



Nº1 READING

29-35 Station Road, Reading, Berkshire

DRAFT - Crime Prevention Report



Client Station Road Dev Co Ltd

Date 19 March 2019

Ref 33080-07-CPR - Rev2

Station Road Dev Co Ltd



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Crime Prevention Strategy

This report has been prepared to support the proposed mixed use development at 29-35 Station Road Reading. The report follows comments received and discussions with the Thames Valley Police's Crime Prevention and Design Advisor (CPDA). It aims to set out issues raised and clarify specific design solutions being adopted.

Existing Site and Context

The existing building is located on the main thoroughfare from Reading station to the main town and retail centres. Due to this high footfall coupled with the existing derelict nature of the existing building the corner of Station Road and Garrard Street attracts homeless individuals. Coupled with the concentration of late night licenses premises in the town centre there are high levels of anti-social behaviour around the site.

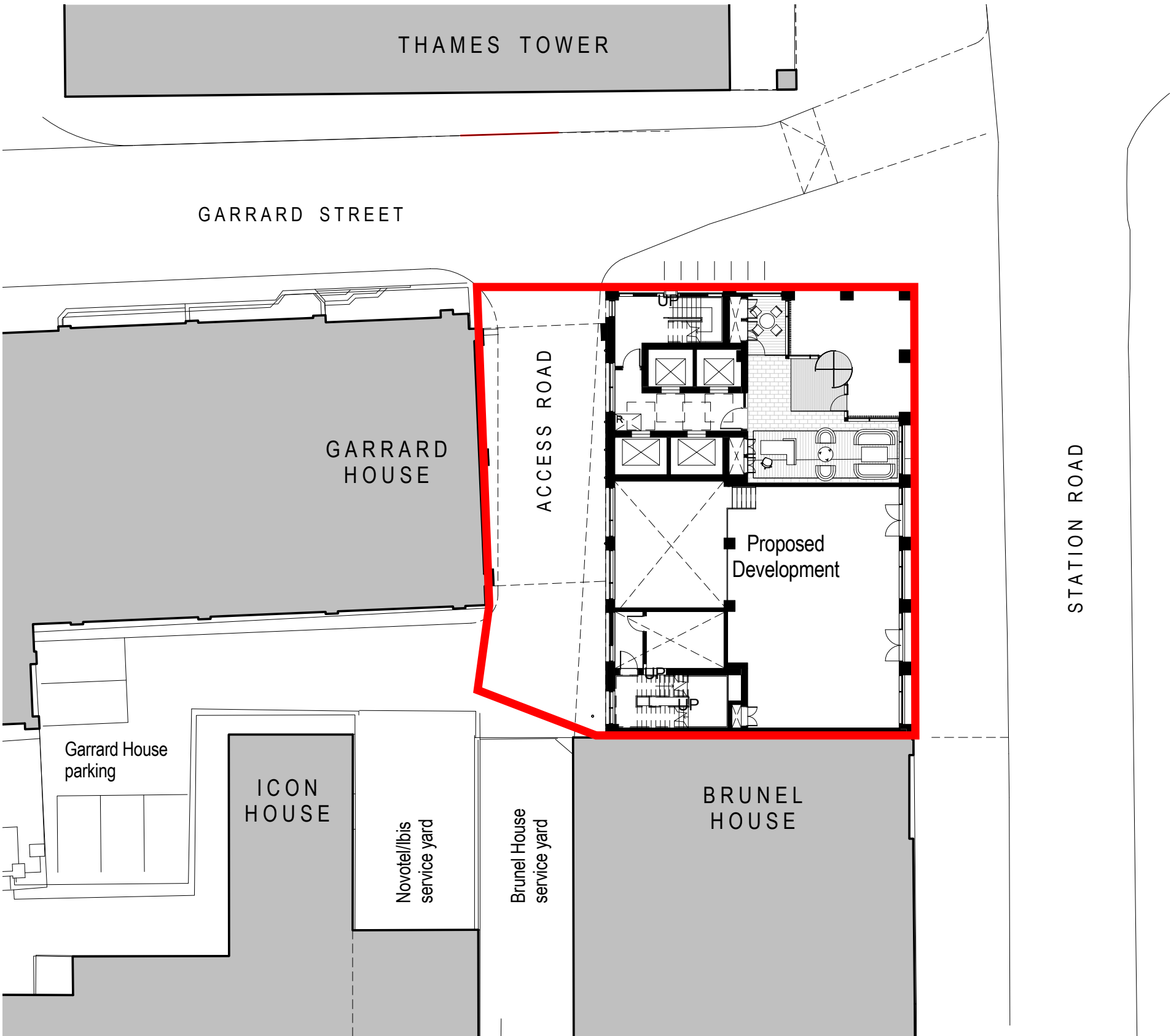
As the owner of the vacant building the applicant is well aware of the core issues surrounding with existing structure with it being broken into, vandalised, graffitied and set on fire over the past few years. The proposals aim to significantly improve not only the buildings frontage but also the areas to the rear of the building.

