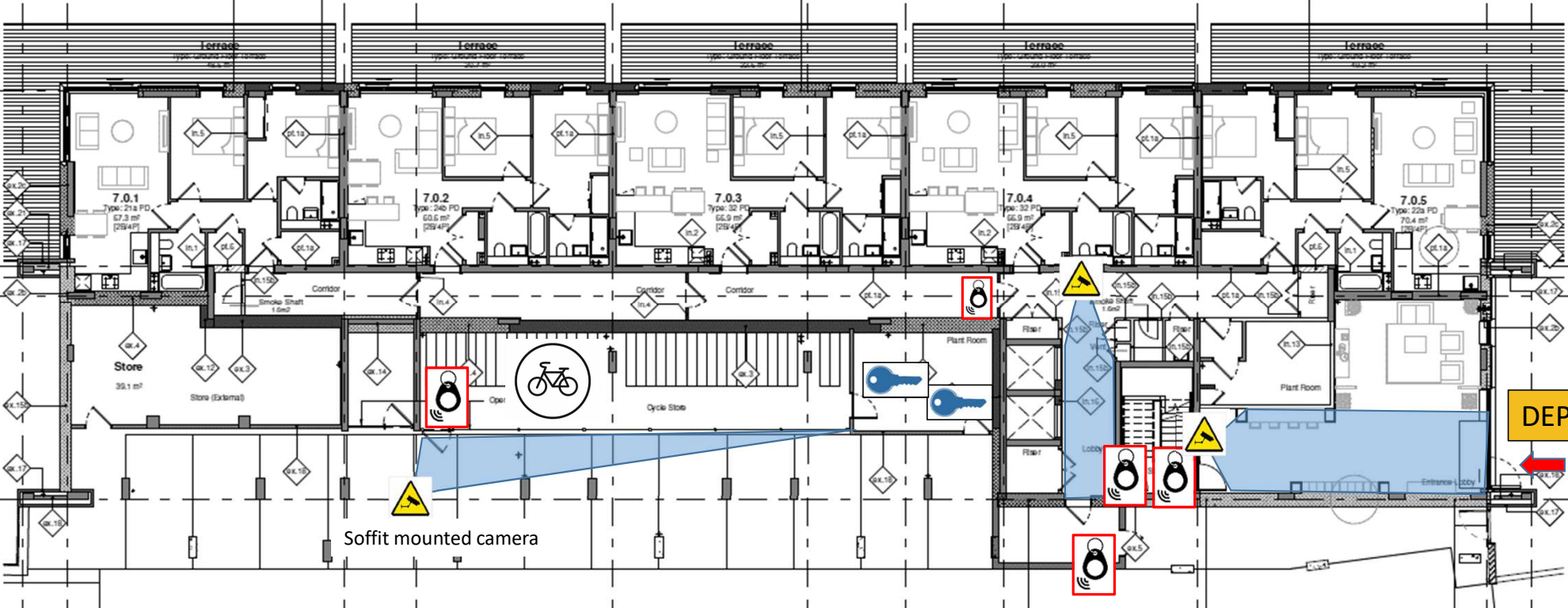
GREEN PARK | READING

Block 7

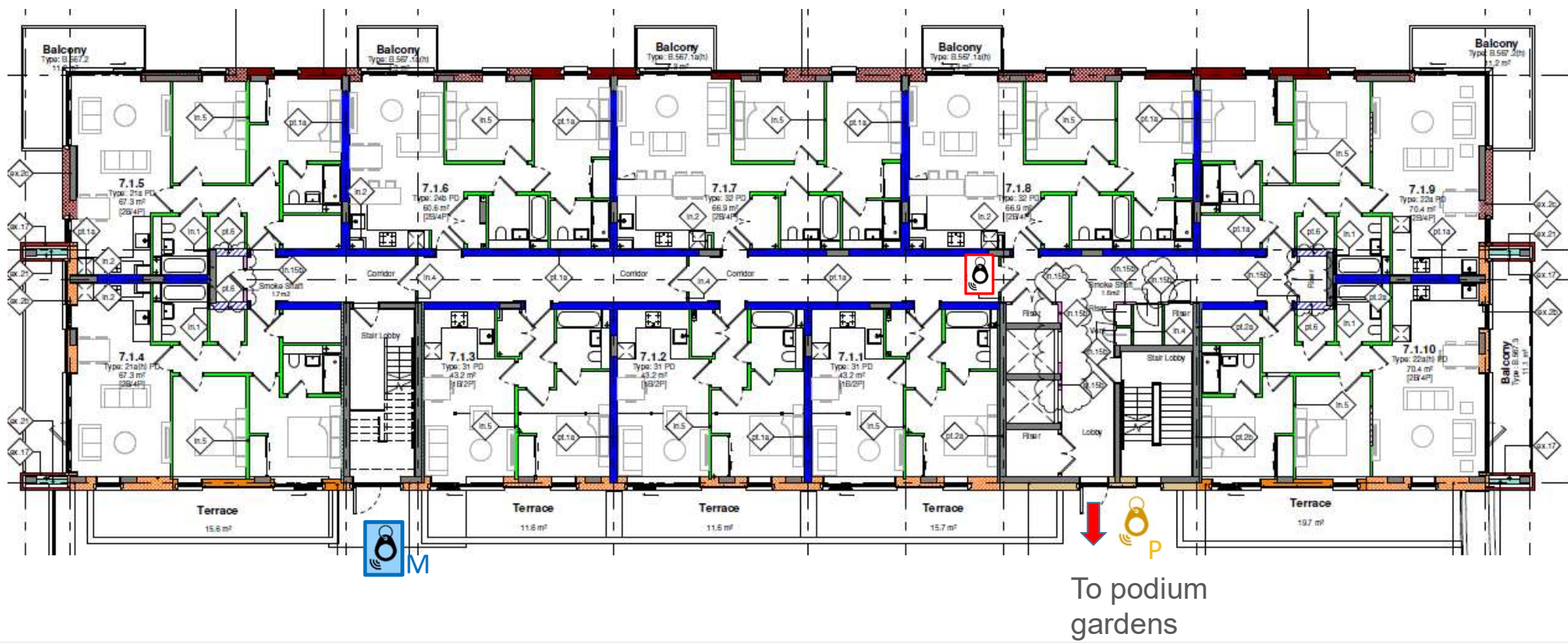
GROUND FLOOR



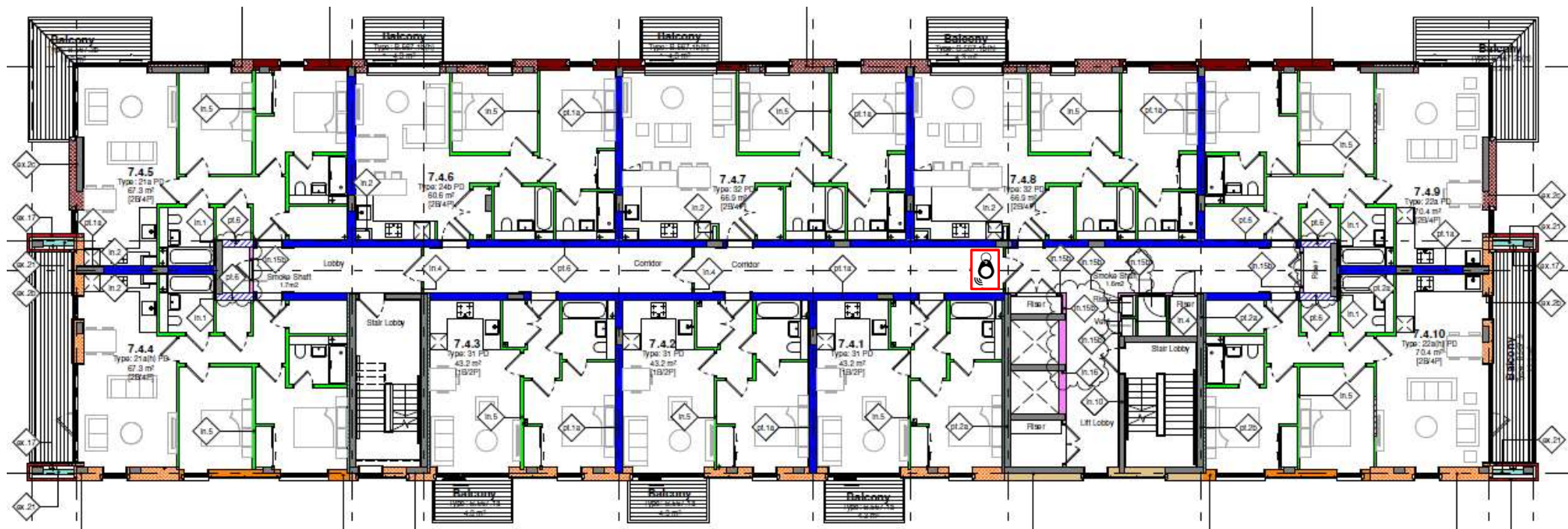
GROUND FLOOR + CCTV



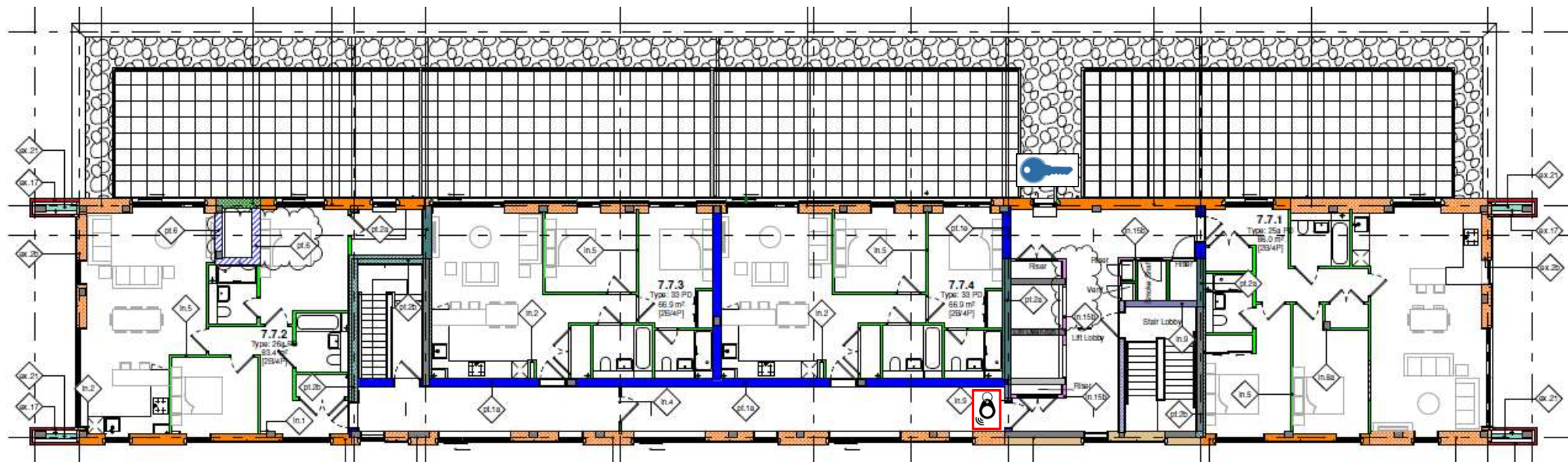
LEVEL 1



LEVEL 2-6



LEVEL 7

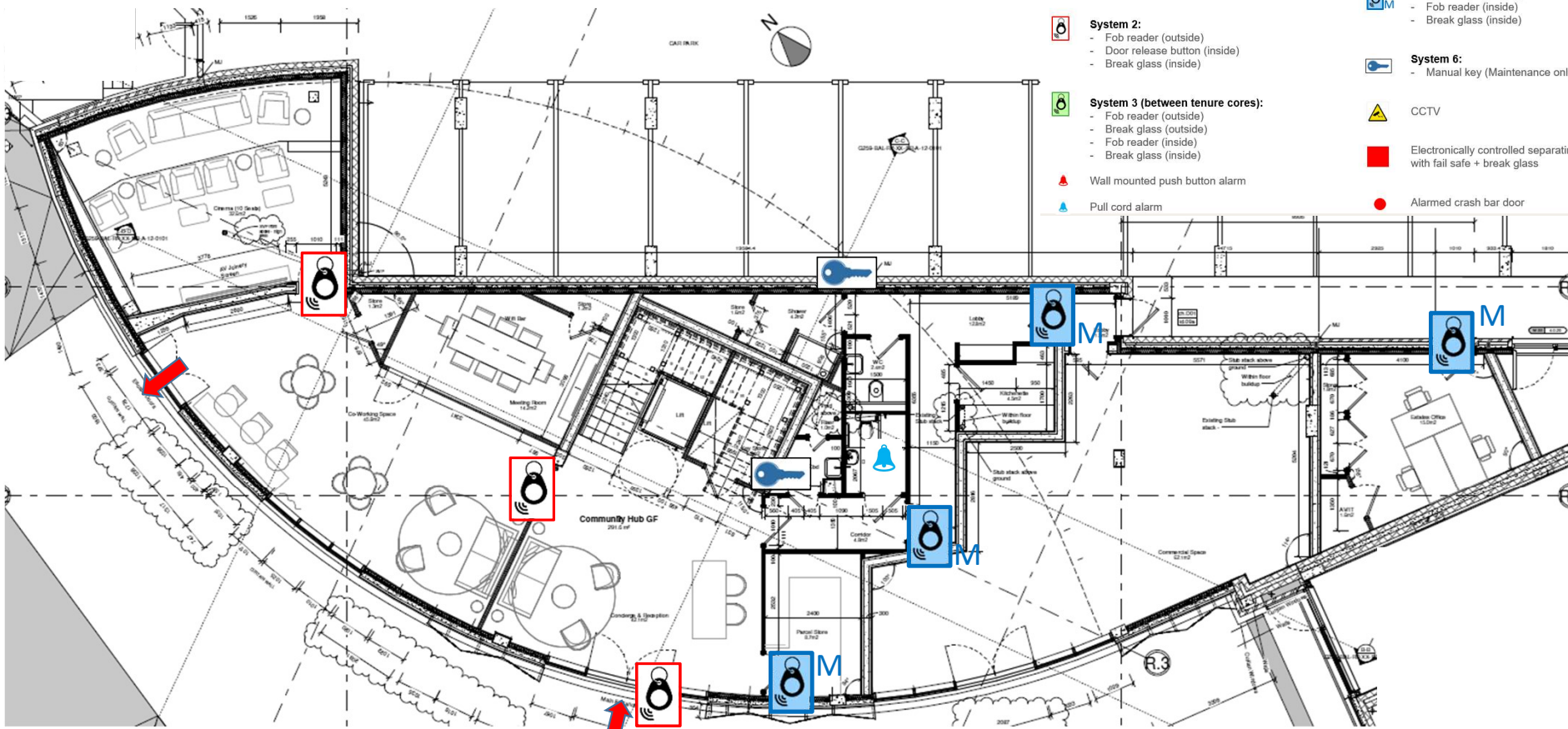


**BANKSIDE
GARDENS**

GREEN PARK | READING

Community Hub

GROUND FLOOR ACCESS



Access Controls

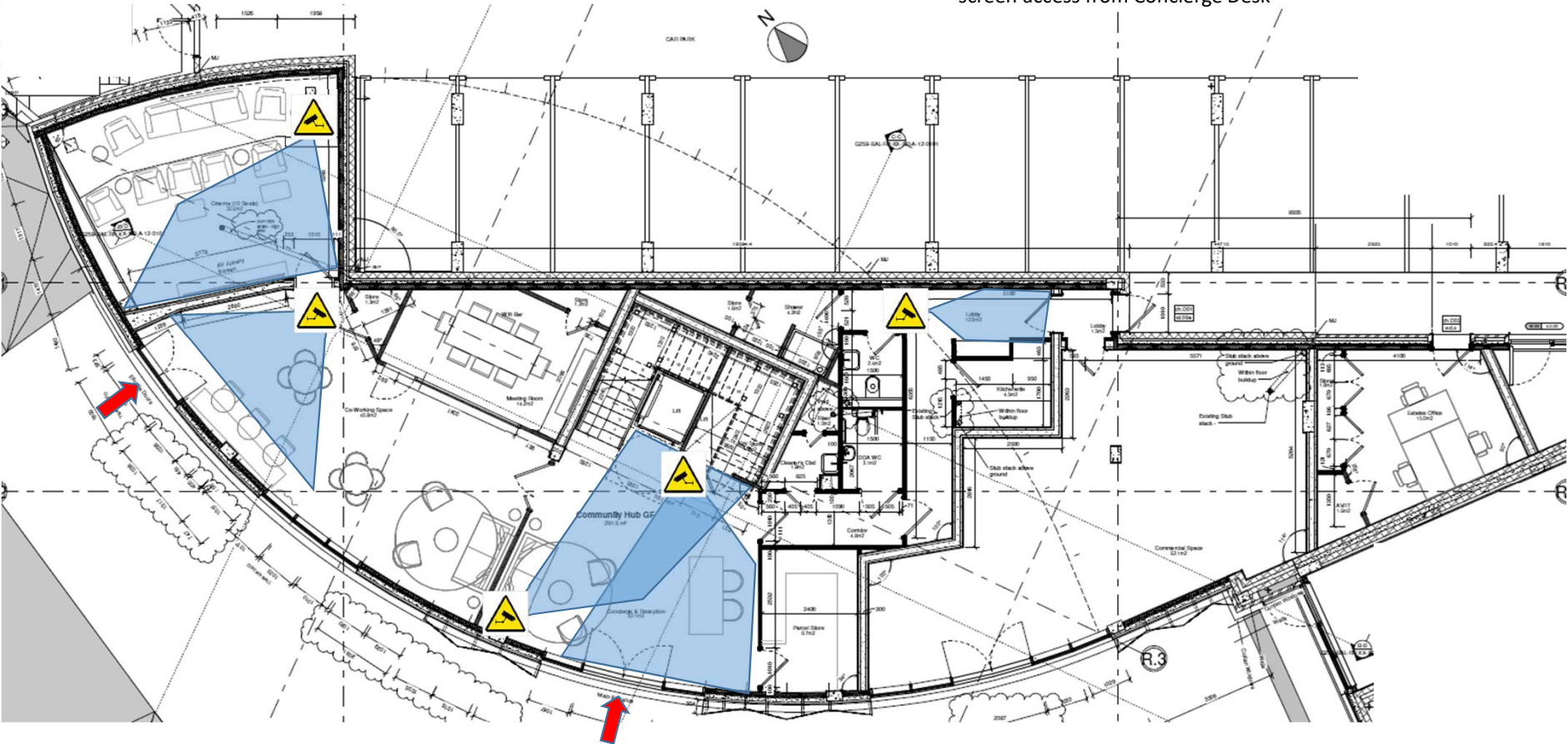
- DEP

System 1 (Main block entrances):
 - Door entry panel with fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)
- System 2:**
 - Fob reader (outside)
 - Door release button (inside)
 - Break glass (inside)
- System 3 (between tenure cores):**
 - Fob reader (outside)
 - Break glass (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 4 (Podium):**
 - Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 5 (Estates / Maintenance only):**
 - Fob reader (outside)
 - Fob reader (inside)
 - Break glass (inside)
- System 6:**
 - Manual key (Maintenance only)
- CCTV
- Electronically controlled separating fire door with fail safe + break glass
- Alarmed crash bar door
- Wall mounted push button alarm
- Pull cord alarm

