



446
Kenavon Drive
Reading

SECURITY STRATEGY

Rev /

Revision History

Rev	Date	Prep	Description
1	07/02/20	ISB	First Issue

Berkeley
Designed for life

1.0 Introduction and Summary

This document has been prepared for the discharge of condition 7 of planning permission 170509 located at Kenavon Drive, Reading:

Condition 7 No development (barring demolition and works associated with the construction of the superstructure) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019 and permanently retained and maintained thereafter.

This security strategy is set up in 3 sections that cover the areas set out within the Secured by Design (SBD) Application process. The sections; being Development Layout & Design, Physical Security and Additional Features. The information contained within this strategy is sufficient for the scheme to achieve a silver award and has been submitted for the SBD award. This strategy should be read alongside Appendix C: 5.5 Secure by Design (extract taken from the approved Design & Access Statement)

2.0 Development Layout & Design

- 2.1 This section covers all aspects of design and layout that impact on the creation of safe and secure environments, including road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting
- 2.2 Communal areas have been designed and located in such a way as to allow natural surveillance, and to prevent unauthorised vehicle access
- 2.3 Private outdoor space has been secured to restrict access to the occupants of the building for which this space has been provided
- 2.4 Boundaries between private and public space are clearly indicated, especially on the ground floor through hedges, railing & gates. See Approved drawings: Appendix A (AL6086-2102) & Appendix B(AL6086-2103 Street Frontages) for exact type & locations
- 2.5 Sub-divisional fencing/ hedging between gardens is adequate for the crime risk
- 2.6 All gates to communal gardens/ communal areas shall be 1.1m high and shall have key operated locks and a self-closing mechanism
- 2.7 Aids to climbing have been avoided
- 2.8 Planting (soft landscaping) arrangements are appropriate, do not impede natural surveillance and do not create hiding places
- 2.9 Hedge species shall be resilient and hardy to ensure the boundary is preserved and consistent along the edge
- 2.10 Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated

- 2.11 Surface materials for the parking shall display a clear change in surface materials to give clear delineation of their parking. This shall be subject to approval of the hard landscape scheme
- 2.12 Lighting adequate to illuminate the route to an acceptable amount shall be placed on parking areas and non-adopted areas of the public realm
- 2.13 Appropriate lighting has been provided for footpaths to allow the use of the space during non-natural light hours

3.0 Physical Security

- 3.1 This section covers the 'Police Preferred Specification' for all physical security requirements for new or refurbished homes:
- 3.2 All external/ communal/ apartment/ sliding/ bi-fold doors & external windows shall be PAS 24:2016 Standard
- 3.3 Doorsets tested to PAS 24:2016 will be permanently marked with the relevant details
- 3.4 Glazing within or adjacent to doorsets (within 400mm) incorporate one pane of laminated glass meeting or exceeding the requirements of BS EN 356:2000 class P1A
- 3.5 Door chains or limiters meeting TS003 will be fitted to the main entrance door
- 3.6 Door viewers or a secure viewing panel meeting TS002 will be fitted to the main entrance door
- 3.7 Letter boxes will comply with the crime prevention solution & Locking systems comply with SBD requirements
- 3.8 Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm
- 3.9 Communal entrance doorsets will have the correct visitor door entry system and access control system
- 3.10 A tradesperson or timed release mechanisms has not been included
- 3.11 Postal service shall be supplied with an access fob/ key code to allow access for postal delivery
- 3.12 Appropriate fire safety measures and fire service access has been incorporated to all floors, paying attention to stair cores and communal access points/ walkways
- 3.13 Lighting will illuminate each elevation that contains a doorset used by the public, visitors or residents
- 3.14 24 hour lighting will be provided to all communal entrances, exits, lobbies, landings, corridors and stairwells
- 3.15 Loft hatches in communal areas will be secured

