



453
Vastern Road
Reading

SECURITY STRATEGY

Revision P02

Revision History

Rev	Date	Prep	Description
P01	31/07/24	EE	First Issue
P02	23/04/25	EE	Revision

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1.0 Introduction and Summary

This document has been prepared for the discharge of condition 12 of planning permission 231673 located at 55 Vastern Road, Reading:

“Condition 12 Prior to commencement of works above slab level, written details of the security strategy shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of any residential unit within the relevant building ((a) Block A - The Railway Warehouse; (b) Block B - The Goods Warehouse; (c) Block C - The Goods Office; (d) Block D – The Generator / The Turbine Hall; (e) Block E – Christchurch Wharf; (f) Block F - The Coal Drop Building; (g) Block G) and the approved details shall be retained and maintained as such thereafter.

Reason: To ensure the development can be safely accessed by its intended users, to protect the amenity of future occupiers of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.”

This security strategy is set up in 3 sections. The sections being: Development Layout & Design, Physical Security and Additional Features.

2.0 Development Layout & Design

- 2.1 This section covers all aspects of design and layout that impact on the creation of safe and secure environments, including road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting.
- 2.2 Communal areas have been designed and located in such a way as to allow natural surveillance, and to prevent unauthorised vehicle access.
- 2.3 Private outdoor space has been secured by 1.1m high patio railings and wide planters to restrict access to the occupants of the building for which this space has been provided.
- 2.4 Boundaries between private and public space are clearly indicated, especially on the ground floor through hedges, railing & gates.
- 2.5 Sub-divisional fencing/ hedging between two gardens at block D podium level consist of 0.8m high metal railing behind a 1.1m high and 1m wide hedge planting and 5m of ornamental shrub planting, which is considered adequate to reduce potential crime risk.
- 2.6 Aids to climbing have been avoided.
- 2.7 Defensive planting has been provided in front of all ground floor windows. Proposed planting consists of hedge planting, mostly holly and in wider verges laurel.
- 2.8 Planting (soft landscaping) arrangements are appropriate, do not impede natural surveillance and do not create hiding places.

- 2.9 Hedge species shall be resilient and hardy to ensure the boundary is preserved and consistent along the edge. This will be agreed under a separate Condition 28.
- 2.10 Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated.
- 2.11 Access to car parking areas is restricted and secured with electronic gates with electric door lock and proximity access card reader.
- 2.12 Access from the car parking areas to the buildings is secured with electric doors with proximity access system card readers.
- 2.13 All communal entrance doorsets (to dwellings, bike stores, bin stores, etc.) are secure doorsets.
- 2.14 All secure doorsets comply with Approved Document Q (2015) and PAS 24:2016.
- 2.15 All windows provided on the ground floor are secure windows compliant with security requirements of PAS 24:2016.
- 2.16 Surface materials for the parking shall display a clear delineation of their parking. This has been agreed under Condition 42 (Accessible parking bay details).
- 2.17 Lighting adequate to illuminate the route to an acceptable amount shall be placed on parking areas and non-adopted areas of the public realm. This has been agreed under Condition 32 (External lighting).
- 2.18 Appropriate lighting will be provided for footpaths to allow the use of the space during non-natural light hours. This has been agreed under Condition 32 (External lighting).

3.0 Physical Security

- 3.1 This section covers the 'Police Preferred Specification' for all physical security requirements for new or refurbished homes:
- 3.2 All external/ communal/ apartment/ sliding/ bi-fold doors & external windows shall be PAS 24:2016 Standard
- 3.3 Doorsets tested to PAS 24:2016 will be permanently marked with the relevant details
- 3.4 Where glazed doors are used on the ground floor external façade areas, they will utilise laminated Class B glazing to ensure safety when broken.
- 3.5 Windows that are placed 600mm above the structural floor level, balcony doors and Juliette consist of Class C internal toughened layer and laminated external layer which complies with BS 6206.
- 3.6 Door chains or limiters meeting TS003 will be fitted to the main entrance door.
- 3.7 Door viewers or a secure viewing panel meeting TS002 will be fitted to the main entrance door.
- 3.8 There are no letter plates on secure doorsets as separate non-combustible secure post boxes are provided in the secured postal lobby.
- 3.9 Letter boxes will comply with Door and Hardware Federation's Technical Specification 009 (TS 009).
- 3.10 Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm
- 3.11 Main communal entrance lobby doors are installed with a door entry audio-visual call panel fob as a primary doorset for visitors and deliveries entering the building to internal plots.