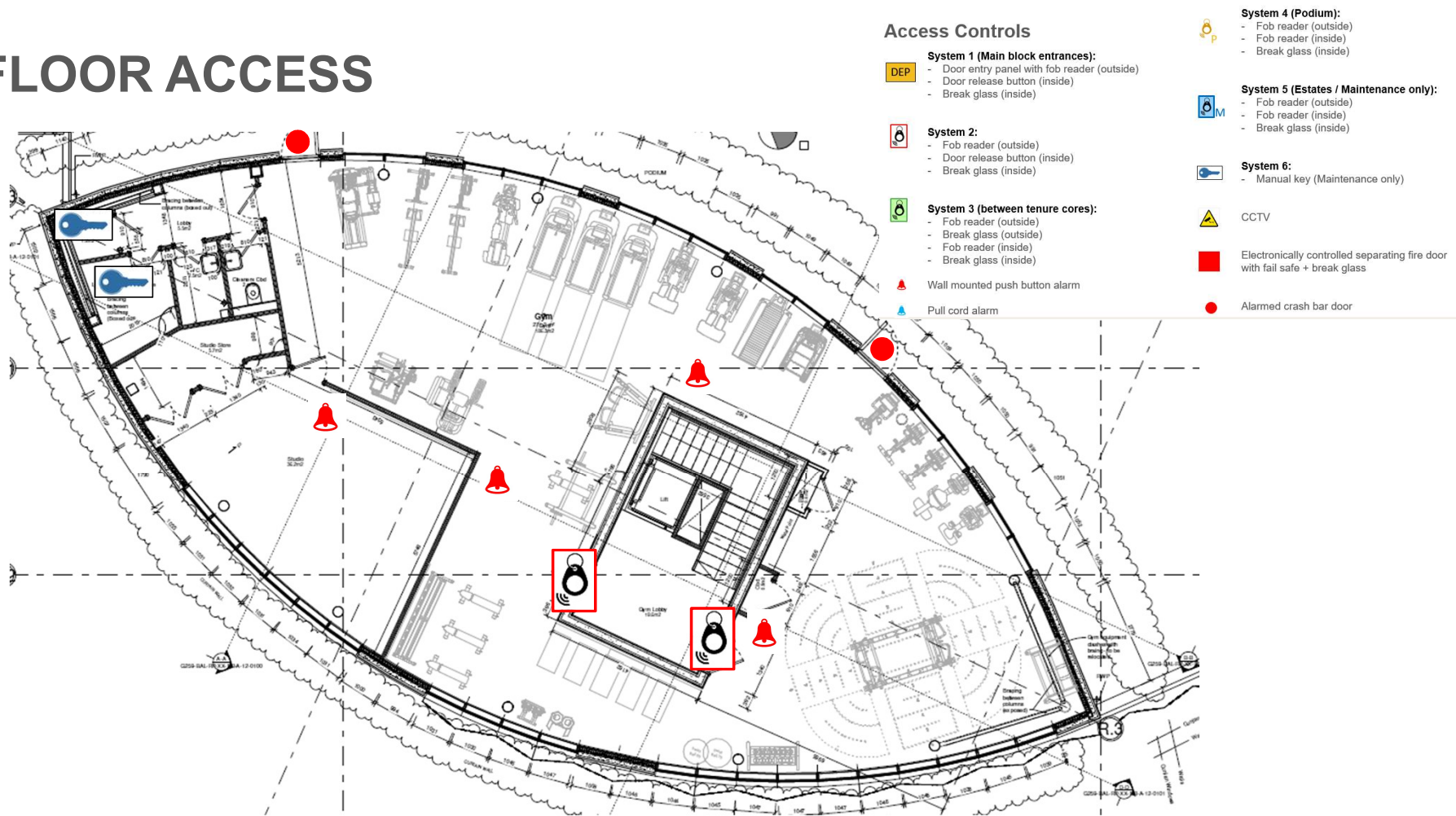
GROUND FLOOR



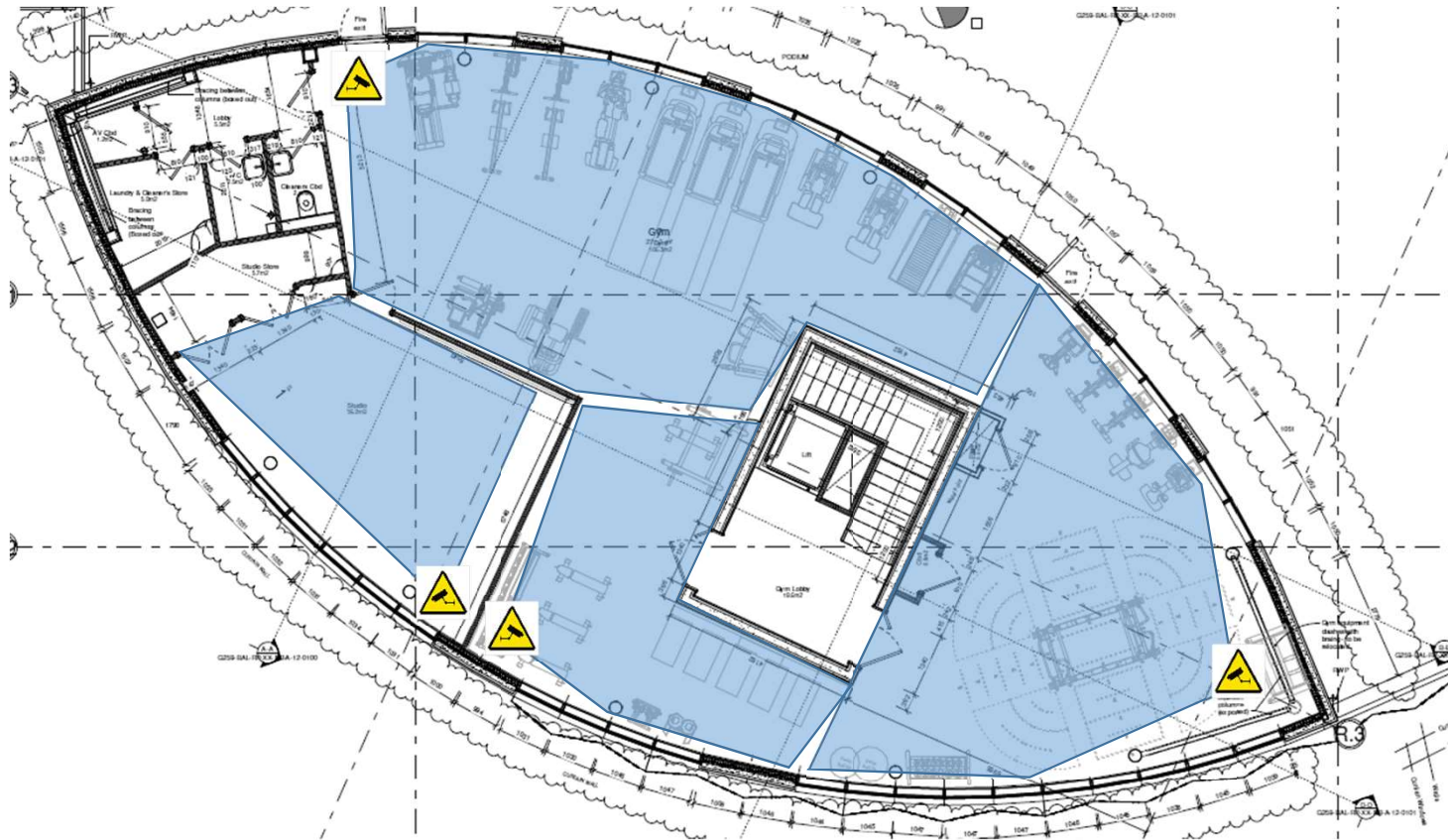
CCTV Recording equipment back to
Community Hub – back of house store, with
screen access from Concierge Desk



FIRST FLOOR ACCESS



FIRST FLOOR CCTV



**BANKSIDE
GARDENS**

GREEN PARK | READING

Under Podium Car park

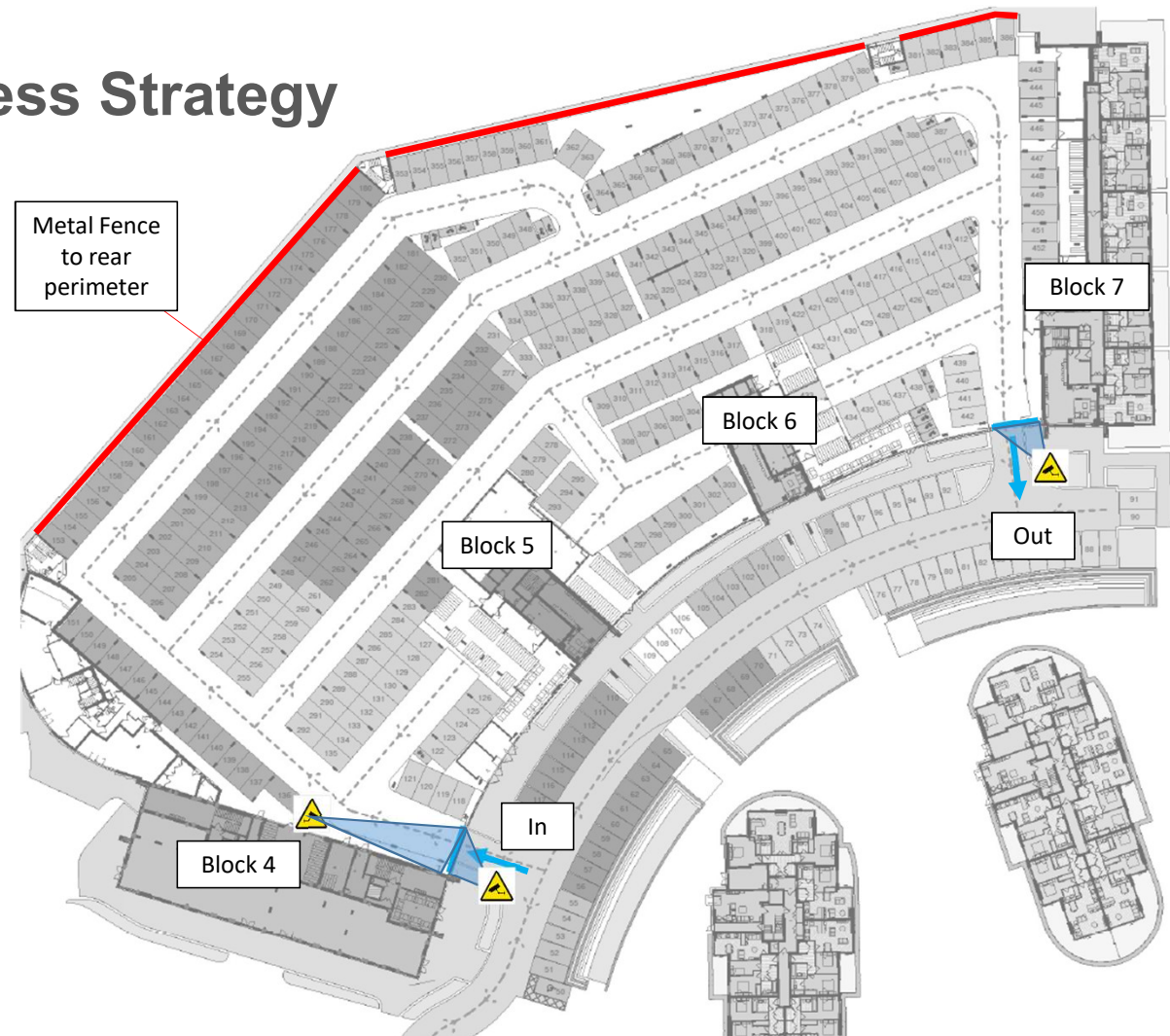
Under Podium Parking Access Strategy For Blocks 4-7

