

Assael



Waterfront Square / Reading
Secured by Design Statement

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1.1 The purpose of this document

This document has been prepared by Assael Architecture for Packaged Living in support of their Full Planning Application for the Waterfront Square development to deliver 254 residential dwellings.

The document sets out how Secured by Design principles have been incorporated into the proposals. The strategies within this document are subject to change as the project develops.

The security strategy for the project has been designed in line with the Secured by Design Homes Guide May 2024.

1.2 The professional team

Client	
Packaged Living	
Funder	
Bridges	
Architect	
Assael Architecture	
Planning consultant	
Opus Works	
Heritage & townscape consultant	
Lichfields	
Transport consultant & flood risk assessment	
Stantec	
Cost consultant	
Arcadis	
MEP, M&E VT, fire, and acoustic consultant	
Hoare Lea	
Daylight consultant	
GIA	
Landscape architect	
Assael Exteriors	
Civil and structure consultant	
Hexa Consulting	
Sustainability consultant	
Element	
Ecology consultant	
TEP Ecology	
Archaeology consultant	
Oxford Archaeology	
Air quality consultant	
Hydrock	
Building control consultant	
Sweco	

1.3 Ground floor

1.3.1 Residential

Residential accommodation is located in all buildings. There is one principal entrance, with a staffed concierge, located at the base of building A2 and B1 at the south of the development.

There are two more dedicated entrances to A1 and B2 to the north.

Residential entrances will provide fob access and will all be lobbied to provide two lines of security.

A ground floor amenity space to the south is accessible to all residents. The entrance to this amenity space is combined with the main entrance to the building and therefore will be provided with a lobby and fob access .

Car Park

A small internal car park is provided, which will be access controlled via gates on the west facade.

Cycle stores

A single cycle store is at ground in the centre of the development, and is accessible via the car park, where fob access will be provided.

1.3.2 Public realm

The public realm benefits from passive surveillance from the active uses that line the ground floor. A landscape management plan will be put in place to ensure vegetation does not become overgrown and a CCTV system will provide further surveillance. Further detail will be provided at the next design stage.

1.3.3 Lighting & CCTV

All external areas covered by CCTV.

An outline lighting strategy has been submitted as part of this application. Final lighting design and CCTV locations to be submitted at detailed design stage.

1.3.4 Specification

Communal entrance doors to be the minimum standard of LPS1175 Issue 8 Security Rating B3+.

Security and safety of all windows and doors to be determined at detail design stage to follow secured by design principles.

Key

Line of shutters / gates

Main residents entrance

Secondary residents entrance

Private residents entrance

Fire escape exit only

Residential lobby

Concierge

Residents amenity

Commercial

Bike store

The ground floor plan illustrates a residential development with several interconnected buildings. A red line delineates the perimeter of the site. Buildings are color-coded: red for residential amenity spaces, orange for concierge areas, blue for residential lobbies, green for commercial spaces, and grey for bike stores. Various entrance types are marked with colored triangles: orange for main residents' entrances, blue for secondary residents' entrances, teal for private residents' entrances, and black for fire escape exits. A central car park area is shown with parking spaces and access points. A large green area represents a commercial space. The plan also shows internal courtyards, stairs, and other architectural details. A dashed line with arrows indicates a specific path or boundary within the development.