- 3.12 All buildings have a secured postal lobby accessed through the main communal entrance door and separated from the private communal areas.
- 3.13 Postal service shall be supplied with an access fob/ key code to allow access for postal delivery.
- 3.14 Postal service will not have access to private communal areas, which are separated from the secured postal lobby and accessible through secured doors via proximity access system card reader.
- 3.15 Appropriate fire safety measures and fire service access has been incorporated to all floors, paying attention to stair cores and communal access points/ walkways.
- 3.16 Lighting will illuminate each elevation that contains a doorset used by the public, visitors or residents.
- 3.17 24 hour lighting will be provided to all communal entrances, exits, lobbies, landings, corridors and stairwells.
- 3.18 Emergency lighting is provided and maintained for 3 hours throughout all plant rooms, all escape routes and all internal & external common escape routes in accordance with BS 5266-1.
- 3.19 Loft hatches in communal areas will be secured with key lockable hardware compliant with PAS 3621:2011.
- 3.20 Vehicular access to undercroft parking areas is secured with automatic gates with electric door lock and remote fob access.
- 3.21 Additional security will be provided through wall mounted dome and pan-tilt-zoom (PTZ) CCTV both externally and internally.
- 3.22 All cameras are placed in consideration to the lighting to ensure the camera view is without glare or obstruction to monitoring.
- 3.23 Monitoring equipment is stored in the comms room and the recorded footage can be accessed by the management company upon request.
- 3.24 Residential areas (common stairs, corridors, and lobbies) are fitted with smoke/heat detectors.
- 3.25 In case of an emergency, all emergency exit secure doors unlock through door entry emergency break glass release device.
- 3.26 These release devices do not provide access to residential areas as part of the emergency egress route.

4.0 Additional Features

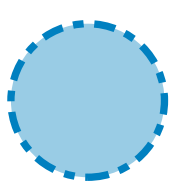
- 4.1 This section contains some extra features
- 4.2 'Smart' meters are being installed in this development
- 4.3 Door frames are mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions. There is 18mm thick 600mm wide timber sheathing on both sides and on top of the door frame as a resilient layer to reduce the risk of breaking through the wall and accessing the locking system.
- 4.4 Please see Access Control and Security Schematic for further details on each building block, under 5.0 Appendix



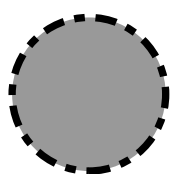
The safety and wellbeing of the occupants of the scheme has been a priority in the development of the design. The aim was to create a masterplan with safe and enjoyable new public and private spaces.

To meet the requirement of the National Planning Policy Framework 2012, Part 7, Sect 58; 'Requiring good Design' and Part 8, Sect 69; Promoting Healthy Communities' the design has used the following key principles:

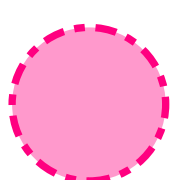
- Active frontage that gives a significant overlooking of the public spaces. All the ground floor dwellings that have access from the street level, have a small private space in front, to provide safety and engagement.
- A clear separation between amenity space open to the public and private space open exclusively to the resident of the building of the block by railing and landscape planting. The private amenity space is overlooked by the residents.
- Core segregation: the access to one core will give you access only to that block and is not connected to others.
- Main communal entrance lobby doors are installed with a door entry audio-visual call panel fob as a primary doorset for visitors and deliveries entering the building to internal plots.
- All access will be controlled at front door point and at the entrance via the car park, via fob, keycode or proximity access system card readers.
- Access to the undercroft car park will be controlled via an automatic gate, with electric door lock and remote fob access for vehicular access and electric door lock and proximity access card reader for pedestrian access.
- Bin store and cycle store will be accessible only by the residents and bin personnel will have access to bin stores only via proximity access system card reader.
- Post will be delivered to a secured lobby for communal dwellings or external post boxes for dwellings with direct external access.
- Postal service will not have access to private communal areas, which are separated from the secured postal lobby and accessible through secured doors via proximity access system card reader.
- Street and square will have street lighting and no dark areas will be created. This is agreed under Condition 32.
- Removable bollards will be located at the entrance of the pedestrian areas to control the vehicular access.



Bollards to stop vehicle access



Secured gated parking entrance



Secured postal lobby separated from the lift/stair lobby



External CCTV linked back to each individual blocks cabinet



Internal CCTV linked back to each individual blocks cabinet

THE OLD
POWER
STATION
VASTERN ROAD, READING

PROPOSED SECURITY
STRATEGY

August 2024

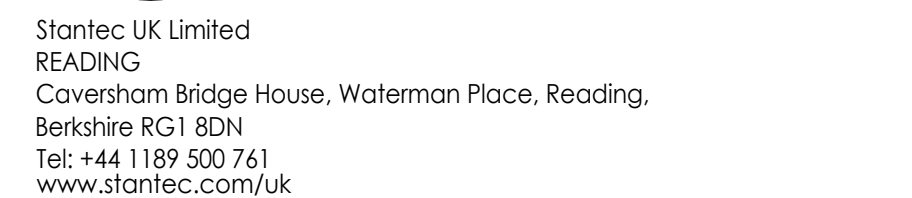
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Berkeley Homes (Oxford & Chiltern) Ltd
Mill Lane
Taplow
SL6 0AG