4.0 Additional Features

- 4.1 This section contains some extra features usually required for the SBD gold award:
- 4.2 'Smart' meters are being installed in this development
- 4.3 Doorsets providing access to communal areas of a building containing multiple dwellings or bedrooms, or a communal facility such as a bike store, bin store or underground car park, shall meet the correct security requirements

APPENDICES



KEY

Site boundary

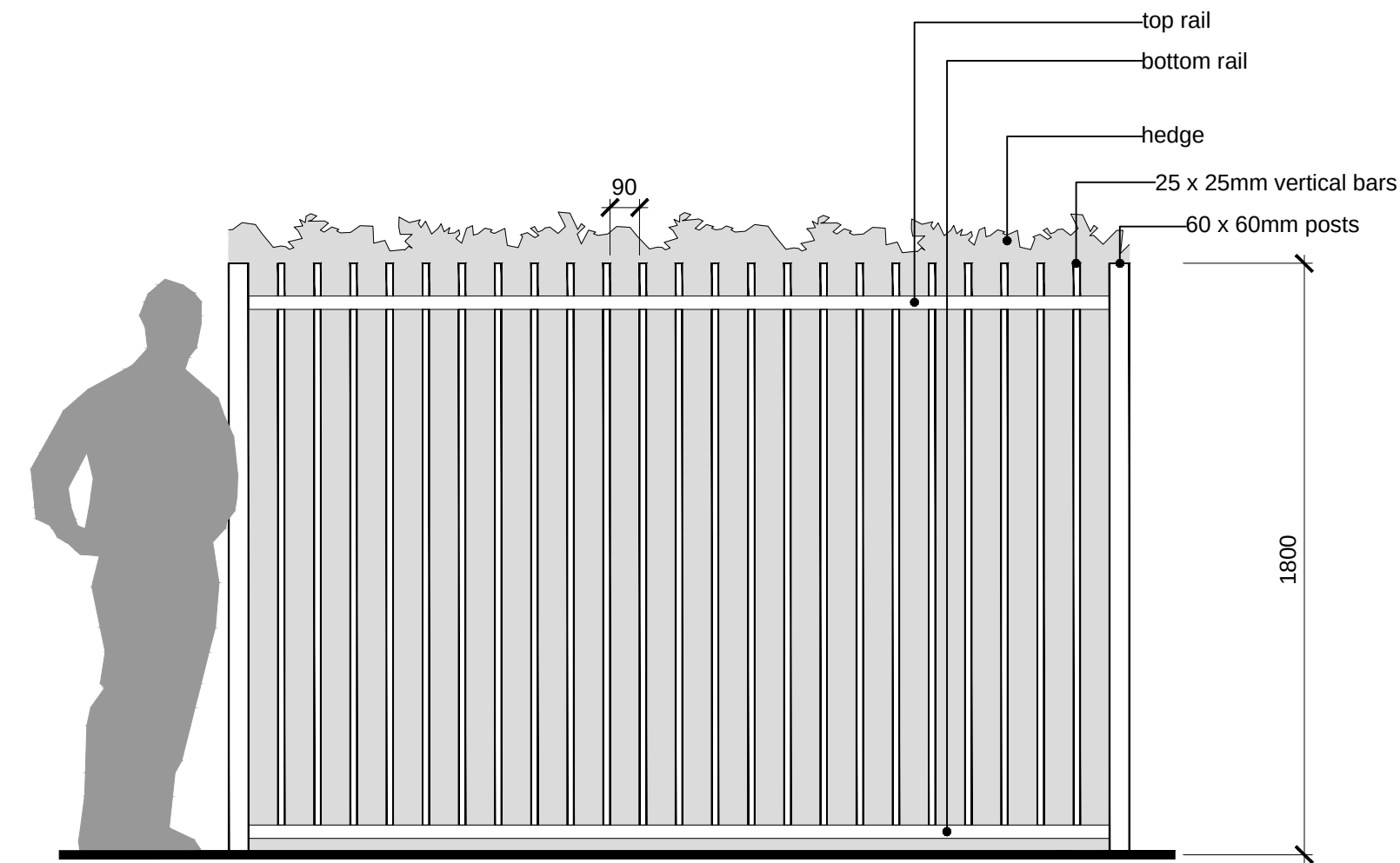
Planting

Turf
Proposed planting (shrubs, herbaceous)
Proposed hedge 1200 mm high
Proposed hedge 1800mm high