The applicants ownership of the site, outlined in red on the adjacent plan, extends around the existing buildings frontage to Station Road and Garrard Street. The ownership boundary then runs along the side of Garrard House to encompass the courtyard access road and extends towards the existing steel gates to the rear of Brunel House before turning back towards the party wall with Brunel House. The main part of the courtyard is not within the ownership of the applicant. While the access road is within the applicants ownership there are a larger number of neighbouring properties which have a wayleave to free access to gain access to their properties. These include residents of Garrard House and Icon House, Brunel House, and Novotel/Ibis Hotels.

Following an open dialogue with the CPDA and an internal review with stakeholders the applicant has taken the decision to remove the aspiration for the hotels bar and restaurant to be open to the public. The hotel bar and restaurant will therefore only be open to hotel guests. It is also the intention to remove the A4 (drinking establishment) and A5 (hot food takeaway) use classes from the ground floor retail unit. This seeks to ensure the development does not add to the concentration of late licensed premises within the town centre.



Existing vacant building



Applicants Ownership Boundary

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. A comprehensive operational requirement for the system will be established prior to the development of the CCTV system. The operational requirement brief will be used for the design, performance specification and functionality of the CCTV system.

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

External Lighting

The final external lighting design, particularly to the rear of the development 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 to the rear and beneath the undercroft 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 building landlords operational areas. This system, linked to the buildings access control system, would typically cover non regular accessed areas such as plant rooms and stores.

The buildings tenants will be responsible for providing individual intruder alarms to their respective demises as part of their internal fitout.

Doors and Windows

All external doorsets will be PAS 24:2012 certified as well as certificated by a UKAS accredited certification body.

Windows to the ground floor and easily accessible locations will incorporate one pane of laminated glass to a minimum thickness of 6.4mm. Glazed curtain walling will be installed using a secure glazing retention system.

Building Entrance

The buildings main entrance will be off of Station Road. This entrance will be shared by the hotel and office tenants. During normal working hours within the ground floor lobby there will be a meet and greet receptionist for the office tenants registering and giving access to office visitors.

During normal working hours hotel guest will be directed to the first floor hotel reception. The hotel reception will operate 24hrs. Alongside the first floor hotel reception desks will be a secure left luggage room.

