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Project No
15011
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Project Name
400 Longwater Avenue
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Date
01/05/19
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Time
2pm
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Subject
Crime Prevention Design Advice
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Organiser
Giovanni Beggio (GB) – Apt
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Location
Phone conversation
—
Attendees
Giovanni Beggio (GB) - Apt
Anne Chalmers (AC) – TVP
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Information issued in advance (on the 30/04/19)
180618_Meeting_Notes_Crime Prevention Officer.pdf

190430_400 Longwater Avenue_Updated information and mark-up to TVP.pdf

Meeting Summary

- GB has introduced the updates to the scheme from Stage 2 based on architectural GAs and other information issued to AC on the 30/04.
- GB and AC have reviewed together the minutes of the previous meeting held on the 30/05/18.
- GB has confirmed that a dedicated post room is not going to be provided within the scheme.
- GB has confirmed that the ground floor glazed doors and the ground floor glazed curtain walls are going to be compliant with Secure by Design Standards PAS 24, as advised by the cladding subcontractor. This will supersede the requirements for Security Rating 4 according to LPS 1175 as currently present in the architectural specifications.
AC have confirmed that this is acceptable to guarantee resistance to attempts of forced entry at ground floor level.

Post Meeting Note: In the architectural specifications there are also requirements for burglar resistance Class 4 according to BS EN 1627. AC to confirm whether these are still required or whether these are also superseded by the Secure by Design Standards PAS 24 requirements.

- GB has confirmed that access control readers are going to be provided on the stairs to prevent unauthorised access into each of the tenancies and in the lifts to provide a first line of defence, as advised by the M&E engineers. GB has also confirmed that the Cat B design will allow for lobbied access into each future tenant's demise, and access control is going to be provided to the Cat B lobby doors by the future tenants, as confirmed by the M&E engineers.
AC has confirmed that this is acceptable to provide secure compartmentalisation and to limit the opportunity for marauding weapons attack and burglary.

Post Meeting Note: We have reviewed after the meeting the access control provision as included in the current design.

During design development we have looked at neighbouring buildings within Green Park and those have been designed to be open and accessible, with no physical fences externally or security barriers internally. Green Park has also manned reception desks and 24/7 security who are constantly on call, carry out regular patrols and are based and managed from 100 Longwater Avenue. CCTV cameras cover the estate and are monitored from the main security office.

The new development at 400 Longwater Avenue has been designed to a developer's category A standard, ensuring that it is flexible for both single and

multi-let tenants. To avoid dictating a potentially inappropriate security strategy, we have facilitated the simple installation of access control at a later date to the tenants' office floorplate doors and if necessary to the main doors from the reception to the lift lobby (preventing access onto the tenants' office spaces and to the upper floors respectively). In addition to this, underfloor containment is going to be installed in the reception area to ensure that speed gates could be installed if required.

For these reasons, the design team believe that it's not necessary to install access control or physical barriers within the building, as access can be controlled robustly with a combination of manned security and/or retrospective access control to doors or speed gates within the reception area, if necessary to suit the ultimate occupancy.

AC to confirm whether this is acceptable.

- AC has confirmed that the amount of planting at the site boundary and along the main boulevard is sufficient to provide visual cover for the buildings.
- GB has confirmed that a metal balustrade is going to be provided by the rear terrace towards the reservoir to communicate to the members of the public that the building is a private space.
AC has confirmed that this is sufficient to deter anti-social behaviour, rough sleeping and criminal damage to the buildings.
- GB has confirmed that the cycle store within each car park is going to be sheltered but not enclosed.
AC has confirmed that this is acceptable, provided that the bikes can be securely locked to the proposed double stack system for bike storage and that a CCTV camera is provided in each cycle store space.
GB to forward more information on the double stack system (enclosed). The supplier for the cycle stack system has confirmed that cyclists can individually lock their bike onto the system.
- GB and AC have reviewed the Stage 3 external lighting strategy. GB has confirmed that the external lighting strategy has been designed in accordance with BS 5489, as advised by the M&E engineers. GB has also confirmed that dedicated light fittings are going to be provided within the car park structures on all levels.
AC has confirmed that this is acceptable to reduce risk of anti-social behaviour.
- GB has confirmed that a CCTV strategy will be in place, although this is yet to be designed.
AC has confirmed that this is acceptable in principle to monitor the site and therefore reduce the risk of anti-social behaviour.
- GB has confirmed that the changing facilities are going to present access control, both to the external door and to each of the doors to the males' and females' facilities. GB has also confirmed that the client is not going to provide dedicated members of the staff in these areas.
AC has confirmed that this is acceptable to minimise risk of tailgating by non-employees and associated risks, provided that a CCTV camera is located within each of the changing facilities' entrance lobbies. AC has also recommended to prevent the overlooking into the changing facilities from the lobby during the Stage 4 design.
- GB has confirmed that the cycle store is not going to be access controlled (as it is not going to be enclosed).
- GB has confirmed that the M&E engineers had previously advised that the Security Needs Assessment is not required.

AOB

- AC to review minutes and confirm that the scheme is compliant according to the Crime Prevention Design Advice given by TVP during the 01/05/19 session and previous sessions.