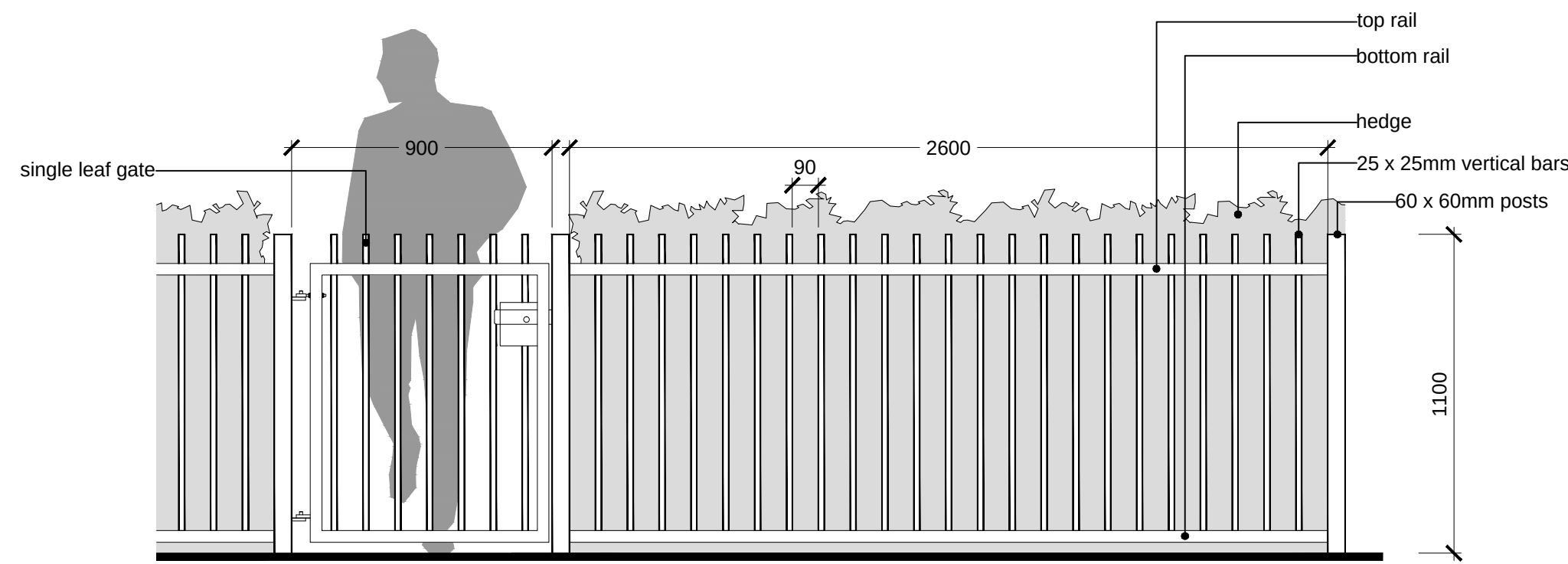
Railing

Vertical metal railing 1800mm high, painted black.
Vertical metal railing 1100mm high, painted black.
Metal gate to match F5.

