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20 HOSIER STREET, READING, RG1 7JL – DRAFT CRIME PREVENTION STANDARDS

Design Standards and Building Components/Systems

CCTV

CCTV surveillance cameras will be installed as part of the main development of the site. The CCTV systems will cover key areas of the perimeter of the building as well as specific parts of the internal circulation zones including the buildings entrances, lift and stair cores.

CCTV system will be installed to BS EN 50132-7:2012+A1:2013 CCTV Surveillance system for use in security applications.

External Lighting

The final external lighting design will be coordinated with the CCTV operational requirements during the details design stage of the project.

External lighting will comply with BS 5489-1:2013. External lighting will be designed to achieve a good level of lighting uniformity with a target of 0.4Uo and a minimum of not less than 0.25Uo.

Intruder Alarm

A central intruder alarm system will be installed to monitor access to the buildings operational areas. This system, linked to the buildings access control system would typically cover non regular accessed areas such as plant rooms and stores.

Doors and Windows

All external door at the rear of the site will be high security SR2 rated and the glazed curtain walling will be installed using a secure glazing retention system.



Building Entrance

The hotel's main entrance will be off Hosier Street and South Court. A door entry system including two way intercom complete with push button and a weatherproof magnetic card unit for the main entrance doors and back of house delivery entrance will be provided. During night time hours, the outer hotel entrance doors will remain automatically openable but the inner doors will only be openable with a hotel guest card or by remote release by hotel staff from the reception desk.

The restaurant/bar will have independent access directly off Hosier Street. During normal operating hours, hotel guests will be able to access the restaurant/bar directly from hotel reception. Outside of operating hours, the internal door between the hotel and restaurant/bar will be closed.

The nature of the buildings uses will maintain a degree of foot fall throughout the night. The recessed external areas will be well lit to deter rough sleeping.

Access Control and Lifts

Card swipe access control will form the primary method of controlling the access within the building. The proposal provides two lifts and will utilise a destination control system to manage movement of hotel guests through the building. Internal doors will prevent unauthorised persons accessing the lift lobby. Hotel guest cards will be programmed to limit access to pre-defined floors, therefore hotel guests will have limited access to the level their room is on.

Stairwells

There are two stairwells within the building. The western stairwell, accessible from the hotel lobby is for general circulation and will be accessible using hotel guest cards. Once within the stairwell, hotel guests will have limited access to the level their room is on. The eastern stairwell is for emergency escape only. Access control will be utilised within the emergency stairwell to prevent persons bypassing the control measures. If accessed from above, the only route out of the stairwells will be at ground floor level.

Rear Courtyard

There is a right of access to the neighbouring building tenants to access the servicing courtyard to the rear of the building. There is an existing security gate at St Mary's Butts limiting access to the rear servicing courtyard to those authorised to do so. The rear servicing courtyard area will be well lit and monitored by CCTV.