Under podium car park

- Vehicle sliding gates on fob control access
- One way circulation system
- Vehicle access In by Block 4
- Vehicle access Out by Block 7
- Metal fence to rear perimeter of the car park
- Alarmed fire escape staircases
- CCTV recording vehicles coming in and out

Pedestrian entrance

- Pedestrian gate (fob access) next to the vehicle sliding gates



**BANKSIDE
GARDENS**

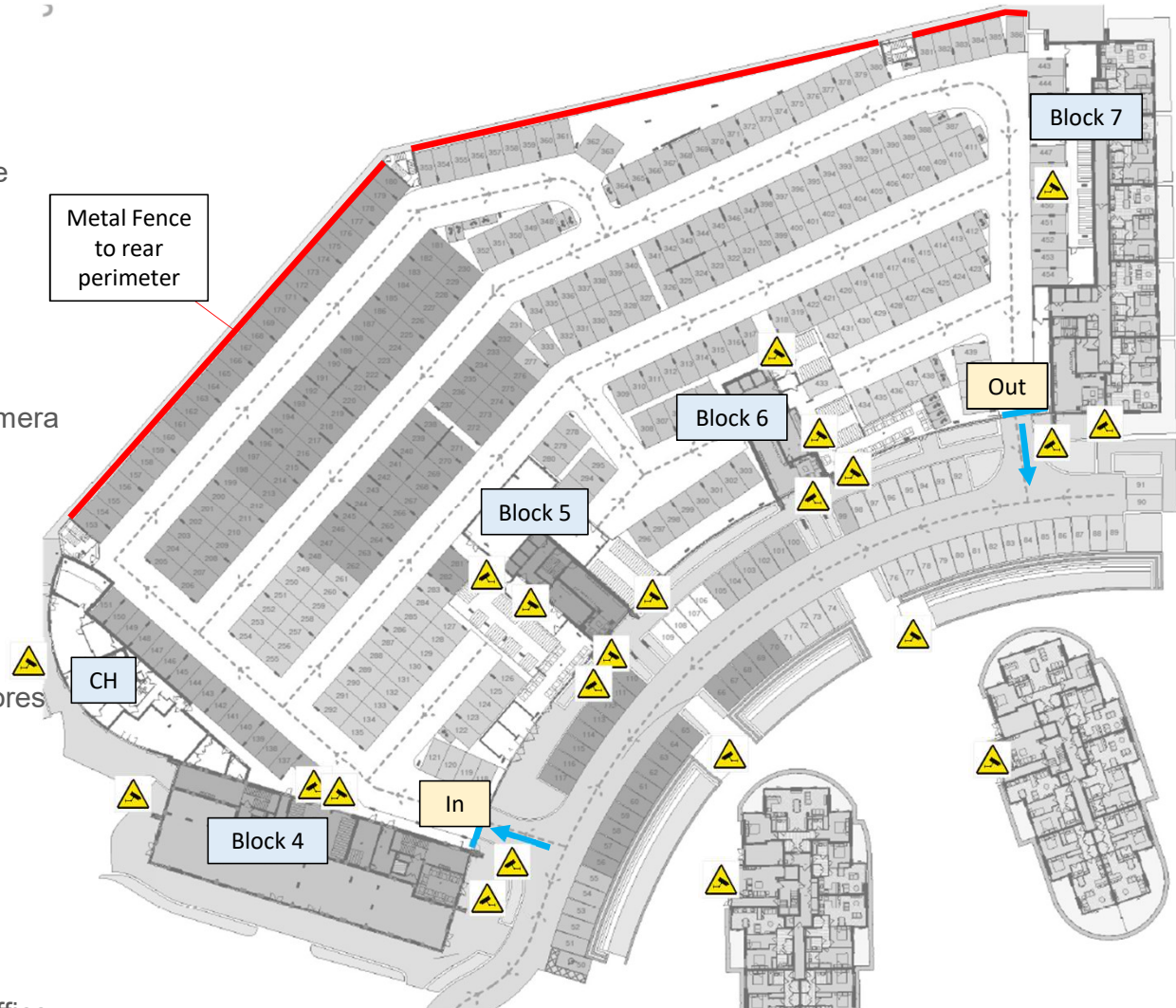
GREEN PARK | READING

Ground Floor Security Strategy

GROUND FLOOR CCTV

- Block 1
2No CCTV including entrance, refuse and cycle store
- Block 2 & 3
2No CCTV entrances
2No For External Refuse store
- Block 4
4No CCTV including Block 4 secondary entrance camera
picking up cycle store
1No Car park gate IN
- Community Hub
1No CCTV
- Block 5
5 No CCTV including entrances, cycle and refuse stores
- Block 6
4No CCTV incl cycle and refuse stores
- Block 7
2No CCTV
1No Car park gate OUT

Camera all linked to Community Hub & Concierge Office



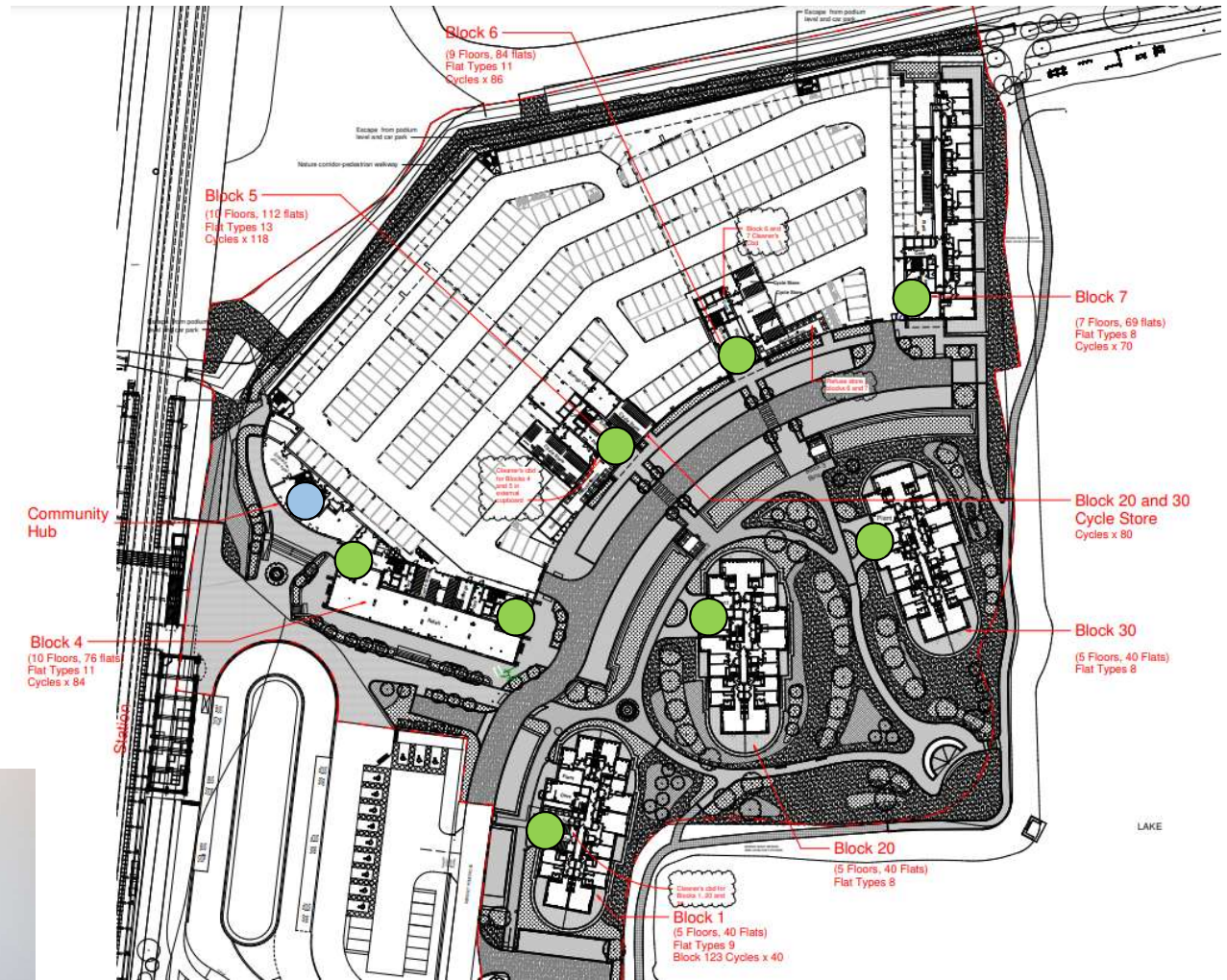
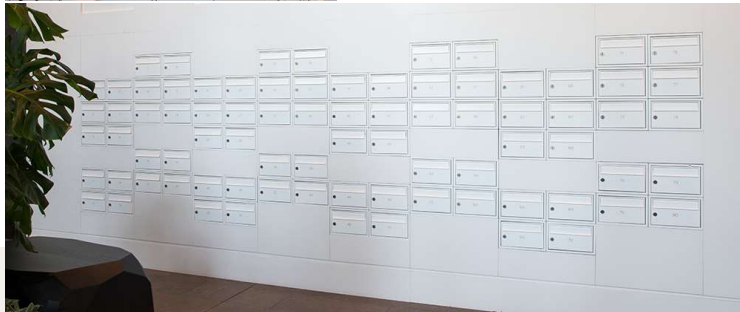
**BANKSIDE
GARDENS**