01 Hard Landscape GA Plan - Kenavon Drive Edge
scale 1:250

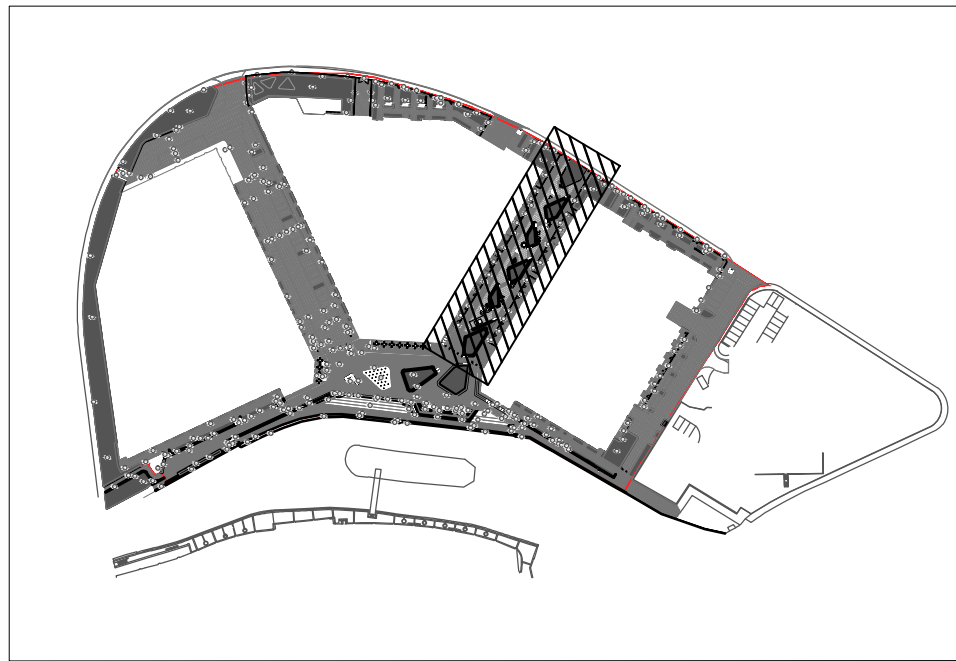
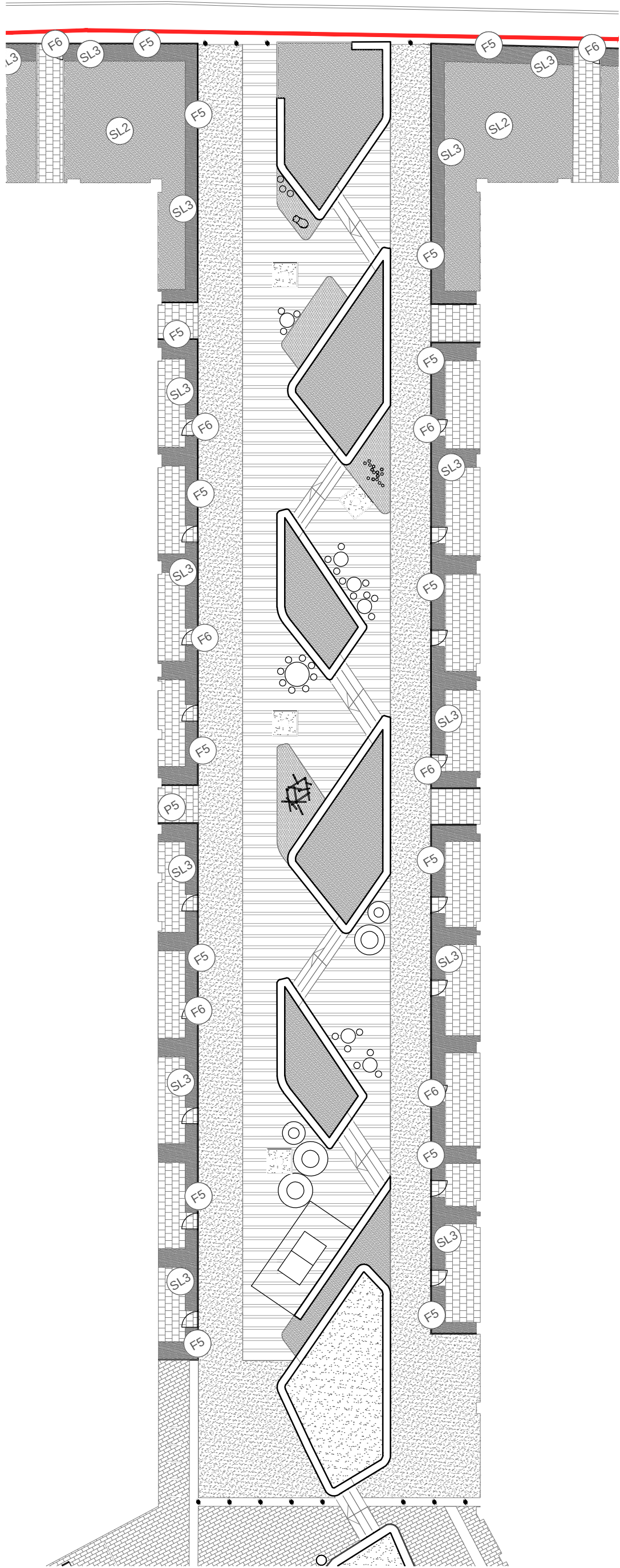