5.0 Appendix

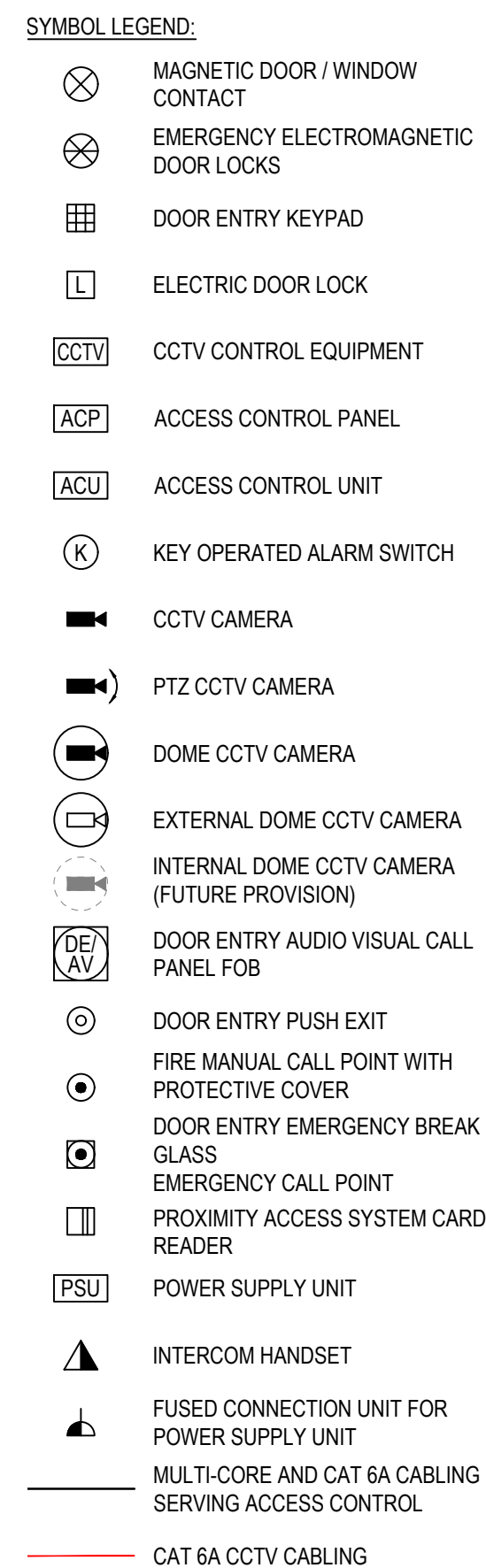
Access Control and Security Schematic



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C01 STAGE 4 ISSUE	KG	JW	2024.09.20
P01 STAGE 3 ISSUE	CK	JW	2024.06.14
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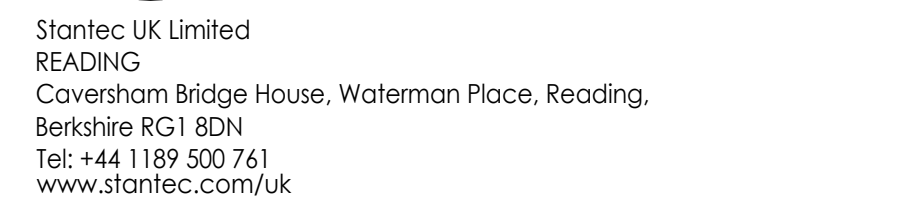
VASTERN ROAD

Title
ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK A

Project No. 330511061	Scale NTS
Revision C01	Drawing No. 0453-STA35-B0A-XX-SH-E-695001

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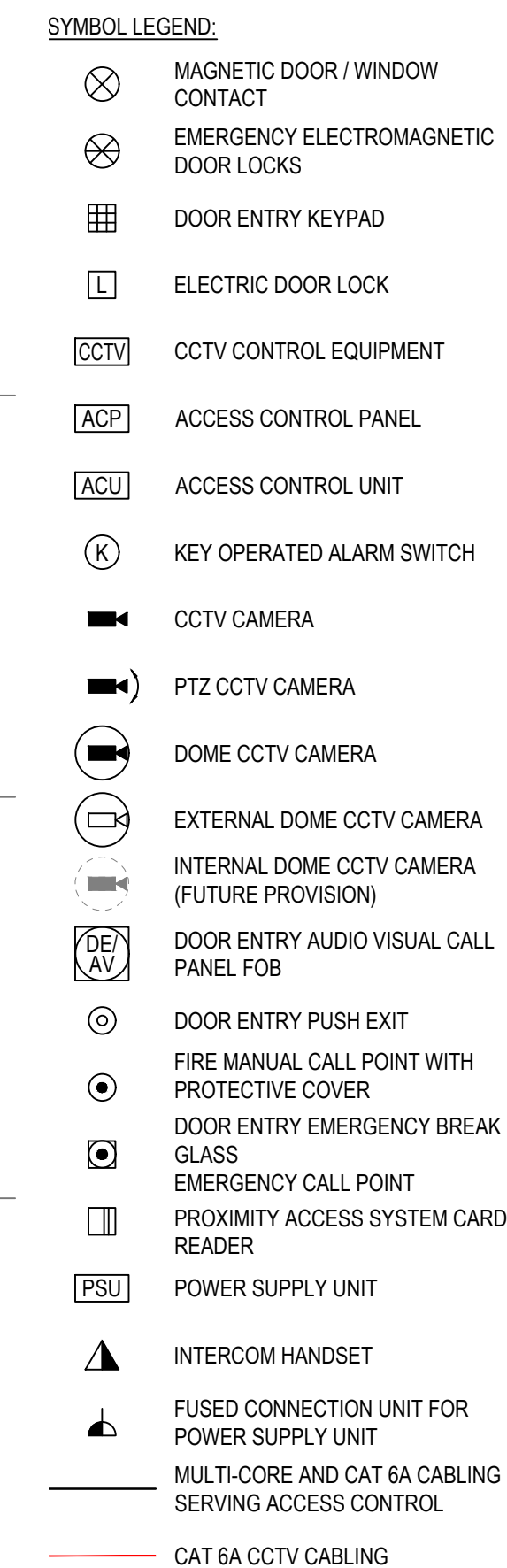