GREEN PARK | READING

Postal Access Strategy

GROUND FLOOR

-  Residential Block entrance – access on fob control, with a bank array of fire rated, lockable wall mounted post boxes, one per apartment at entrance storey.
-  Concierge Facility to receive parcels and missed deliveries within Community Hub



**BANKSIDE
GARDENS**

GREEN PARK | READING

Customer Journey

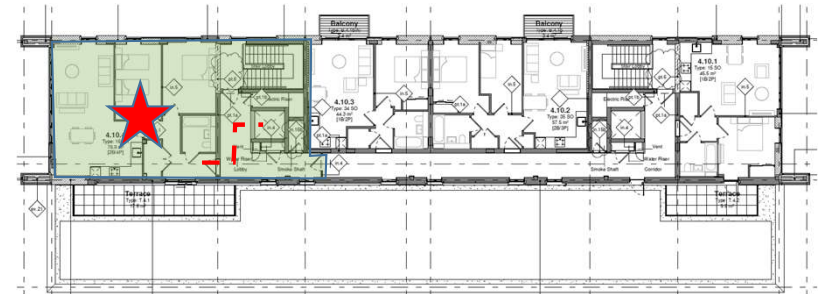
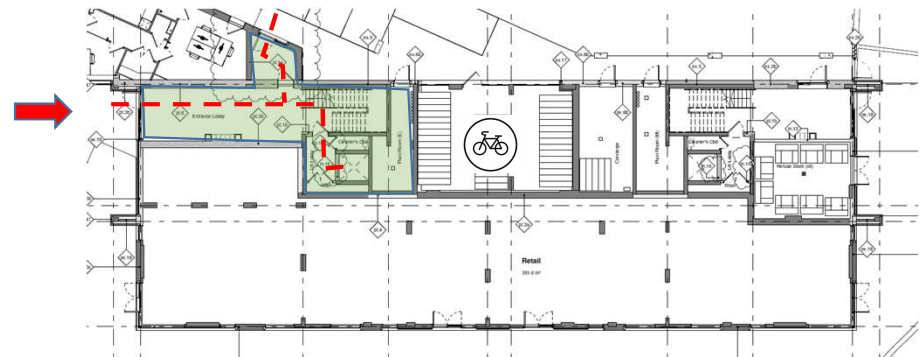
Affordable Rent Customer Journey

Resident Journey GF to their apartment 4.10.4:

- Fob to enter into the main lobby via door entry panel
- Fob to enter lift lobby door
- Press lift button. Wait for lift. Take lift to Level 10
- Open apartment 4.10.4 door with key

Visitor journey:

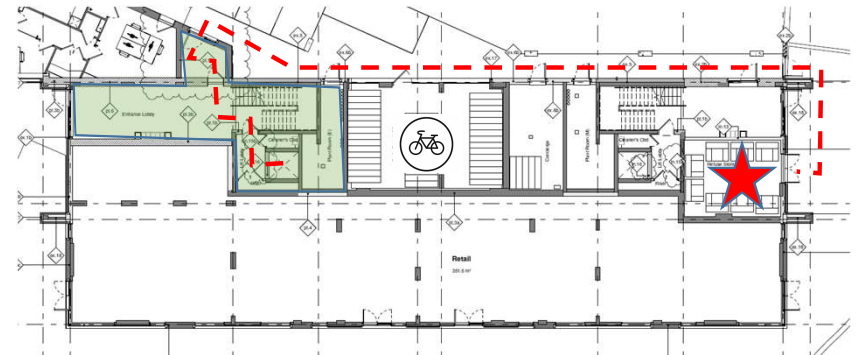
- Call video entry system on GF door entry panel for apartment 4.10.4
- 4.10.4 resident to let visitor in via video entry system
- Front door and lift lobby door will be opened for a limited period of time
- Travel to Level 10 by lift



Affordable Rent Customer Journey

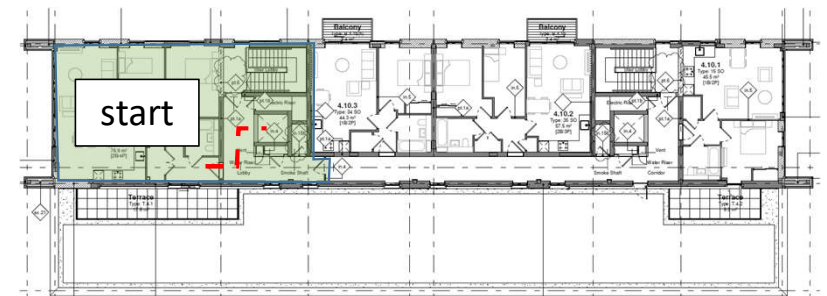
Resident Journey to the bin store

1. Take the lift to GF
2. Press door release to the main entrance lobby
3. Go through the rear entrance lobby
4. Press door release to the car park area
5. Press door release through the pedestrian entrance
6. Fob to the refuse store
7. Press door release out to the main street



Resident Journey to the cycle store

- Follow steps 1-4 of the resident journey to the bin store
- Fob to enter the cycle store
- Press door release to exit
- Press door release through the pedestrian entrance onto the main street



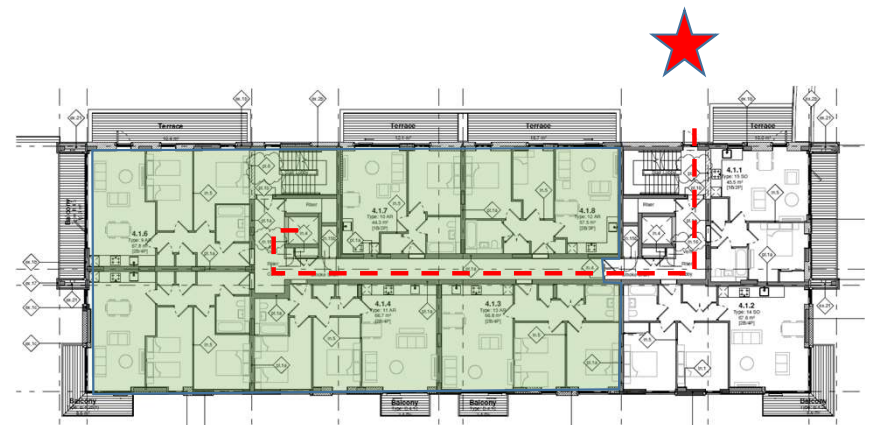
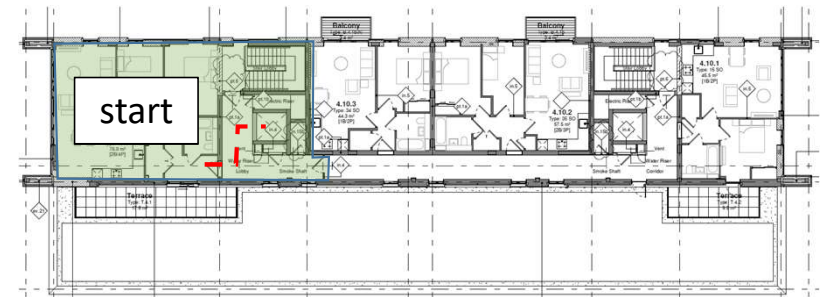
Affordable Rent Customer Journey

Resident Journey to the podium gardens

- Take the lift or stairs to Level 1
- Come out the lift and walk down the corridor
- Fob to the Shared ownership corridor
- Press door release to the stair core
- Fob to proceed to the podium gardens

Resident Journey from the podium gardens to the apartment

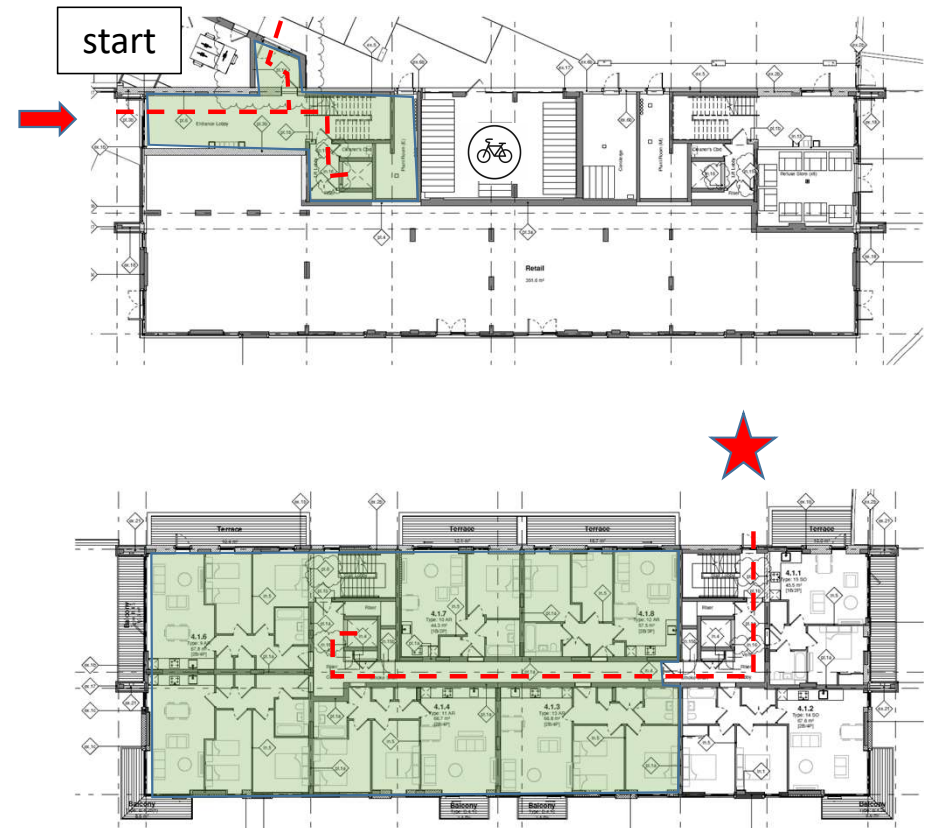
- Fob to enter SO stair core
- Fob to enter Lift corridor
- Fob to enter AR corridor
- Take the lift to Level 10
- Alternatively fob to enter into the stair core
- Take stairs to Level 10
- Fob to enter Level 10 corridor