02 Elevation detail - Vertical metal railing 1800mm high
scale 1:20



03 Elevation detail - Vertical metal railing 1100mm high
scale 1:20

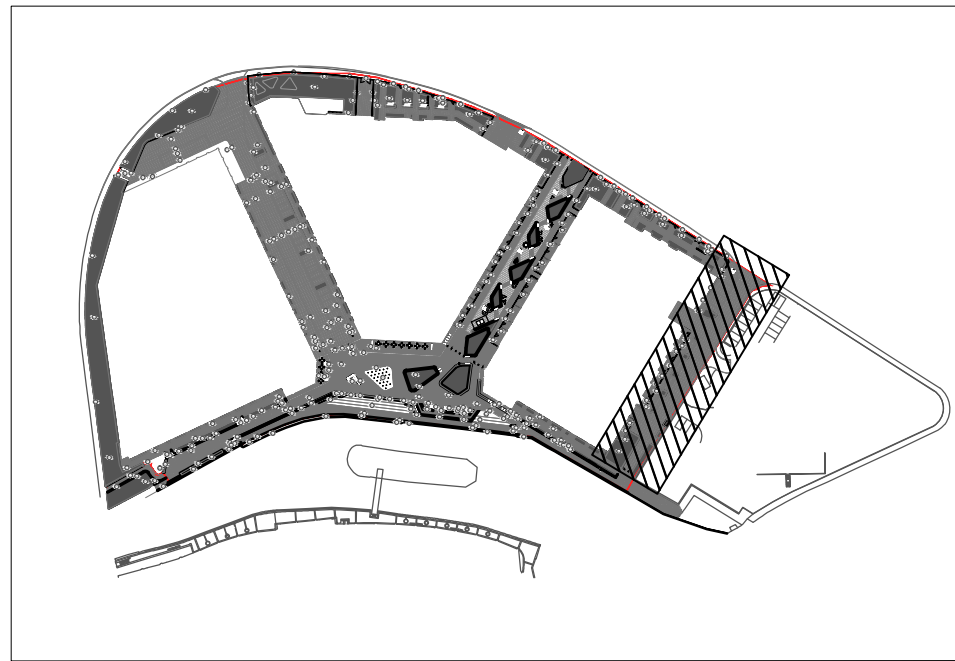
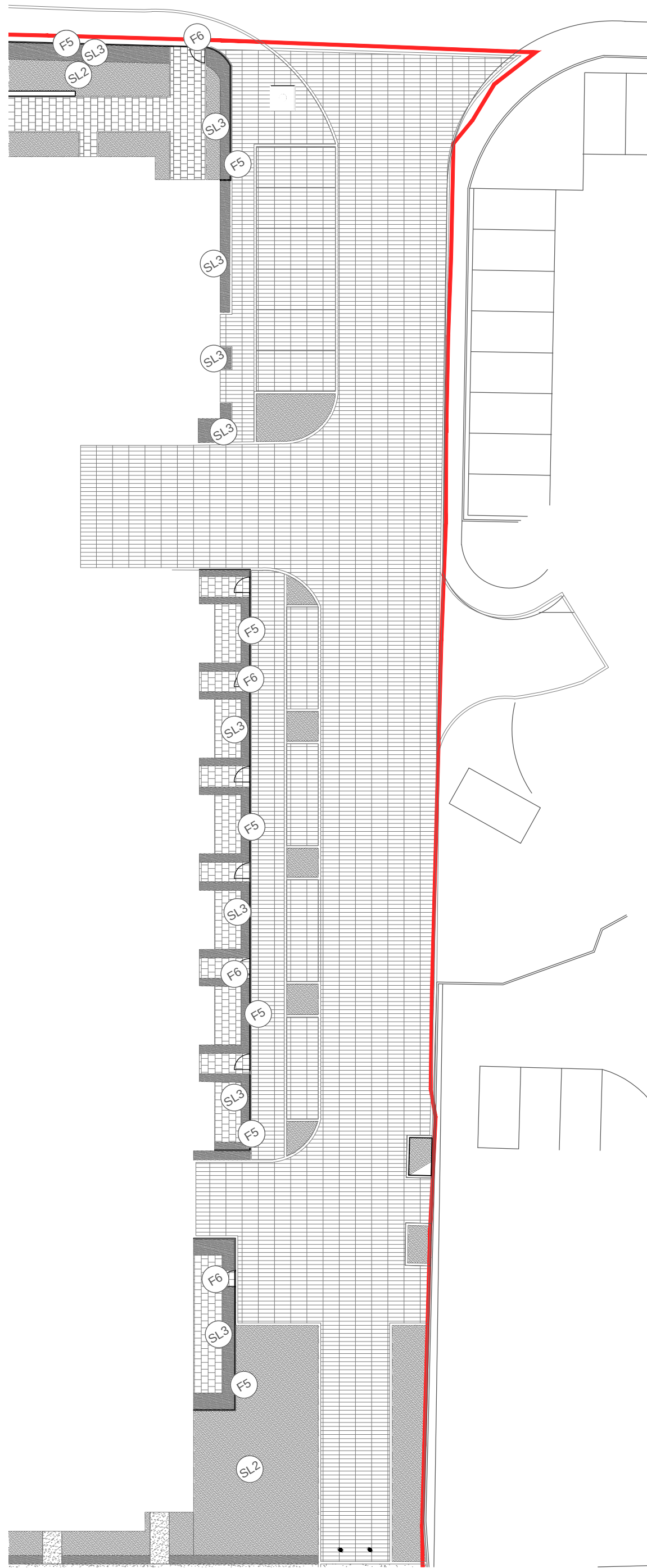
APPENDIX A - Street Frontages (Approved)