Ground floor plan

1.4 Upper floors

1.4.1 Residential

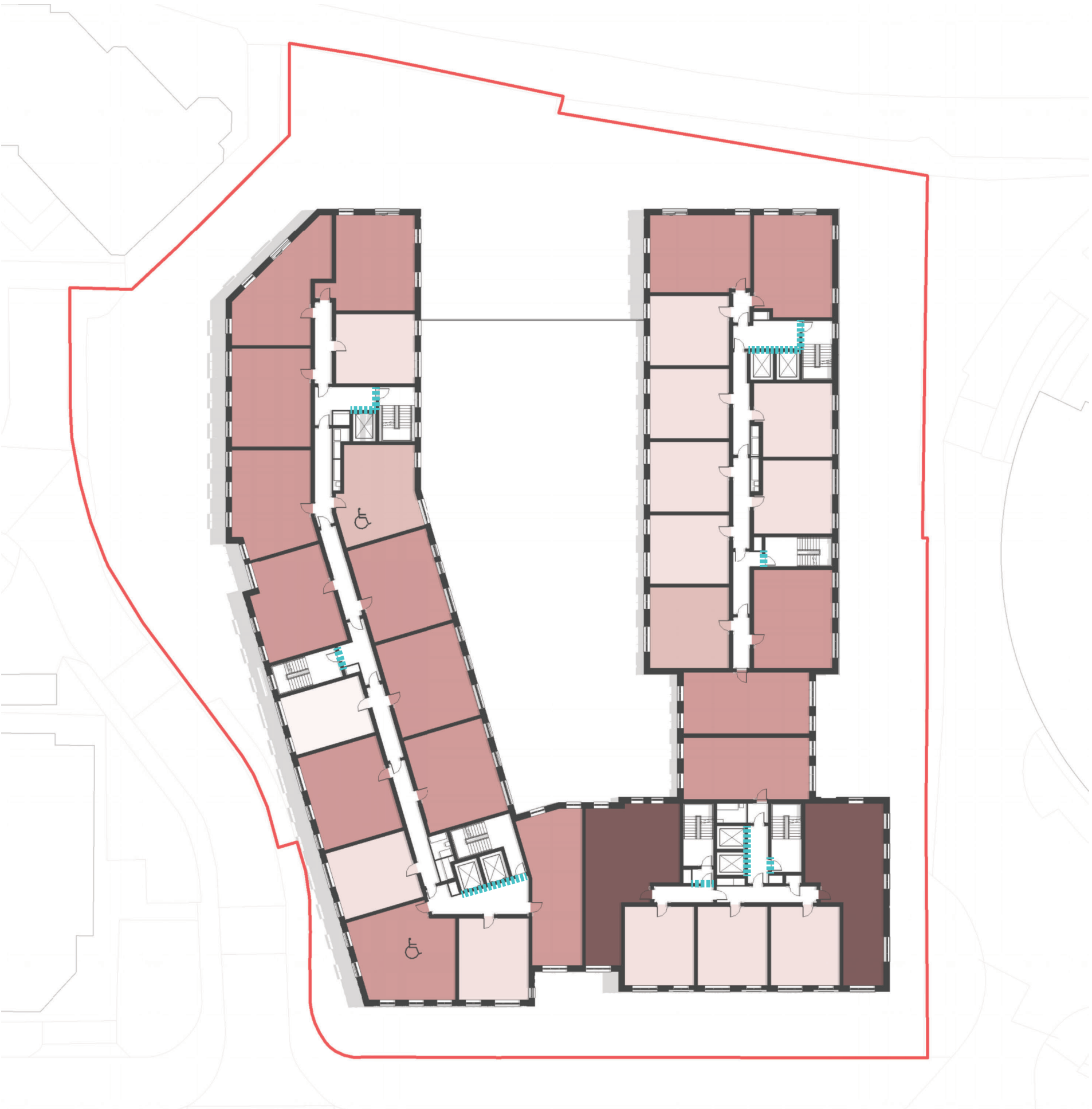
Access control will be provided at each level via fob access. Residents will be able to access the podium, shared amenity spaces, their floor and the communal roof terraces only.

1.4.2 Amenity

Shared amenity spaces are provided at ground and at eighth floor level. These spaces are accessible to all residents via fobbed access.

Key

Fob access control



Typical floor plan

1.5 Terraces

1.5.1 Private Terraces

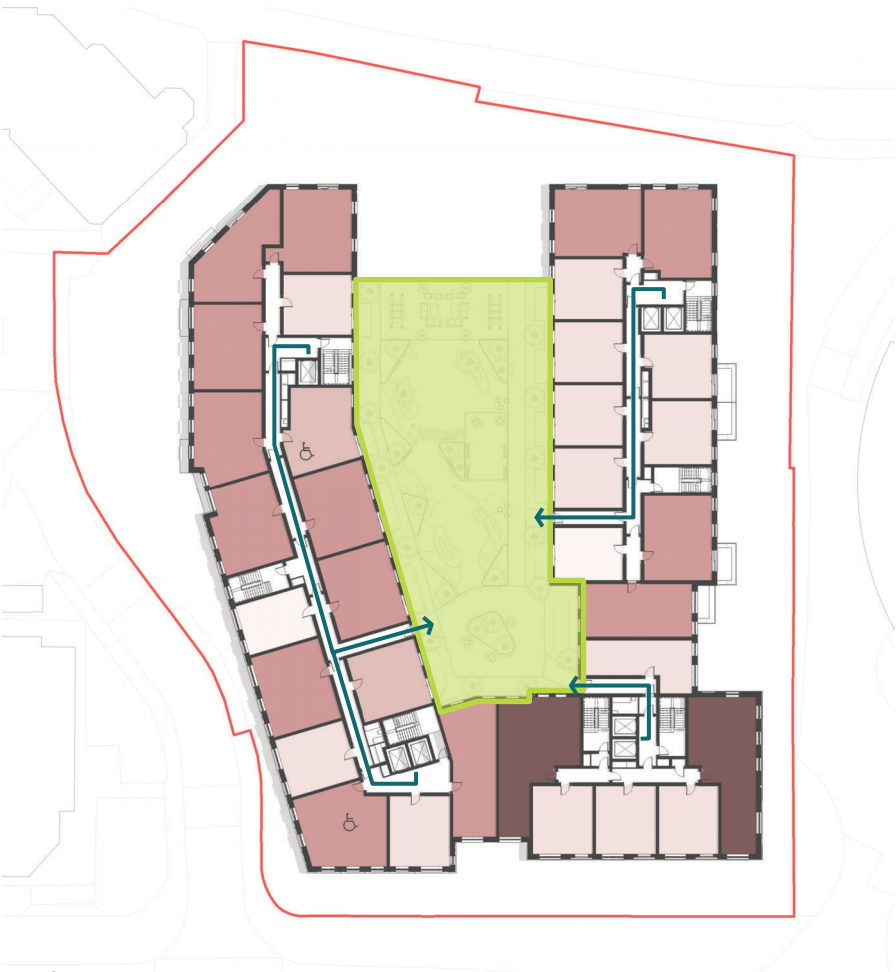
There are two private terraces on the fifth floor, accessible exclusively to residents of the adjoining dwellings.

