

33443 Alexander House-Thames Valley Police Response-Team Comments

27th March 2019

Version 3

Paragraph	TVP Response Heading	Team Comments
1	Crime Risk	Observation only, no response required.
2	Landscaping / Defensible space	Rupert Street Elevation The façade of the building along Rupert Street is located approximately 1m back from the kerb back edge. The internal floor level relative to the external ground level is approximately 1m higher. The windows to ground floor bedrooms and studios will be obscured below 800mm. Therefore, the height from the lowest point of clear glazing to external ground level is approximately 1.8m. There is consequently a significant vertical and horizontal separation between the internal rooms and the street. This available external space will include 1m high brick planters and soft landscaping. The planting will provide additional separation and reinforce the perception of defensible space. The applicant confirms that additional open topped railings (0.5m height) will be added to the top of the brick planters to provide further security to this elevation. We note that all of these height / façade parameters are the same or very similar to the previously consented residential scheme. Kings Road Elevation The balustrade only extends as far as the light well (refer to drawings 33443 - A-04-102 - Proposed Section CC-Iss04 and 33443 - A-05-100 - Proposed South Elevation-Iss04). Beyond this, the privacy of the ground floor rooms is maintained by new hedge planting – the dark green band shown on the illustrative plan (drawing 33443 - L-90-100 - Proposed Landscape-Iss01). The hedge planting could be reinforced with a fence if required.
3	Vehicle / pedestrian cycle access off Rupert Street	The current design proposal for the vehicle and pedestrian cycle gate is outline at this stage. The applicant confirms that the gates will be certified to meet the minimum physical specifications of LPA1175 Issue 8 B3.
4	Bin store doors off Rupert Street	The bin store doors are not located directly off Rupert Street but rather are accessed from within the secure courtyard. The building operator will closely manage waste collections, meaning that the courtyard gates will not be left open. The applicant confirms that the external doors to the bin storage space will meet the minimum physical security standards of LPA1175 Issue 8 B3.

5	Postal services	The applicant confirms that the post boxes within the post room will meet the requirements Federation's Technical Standard 008 (TS 008).
6	Physical Security / Protection	Observation only, no response required.
7	Access and visitor entry	Whilst the scheme for access control is still to be developed, as a standard we would allow for access control to the following: 1. Access control to be a programmable fob type system allowing protocols to be set up for access with varying levels of clearance. 2. Access control to the main entrance / exit from the building which physical locks and push to exit fire bars on the other escape doors. 3. Access control to the door adjacent the management office at ground floor. This could also be linked with the lift to allow access to the floor the student is staying only. We note that there is also sufficient flexible study and amenity space at lower ground floor level to allow students to meet one another away from the bed clusters / studios. However, we note that at this early stage of the detail design the operator would like to retain some flexibility on how the access control will function. 4. Access control to each studio and to the main entrance door to each cluster. 5. Intercom to the main door with handsets to each studio and communal corridor within clusters. No door-release buttons other than accessible studios. 6. Bin stores only accessible by authorised individuals. 7. Fire exit doors will be linked to alert the management office when one is opened through the fire alarm system. As a final note, the BREEAM pre-assessment has taken the credit for HEA06 and liaison with an ALO is required for that, so by going through this process we are satisfying the evidence credits therein.
8	Physical Security condition	The applicant confirms that the development will include measures to demonstrate compliance with Secured by Design Silver Award. We note that there are no high level external areas proposed for amenity access. All roof areas will be secured and only accessible by building management and authorised maintenance personnel. The applicant has reviewed and understood the six measures identified in the TVP response. Please can you confirm if there are any other significant measures that should be considered prior to the SBD application?