

Design Note

To: Station Hill – Phase 1 Design and Construction Teams

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Project: Station Hill – Phase 1

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Station Hill – Phase 1 Secured by Design and Planning Conditions requirements

Overview

An RFI has been received by the design team relating to planning condition no. 36 (planning permission refs. 190442 (outline) and 190465 (reserved matters)) for Station Hill Phase 1. This design note aims to review the issues raised within that RFI in relation to work completed to date for the security design for the project in order to clarify which of the items have or have not been addressed.

Key references

- Ref A. Security Strategy Report, Revision 02, dated 19 September 2019
- Ref B. Vehicle Threat Mitigation Strategy, Revision 01, dated 26 July 2019
- Ref C. Security Co-ordination Report, Revision 01, dated 22 May 2019

Review

The following conditions have been detailed as part of planning condition no.36, which states:

No development (except demolition and groundworks) shall commence until a Security/Anti-Crime Management Plan for the site, in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

Planning conditions

Ser	Condition	Comment
A	Laminated external glazing, with an emphasis on proximity to public realm.	Physical requirements were identified in Ref A. These have been carried through into the design in Ref C for inclusion in architectural package (para 8.3.2 and 8.3.4).
B	Emergency vehicle access (physical barriers and management).	Refs A and B address risks associated with vehicles and requirements for treatment. Ref B includes requirements

		for emergency access. For inclusion / design development in landscape design package.
C	Hostile vehicle mitigation measures.	Ref A identified the associated risks and high-level recommendations. Ref B outlines the recommendations around vehicle threat mitigation for the public realm. The associated public realm landscaping design is to include the mitigation measures within their package.
D	Location, surveillance and management of ATM cash-point and public toilet provision.	It is understood there is no ATM or public toilet provision within the development.
E	Safe movement on shared surfaces such as Garrard Street.	Refs A and B identify the associated risks with interface points on Garrard Street. Ref B addresses treatment measures in these locations with regards to vehicle control to support the creation of a safe environment. Video surveillance camera coverage is provided along Garrard Street to provide coverage of each building vehicle and pedestrian entrance point.
F	Policy regarding provision, location and management of litter bins	This has not been addressed within the security design beyond support to landscape designer to be cognisant of crime prevention through environmental design measures.
G	Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas. (Section 73 requirement)	This has not been addressed within the security design.
H	Management of large crowds, i.e. Reading football and pop festival events.	The physical protection and surveillance requirements has been considered in Refs A and B, and subsequent design.
I	Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour.	ASB was identified within Ref A as a design basis threat and measures have been included in the design (physical and electronic) to support mitigation of this.
J	Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours	The operational requirements identified in Refs A (para 1.5) and B have been developed alongside stakeholder engagement. This is continuing for the design development of the wider public realm. For clarity, this has focussed on physical and technical surveillance measures. Ongoing operational security measures have not been addressed as part of the design development.
K	Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery.	A site-wide electronic security design has been completed that includes electronic access control and video surveillance elements. These have evolved from the identified operational requirements in refs A and B and provides security to all vehicle and pedestrian entrance points into each building.

L	The development to secure Secured by Design and Safer Parking Scheme compliance.	The requirement to formally attain Secured by Design status was not identified during the design process. However, the principles of SbD have been applied and discussed during stakeholder engagement. The requirement to formally attain compliance with the Safer Parking Scheme status was not identified during the design process. However, the safety and security requirements of the parking areas have been identified in Ref A and the design developed accordingly, with video surveillance and secure access points.
M	Preparation of a comprehensive lighting strategy.	The requirement to provide security lighting to support security was identified in Ref A with further requirements developed in Ref C. However, it should be noted that lighting design was not part of the security design package.
N	Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.	ASB was identified within Ref A as a design basis threat and measures have been included in the design (physical and electronic) to support mitigation of this. Design of the wider public realm and appropriate crime prevention through environmental design measures (and SbD principles) to mitigate this are being coordinated in the landscape design (ongoing).
O	Lift access control and measures to ensure appropriate compartmentation between and across floors.	Security requirements related to control of access and circulation were identified in Ref A and developed throughout the design. The electronic access control is provided within each lift and at each stair core to restrict access to unauthorised floors, this approach is in line with the SbD compartmentation requirements.

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

The above referenced documents produced during the early design stages for the project, not only meet with the requirements of BREEAM HEA 06 but also with the above listed comments meet with the requirements of the 'Security/ Anti-Crime Management Plan'.

Secured by Design

Homes Application Form and Checklist

Police Design Guides: For designing External and Communal areas, Residential & Commercial units.

The requirement to formally attain Secured by Design status was not identified during the design process. However, the principles of SbD have been applied to the design and there has been engagement with Thames Valley Police Designing Out Crime Officer throughout the process.



Building Regulations

Approved Document Q

Please note that although this document must be adhered to for building control, it will not on its own satisfy the requirements of the planning condition no. 36.

The security strategy and following design has been developed in accordance with the Document Q regulations for all apartment doors and all accessible doors that lead into the residential areas.