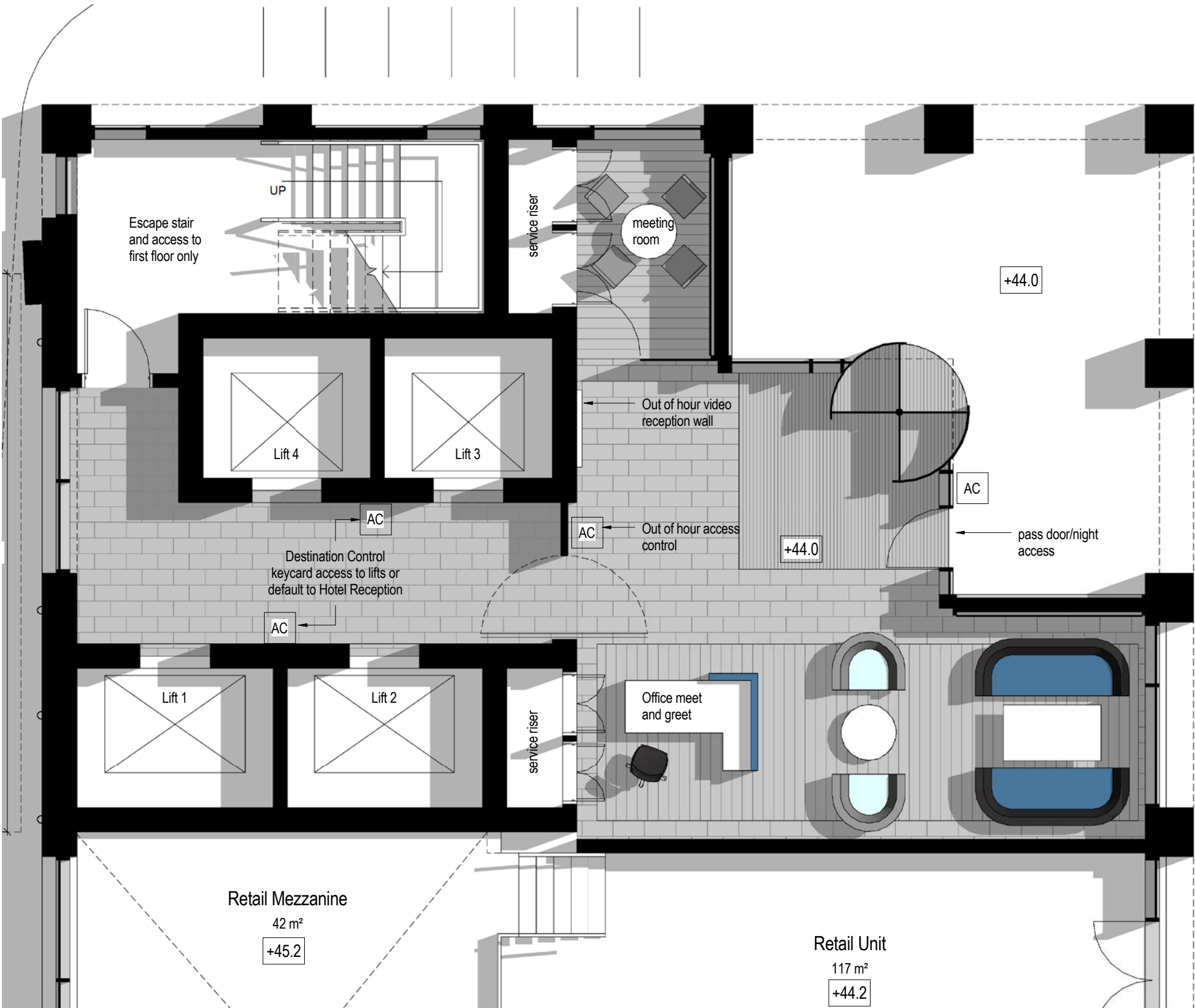
Outside of normal working hours the internal doors to the lift lobby will be closed and set to their access control function. Both registered hotel guests and office tenants will be able to freely access the lift cores via swipe cards. Unregistered hotel guests arriving for the first time will be required to engage with the video link to the first floor reception to gain access. The internal doors will therefore prevent unauthorised persons accessing the lift lobby while also giving hotel staff monitoring the entrance lobby the ability to challenge guests entering if required.

The ground floor retail unit will have separate direct access off of Station Road.

The nature of the buildings uses will maintain a degree of foot fall throughout the night. The recessed external entrance area will be well lit and due to it's two storey height compared to it's limited depth should deter rough sleeping.



Artist Impression of Station Road Entrance



Ground Floor Entrance Lobby Layout

Access Control and Lifts

Card swipe access control will form the primary method of controlling the access of the different building users around the building and principally through the lifts.

The proposal provides four lifts which serve all 21 primary floors with one of these also serving the basement, third floor and roof level plant spaces. The lifts will utilise a destination control system to manage movement of building users through the building. The desired level is chosen within the lift lobby prior to boarding any lift and the central system will allocate a lift number to the users. This system will be integrated with the buildings access control card system with cards programmed to limit access to pre-defined floors. Therefore hotel guests will have limited access to the level their room is on as well as the restaurant and reception floors while office tenants will only have access to ground and their respective office floor level. All lift lobbies will give free access to ground level.

Aside from the ground floor entrance access control will limit access beyond lift lobbies to those not registered to be on those floors. This aims to limit opportunists tailgating or riding the lift through to the next stop.

