

Construction of 11 flats at 21 Caversham Road Reading

Statement to accompany application to vary condition 16 which states ;

The development shall not be occupied until written confirmation from the local police service that the development complies with Secure by Design Part 2 (Physical Security) has been submitted to & approved in writing by the local planning authority. In accordance with Policy CS7 (Design and the Public Realm) of the Reading Borough LDF Core Strategy 2008.

The relevant paragraph in the document says -

To create safe & accessible environments where crime & disorder or fear of crime does not undermine quality of life or community cohesion. CS7 does not make reference to Secure by Design.

6-14 Weldale Street was approved at a similar time to 21 Caversham Road Ref 11/01243/EXT & although CS7 is mentioned in many of the conditions, there is no reference to Secure by Design. This scheme is being developed together with 21 Caversham Road by Croft Developments (also known as Lukmore) who have developed the following flattened schemes in Reading;

- St James Wharf, Kings Road
- City Gate- Southampton Street
- Tanfields- Caversham Road
- The Chatham- Caversham Road (Opposite)
- Gosbrook Road Caversham.

All these schemes have been very successful with no issues of fear or safety in its use.

1.0.0. Specifications of external windows & doors

All external frames are fabricated in aluminum RAL colour 7016 extruded by SAPA Building Systems LTD in Gloucestershire, all openings are fitted with a shootbolt system manufactured by VBH which complies with PAS 24 which leads onto the Building Regulations Approved Document Q. All handles are key locking.

Main entrance door ;

Aluminum System SBS Proframe 202 Double pocket glazing with Electric strike/door release with video entry control from each flat.

Details & photographs are enclosed.

The internal front entrance doors are made up as follows;

- Dordogne Oak Fire door 44mm thick hung in softwood frame with hardwood threshold with 3no 100mm stainless steel hinges.

- Door security - Flat entrance doors – Euro Profile Cylinder dead lock with Thumb turn, chrome door viewer, Chrome door chain, roller ball night latch, hung on 3no Satin Stainless steel hinges, overhead self-closer.

As the internal doors are not doorsets they will not comply with Secure by Design, but in any event, are very robust & fitted with both a yale & dead lock with security chain & viewing eye.

We believe the specification installed into this development provides a safe & secure environment which is the same specification installed into the Weldale apartments which is not subject to the Secure by Design Condition.

The external frames comply with Part Q of the approved documents which states that-

Reasonable standards for doors & windows to resist physical attack by casual or opportunist burglar by being sufficiently robust and fitted with appropriate hardware.

Reading Borough Council Building Control will be able to confirm this scheme complies with Part Q.

We therefore believe the specification is safe & secure.

Chris Keen MRICS CABE.