Affordable Rent Customer Journey

Resident Journey to the podium gardens from the GF

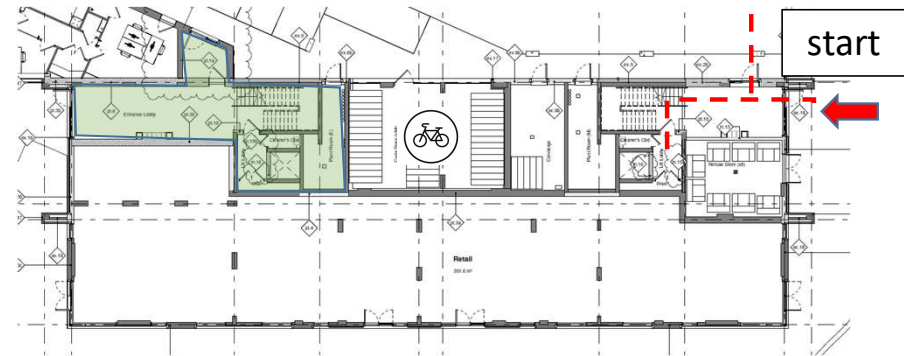
1. Fob to enter into the main lobby via door entry panel or enter through the rear end entrance door
2. Fob to enter lift lobby door to take the lift
3. Alternatively take stairs to Level 1
4. Come out the lift and walk down the corridor
5. Fob to the SO corridor
6. Press door release to the stair core
7. Fob to proceed to the podium gardens



Shared Ownership Customer Journey

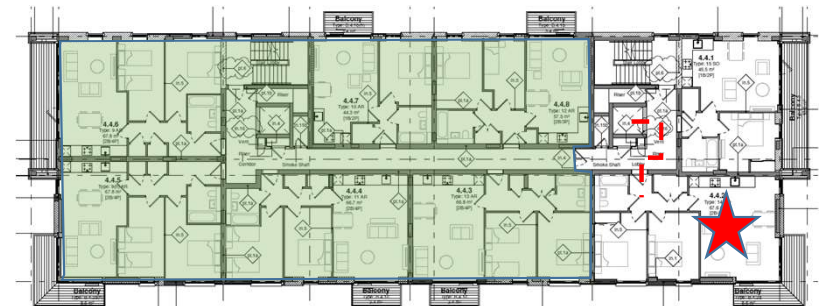
Resident Journey GF to their apartment 4.4.2:

- Fob to enter into the main lobby via door entry panel
- Fob to enter lift lobby door
- Press lift button. Wait for lift. Take lift to Level 4
- Open apartment 4.4.2 with the door key



Visitor journey:

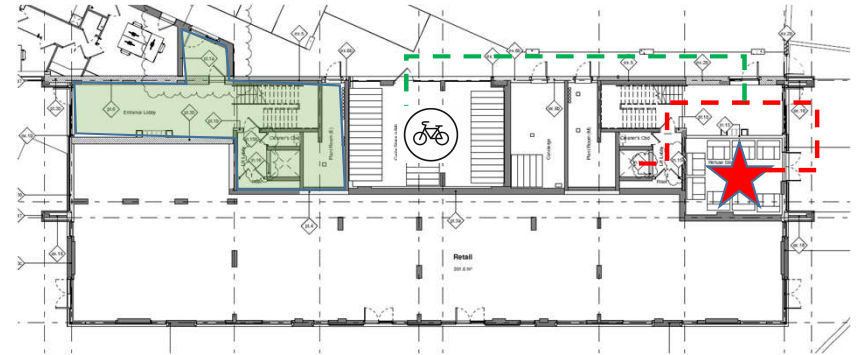
- Call video entry system on GF door entry panel for apartment 4.4.2
- 4.4.2 resident to let visitor via video entry system
- Front door and lift lobby door will be opened for a limited period of time
- Travel to Level 4 via lift



Shared Ownership Customer Journey

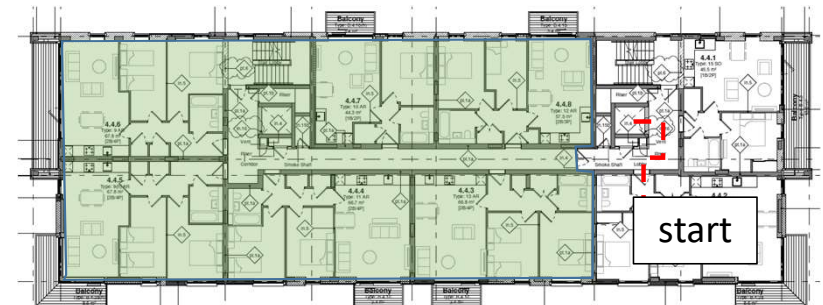
Resident Journey to the bin store

1. Take the lift to GF
2. Press door release to the main entrance lobby
3. Press door release through the main entrance door
4. Fob to the refuse store
5. Press door release out to the main street



Resident Journey to the cycle store

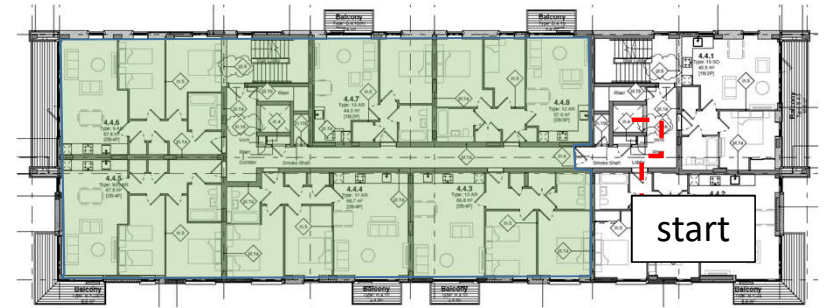
- Follow steps 1-2 of the resident journey to the bin store
- Press door release to exit to the car park
- Fob to enter the bike store
- Press door release door on the exit



Shared Ownership Customer Journey

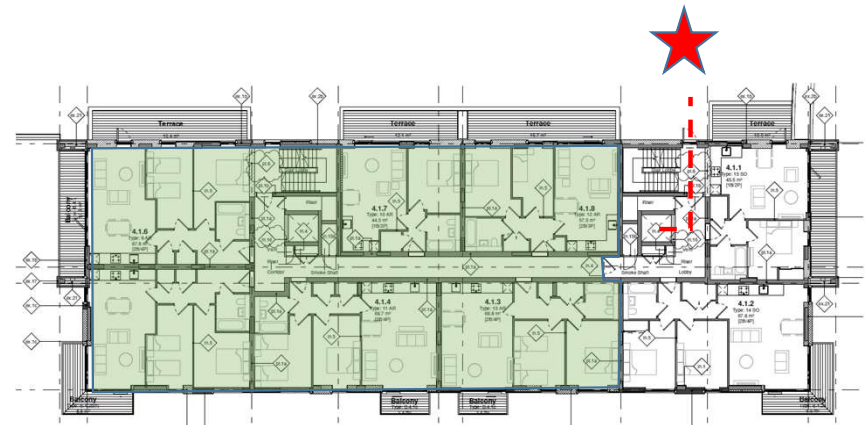
Resident Journey to the podium gardens

1. Take the lift to Level 1
2. Press door release to the stair core
3. Press door release to the podium gardens



Resident Journey from the podium gardens to the apartment

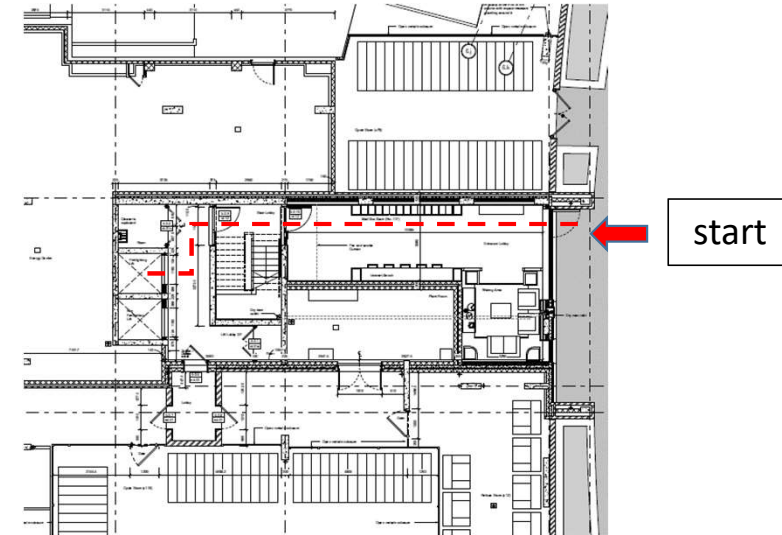
- Fob to enter SO stair core
- Fob to enter Lift corridor
- Take the lift to Level 4
- Alternatively take the stairs to Level 4
- Fob to enter Level 4 corridor