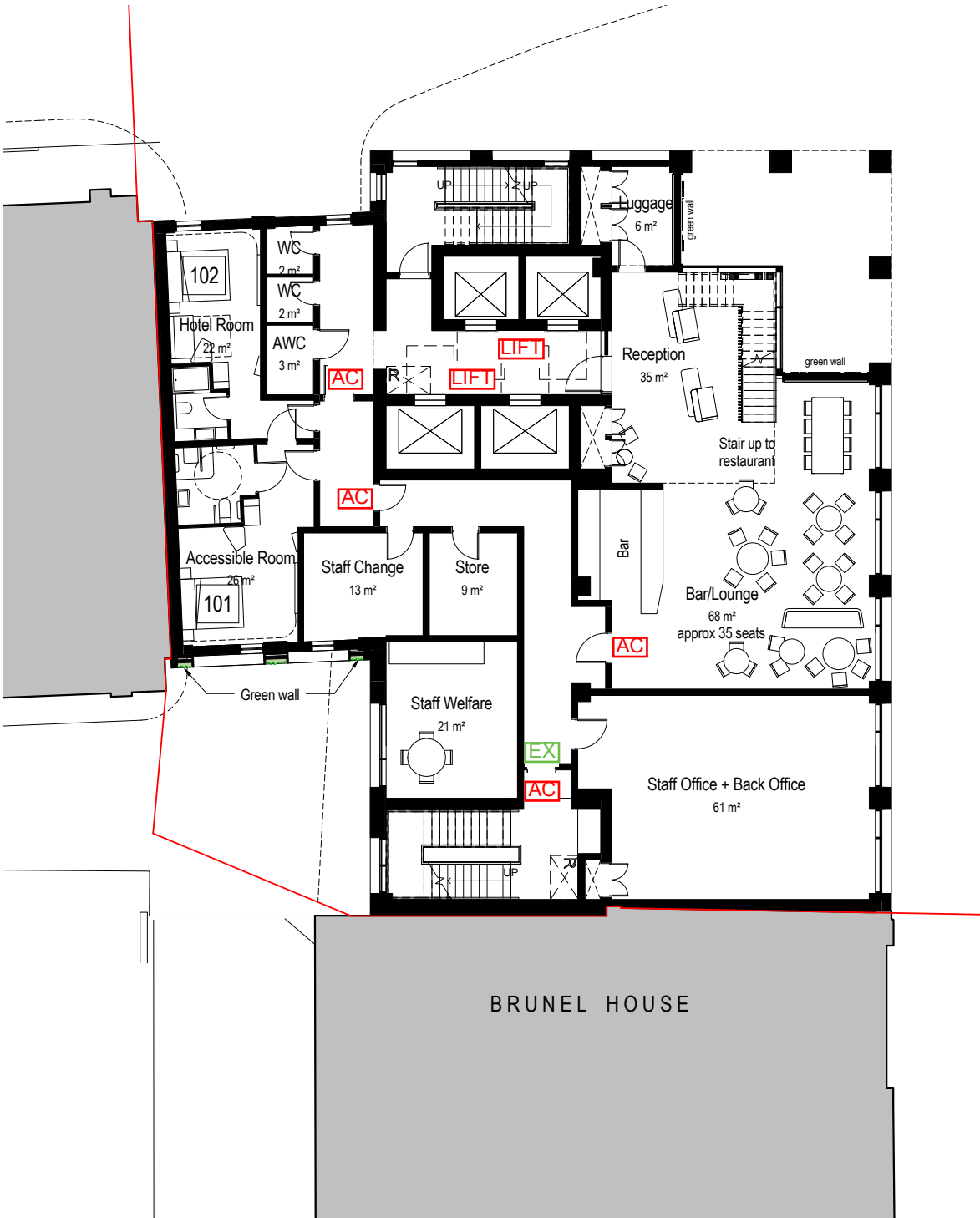
The adjacent diagrams identify the locations of access control on typical floors.