1.5.2 Shared Terraces

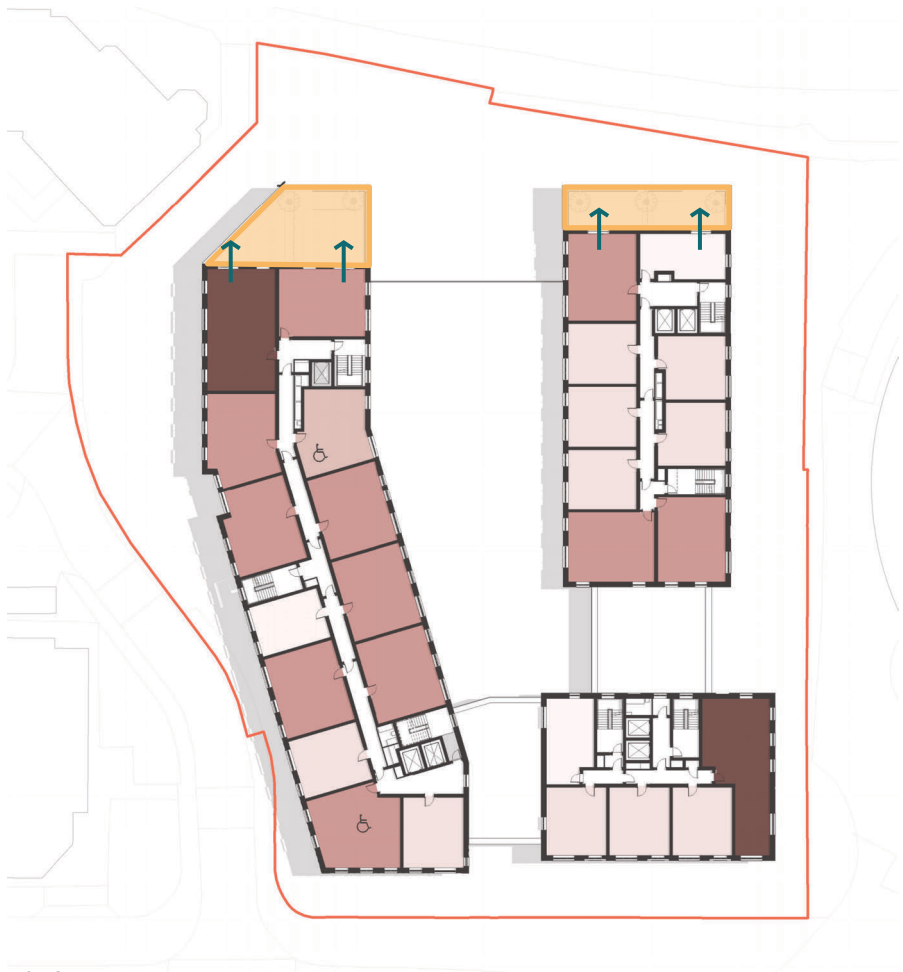
There are two shared terraces located on the first floor and eighth floors.

First-floor podium garden: Access is granted through fobbed doors. Residents from other floors can only access the podium garden on this floor.

Eighth-floor terrace: Access is through the shared residents' amenity area. Residents from other floors can use the shared amenity space and the adjoining terrace from this space.



First floor plan



Fifth floor plan



Eighth floor plan

- Key
- Private residents terrace
 - Shared residents terrace
 - Access route from core

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