B5 Shared Ownership Customer Journey

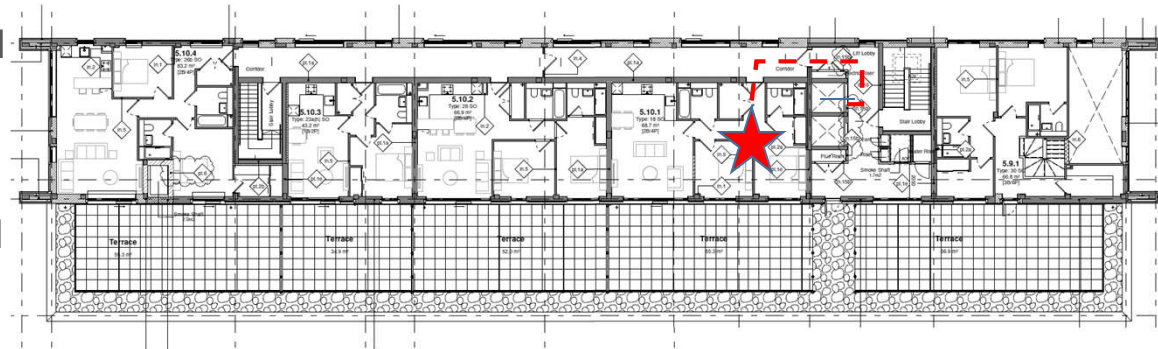
Resident Journey GF to their apartment 5.10.1:

- Fob to enter into the main lobby via door entry panel
- Fob to enter to the stair lobby
- Open door into the lift lobby
- Take lift to Level 10
- Fob to enter Level 10 corridor
- Enter the apartment with the key



Visitor journey:

- Call video entry system on GF door entry panel for apartment 5.10.1
- 5.10.1 resident to let visitor via video entry system
- Front door and stair lobby doors will be opened for a limited period of time
- Travel to Level 10 via lift



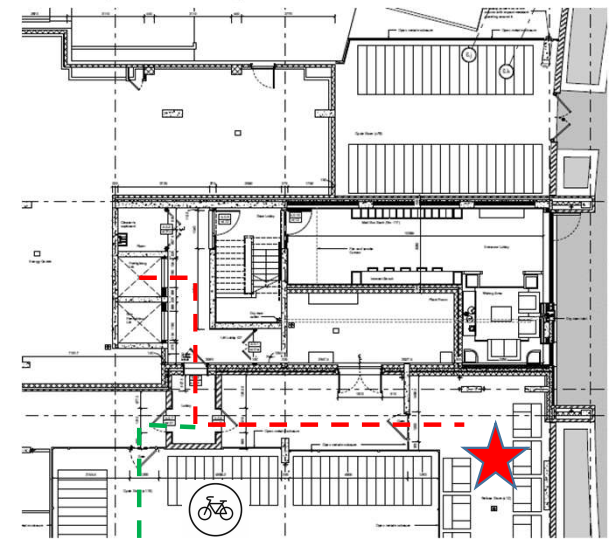
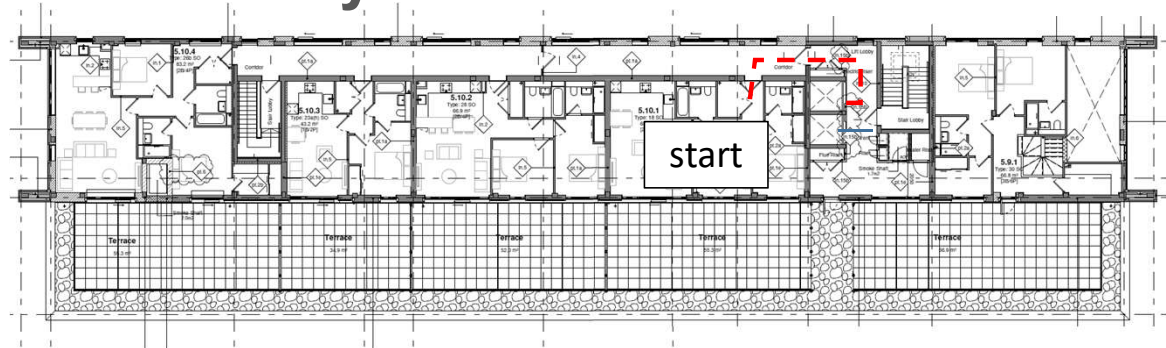
B5 Shared Ownership Customer Journey

Resident Journey to the bin store

1. Take the lift to GF
2. Press door release from the lift lobby to the rear entrance lobby
3. Open door from the rear entrance lobby
4. Open door to the refuse store
5. Press door release out to the main street via the bin store or return to the car park

Resident Journey to the cycle store

- Follow steps 1-3 of the resident journey to the bin store
- Fob to enter the bike store
- Press door release on the exit



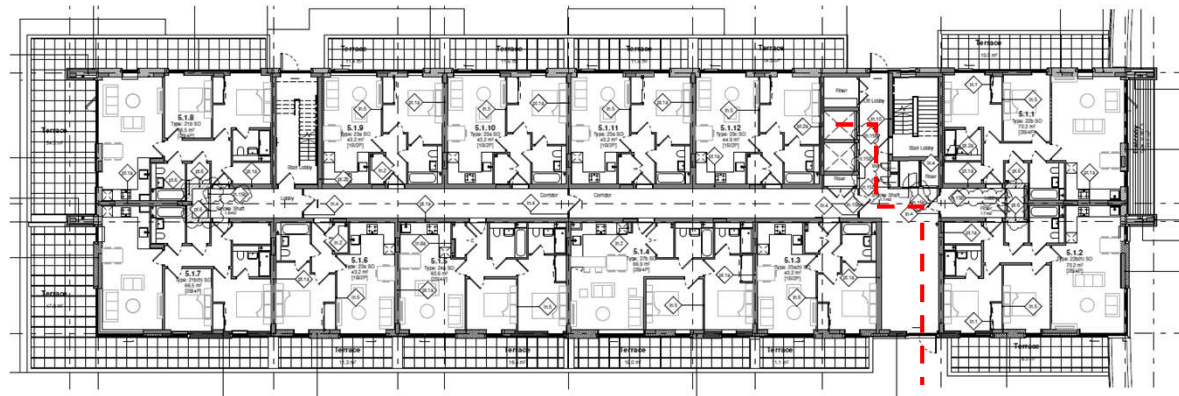
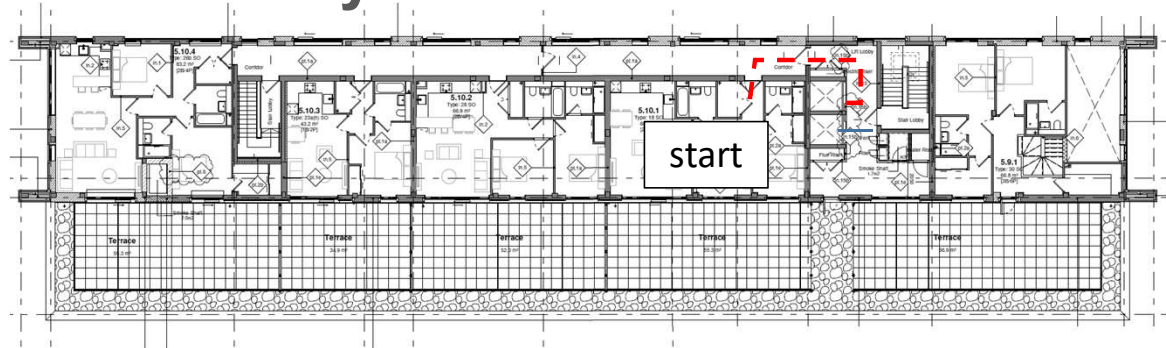
B5 Shared Ownership Customer Journey

Resident Journey to the podium gardens

1. Take the lift to Level 1
2. Fob to proceed to the podium gardens

Resident Journey from the podium gardens to the apartment

- Fob to enter Block 5
- Take the lift to Level 10
- Alternatively take the stairs to Level 10
- Fob to enter Level 10 corridor
- Enter the apartment with the key



Temporary Under Podium Parking Access Strategy For Blocks 4 and 5

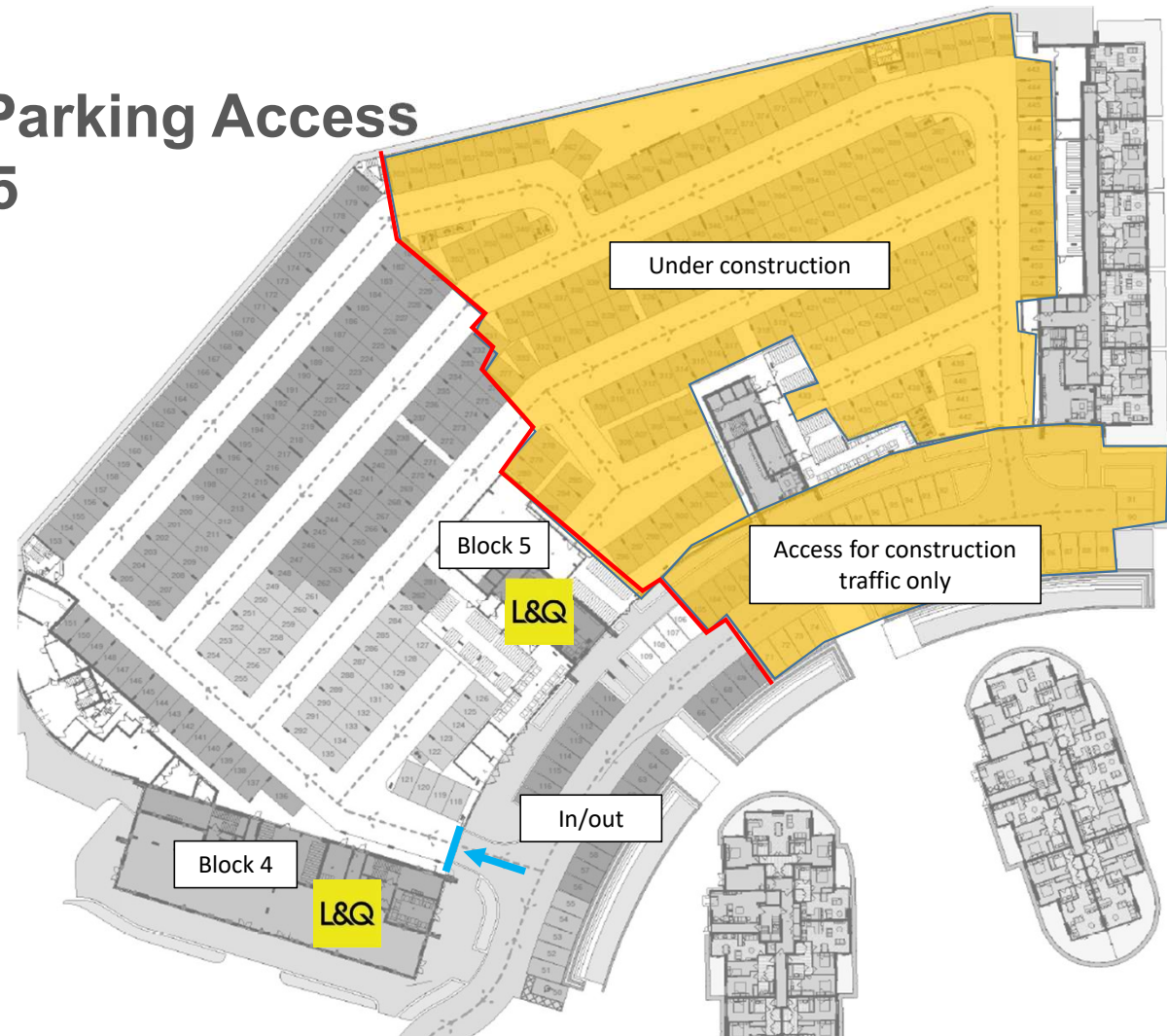
Under podium car park

- Vehicle sliding gate
- Two way system
- Vehicle access in and out via single gate during construction of other blocks