Emergency Stairwells

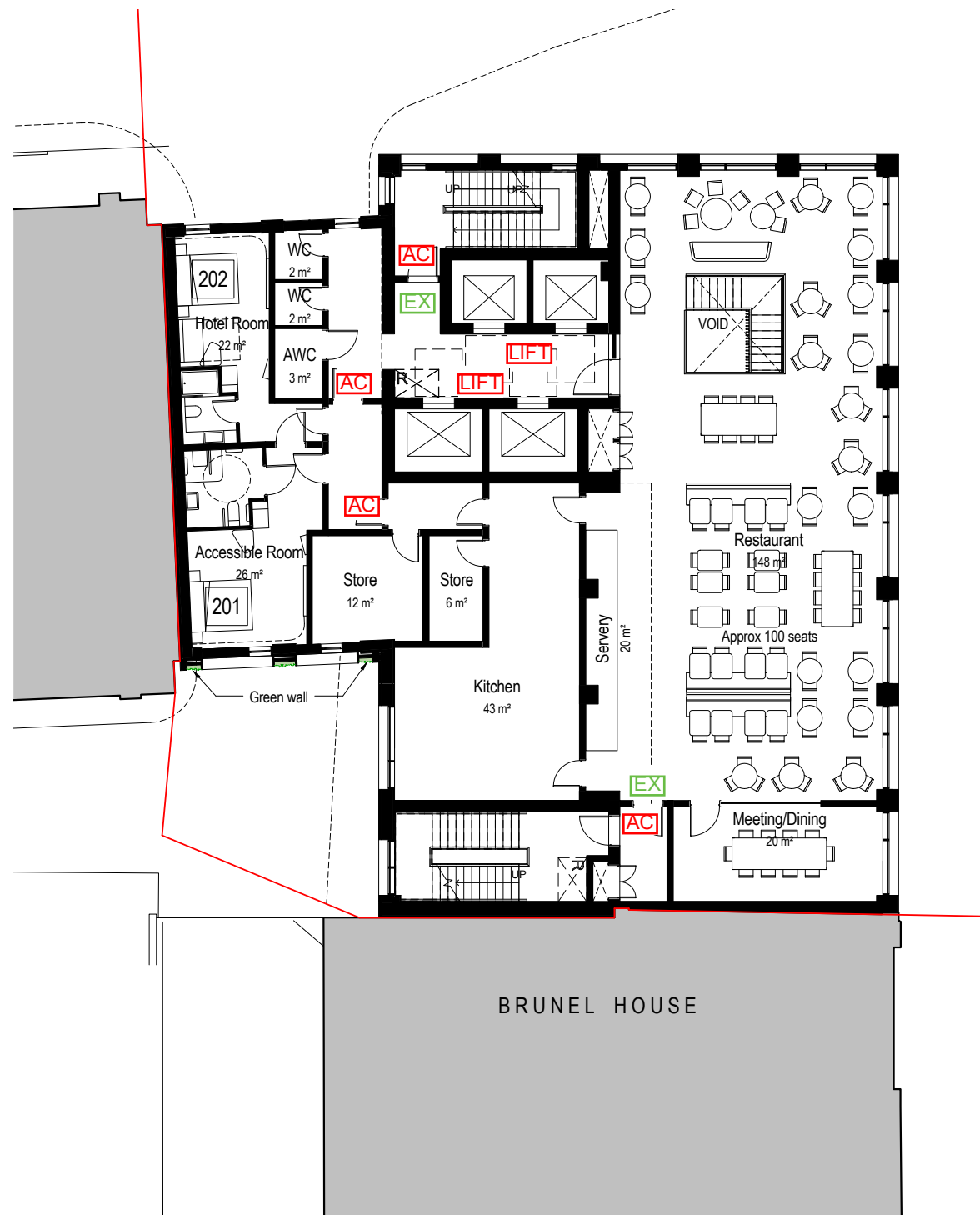
There are two stairwells within the building. Both stairs are intended principally for emergency escape and not general circulation. The only exception to this is for the northern stair well which will afford free access between the ground and first floors for foot access to the hotel reception. All other levels will be appropriately signed for fire escape only. Access control will be utilised within the stairwells to prevent persons bypassing the control measures. If access from above the only route out of the stairwells will be at the lowest level of each stair.