KEY PLAN

KEY

- Site boundary
- Planting**
- Turf (SL1)
 - Proposed planting (shrubs, herbaceous) (SL2)
 - Proposed hedge 1200 mm high (SL3)
- Railing**
- Vertical metal railing 1800mm high, painted black. (F4)
 - Vertical metal railing 1100mm high, painted black. (F5)
 - Metal gate to match F5. (F6)



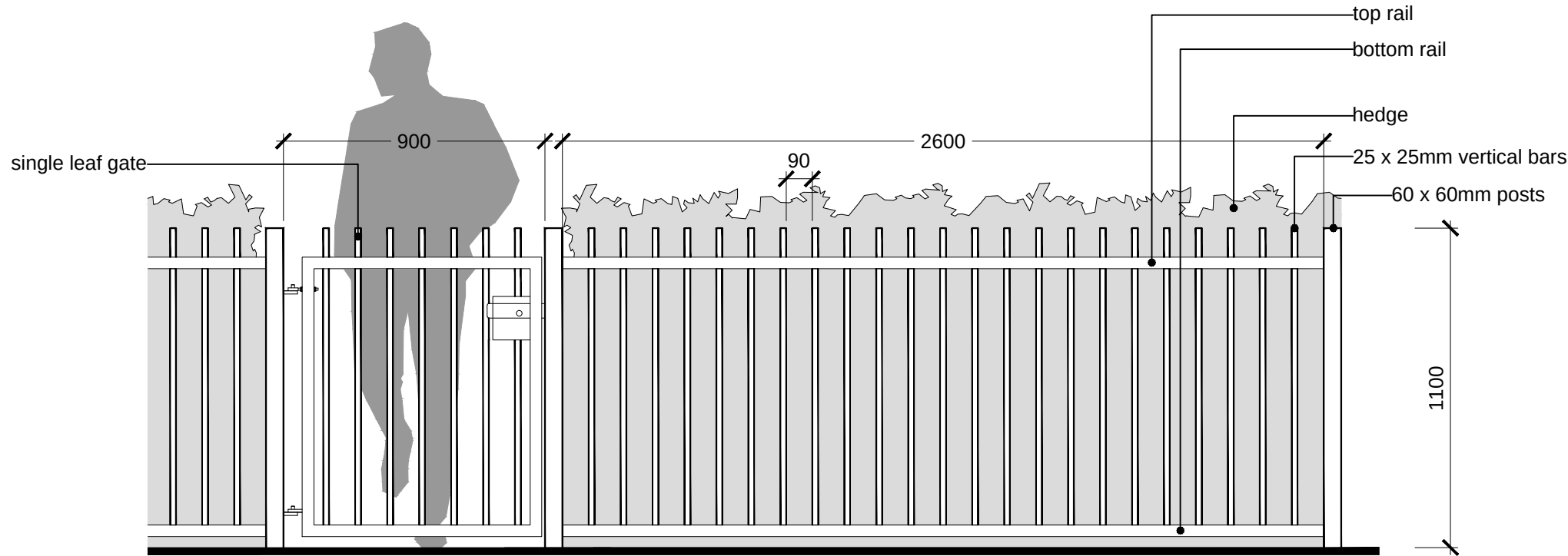
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01 Hard Landscape GA Plan - Palmers Street
scale 1:250

02 Hard Landscape GA Plan - Jopling Mews
scale 1:250



03 Elevation detail - Vertical metal railing 1100mm high
scale 1:20

APPENDIX B - Street Frontages (Approved)