Pedestrian entrance

- Pedestrian gate (fob access) next to the vehicle sliding gate

Exact location of segregation may differ to suit programme and site logistics



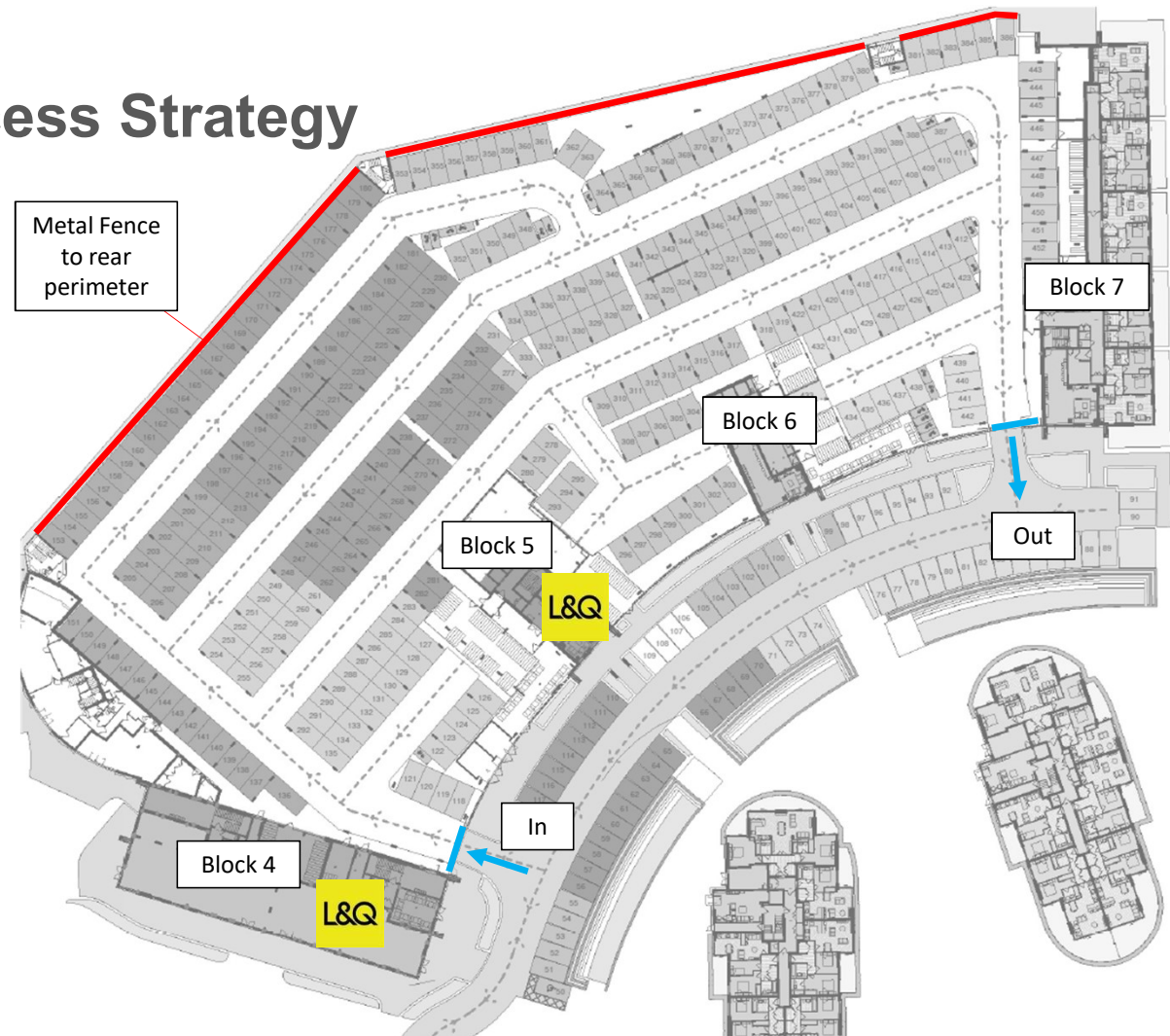
Under Podium Parking Access Strategy For Blocks 4-7

Under podium car park

- Vehicle sliding gates
- One way system
- Vehicle access In by Block 4
- Vehicle access Out by Block 7
- Metal fence to rear perimeter of the car park
- Alarmed fire escape staircases

Pedestrian entrance

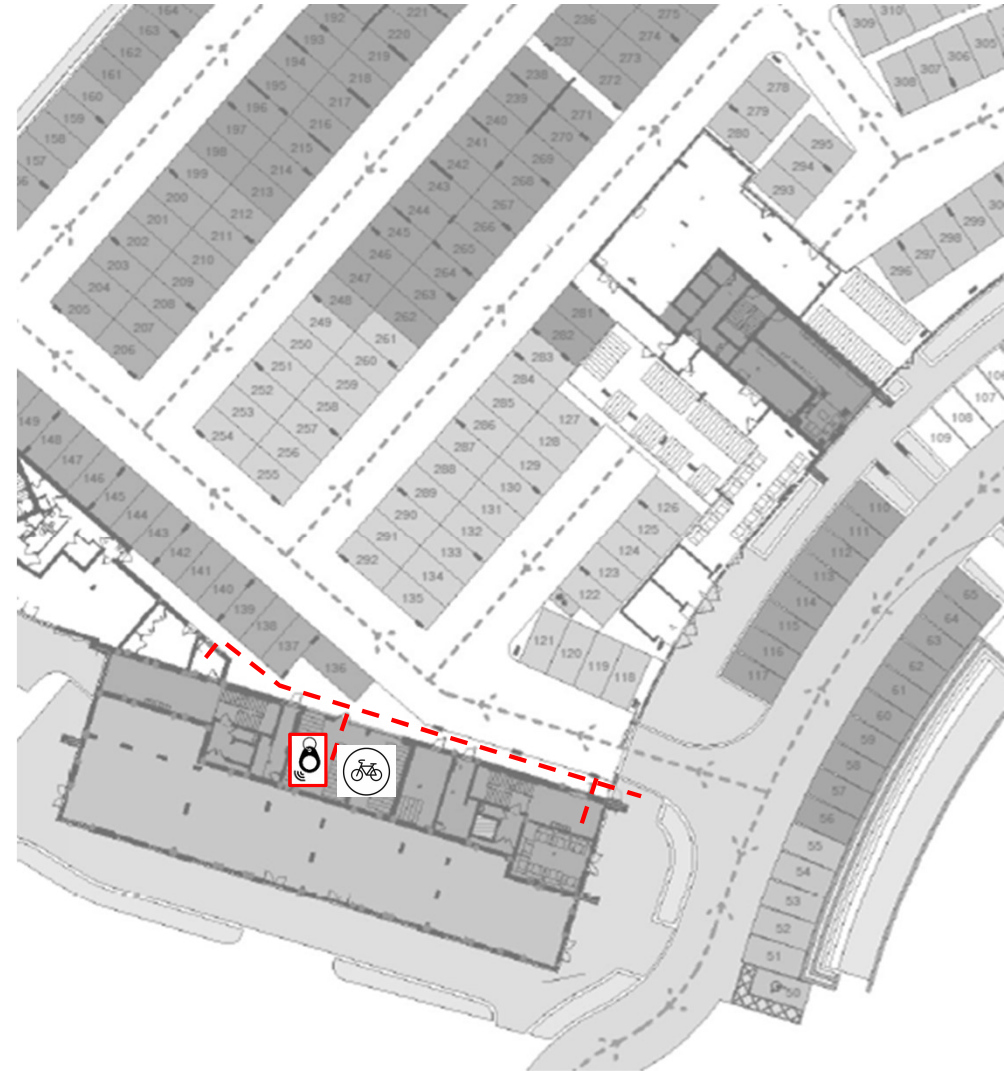
- Pedestrian gate (fob access) next to the vehicle sliding gates



Cycling storage Block 4

Resident Journey with the bicycle to Block 4 via cycle store

1. Access cycle store from the main street via pedestrian car park gate. Fob controlled.
2. Fob to enter the cycle store
3. Secure bike
4. Press release button on the way out
5. Enter Block 4 via under the podium entrances to AR or SO cores.



Cycling storage Block 5

Resident Journey with the bicycle to Block 5 via cycle store

There are 2 cycle stores in Block 5:

- **External**

1. Fob to enter the cycle store
2. Secure bike
3. Press door release to come out
4. Fob to enter Block 5 via main entrance

- **Internal**

1. Fob to enter pedestrian car park gate
2. Fob to enter the cycle store
3. Secure bike
4. Press door release to come out
5. Fob to enter Block 5 via under the podium entrance