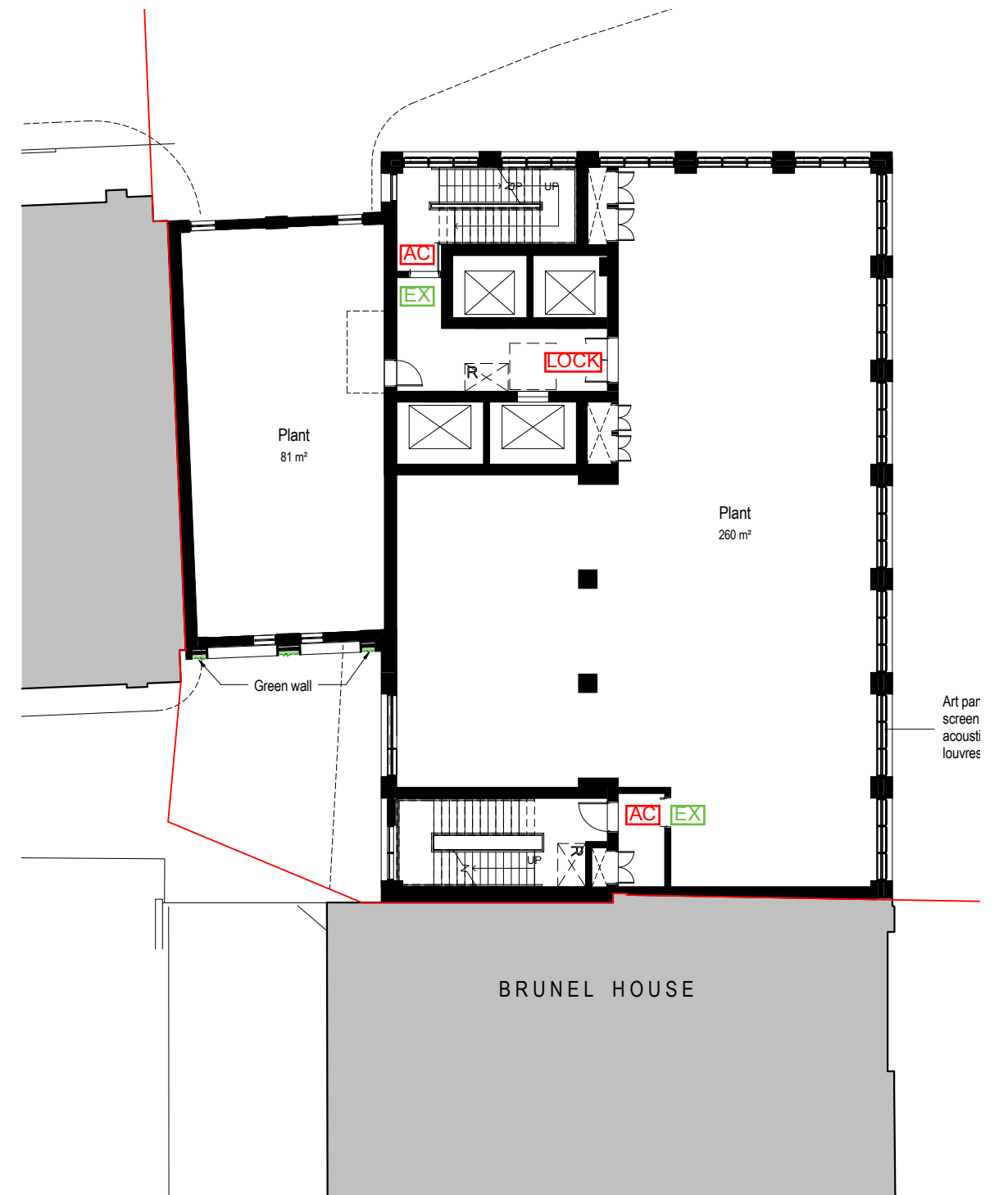
Destination Control Console with Card Reader