5.5 Secure by Design

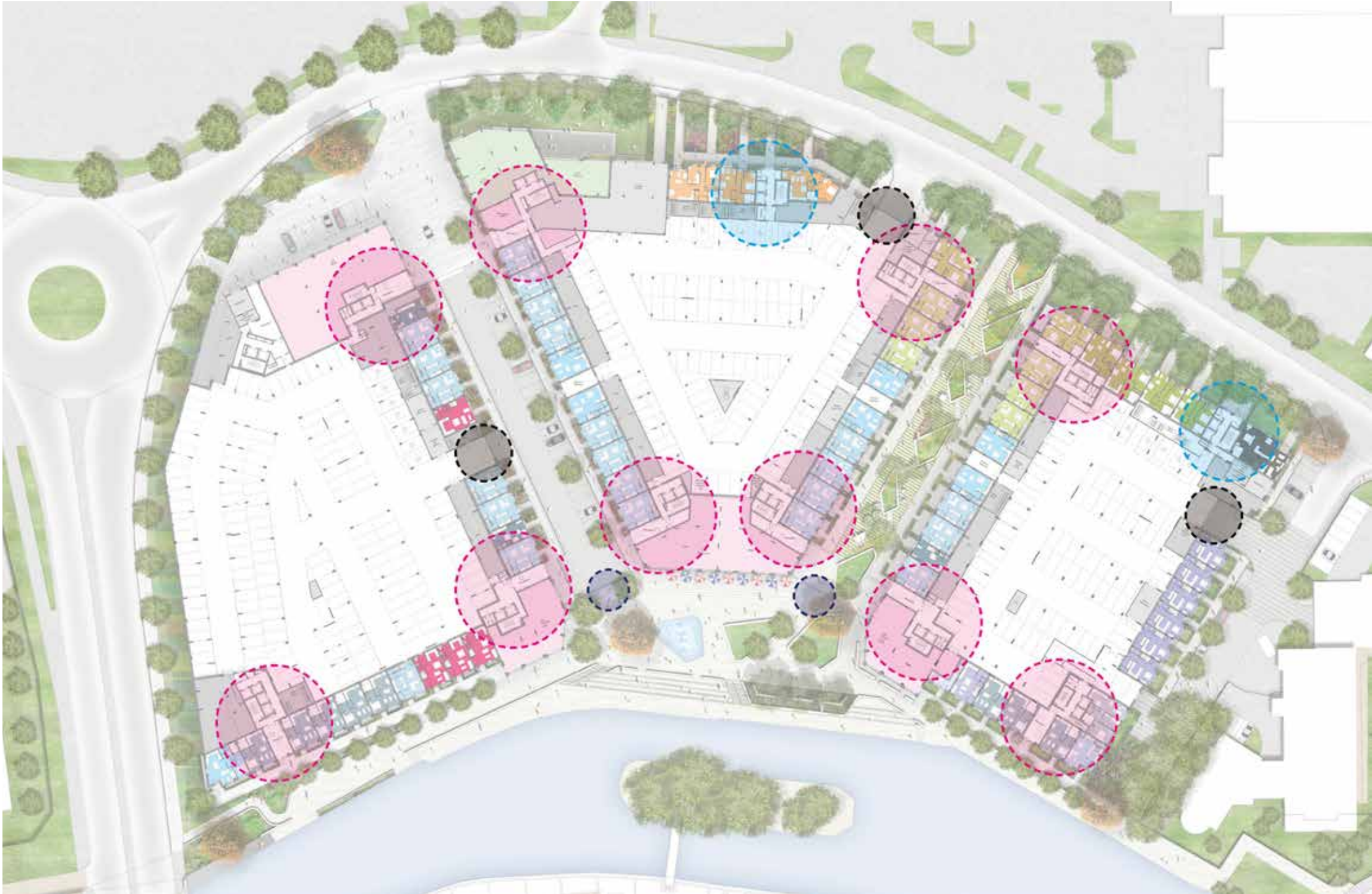
APPENDIX C - Secure by Design (Approved)

The safety and wellbeing of the occupants of the scheme has been a priority in the development of the design. The aim was to create a masterplan with safe and enjoyable new public and private spaces.

To meet the requirement of the National Planning Policy Framework 2012, Part 7, Sect 58; 'Requiring good Design' and Part 8, Sect 69; Promoting Healthy Communities' the design has used the following key principles:

- Active frontage that gives a significant overlooking of the public spaces. All the Ground floor dwellings have a front door with a small private space in front, to provide safety and engagement.
- A clear separation between amenity space open to the public and private space open exclusively to the resident of the building of the block. Again the private amenity space is overlooked by the residents.
- Core segregation: the access to one core will give you access only to that block and is not connected to others.
- Access will be controlled at front door point and at the entrance via the car park, via fob, keycode or similar.
- Access to the undercroft car park will be controlled via an automatic gate, via fob, keycode or similar.
- Bins store and cycle store will be accessible only by the residents.
- Post will be delivered via a secured lobby or external post boxes.
- Street and square will have street lighting and no dark areas will be created.
- Retractable bollards will be located at the entrance of the pedestrian areas, River Square and Palmers Street, to control the vehicular access.

Two advisory meetings were undertaken with Anne Chalmers, Crime Prevention & Design Advisor at Thames Valley Police, where it was highlighted that prevention principles are to be incorporated into the design and layout. The suggestions from the meetings have been integrated into the design.



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|---|---|
|  Bollards to stop the vehicle access |  Post boxes located in gated communal garden |
|  Gated parking entrance |  Lift lobby separated from the main Lobby (where the post boxes are) |