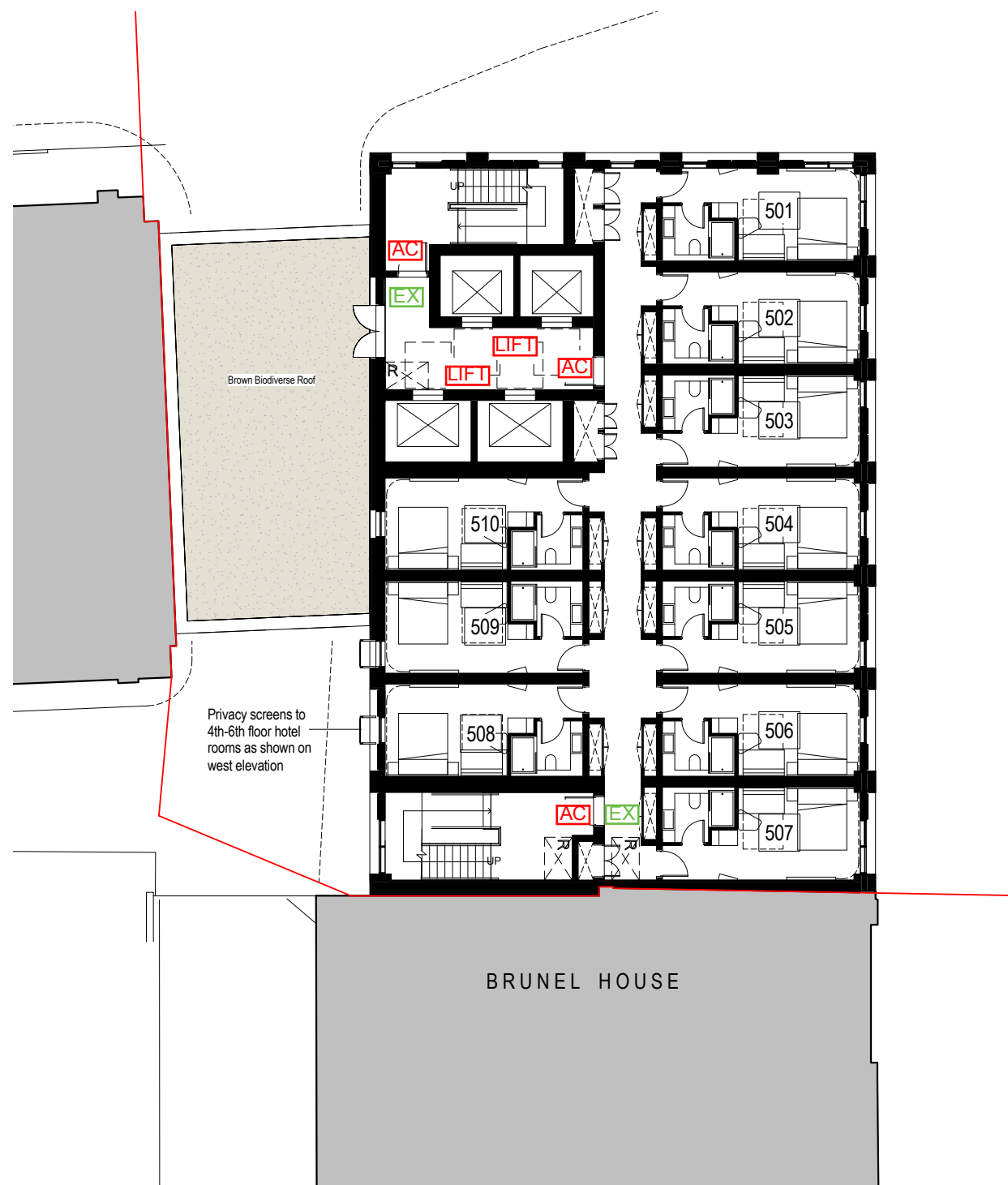
Proposed First Floor Access Arrangement



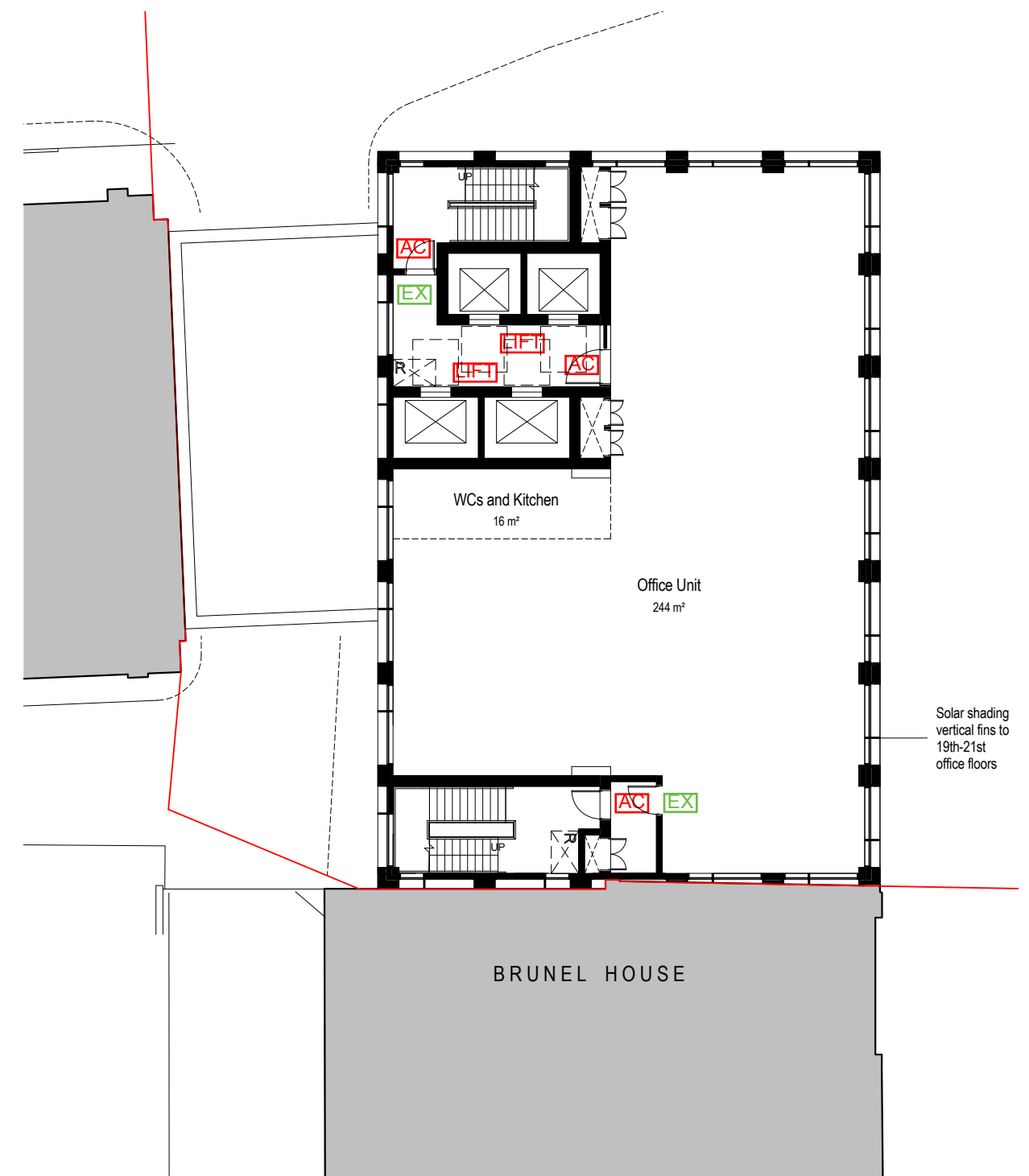
Proposed Second Floor Access Arrangement



Proposed Third Floor Access Arrangement



Typical Hotel Floor Access Arrangements



Typical Office Layout Access Arrangements

Rear Courtyard

The courtyard to the rear as noted previously presents a number of issues due to its secluded nature. While the proposals seeks to improve the current appearance of part of this courtyard and provide a degree of passive surveillance the applicant only has ownership of a small part of this courtyard. There is a legal right of access to neighbouring building owners across the applicants land to access their properties within the courtyard. The applicant would be very supportive to providing a security gate to the rear courtyard but would require the agreement of all property owners who have the benefit of that right of access. The applicant would be willing to commit to using reasonable endeavours to gain that agreement from all parties and install a gate if possible

The reality that the courtyard falls under the ownership of a great number of parties means that resolving all of the issues within this courtyard are not within the practicalities of this application. However the below outlines measure being taken within the proposals to have a positive impact upon this area and the applicant hopes will form a seed of change to adjoining landowners.

Access to the courtyard cannot easily be restricted. Surface materials are used to signify the area as being separate from the public highway while building over the access road at first floor further reinforces the perception of entering a none public area. Feature wall and soffit lighting lift this under croft entrance away from being merely a service area to signify a degree of quality evident elsewhere on the building.

The act of replacing the existing derelict building with the mixed use proposal will have a positive impact upon the feel of the space however the proposals seek to maintain the quality of the front elevation right around the proposals. Brickwork and laser cut cladding at the basement level present robust materials but in a quality way. Doors to service areas within the basement will be steel faced, flush and to PAS 24 standards as well as being covered by CCTV.

At ground and first floor generous windows have been proposed which open into active areas of the building offering a degree of passive surveillance from public and staff areas. Further windows on the upper level look down on the spaces and a green wall to the south face of the link provides a softer natural façade.



Artist Impression from Garrard Street looking down access road



Artist Impression from within Courtyard Looking Towards Proposed Development