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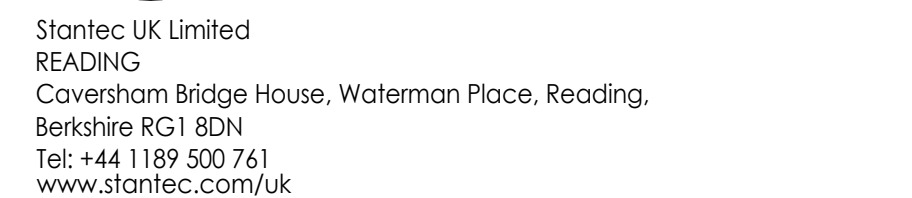
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Title
ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK B1 & B2 (SHEET 1 OF 2)

Project No. 330511061	Scale NTS
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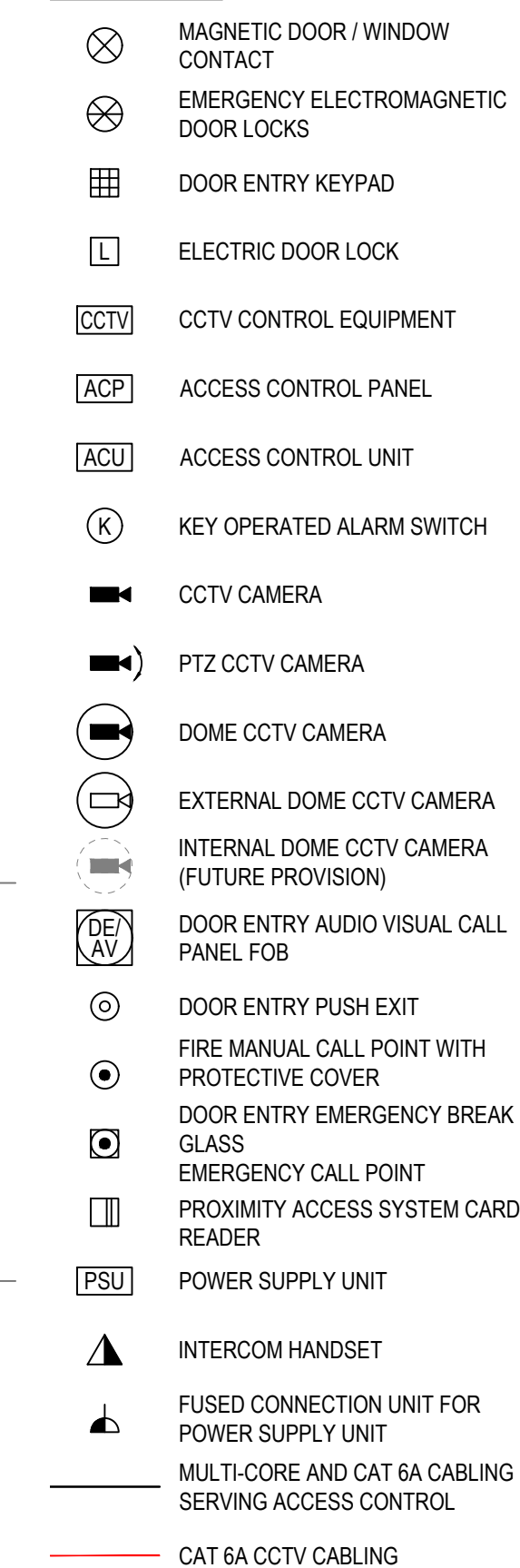




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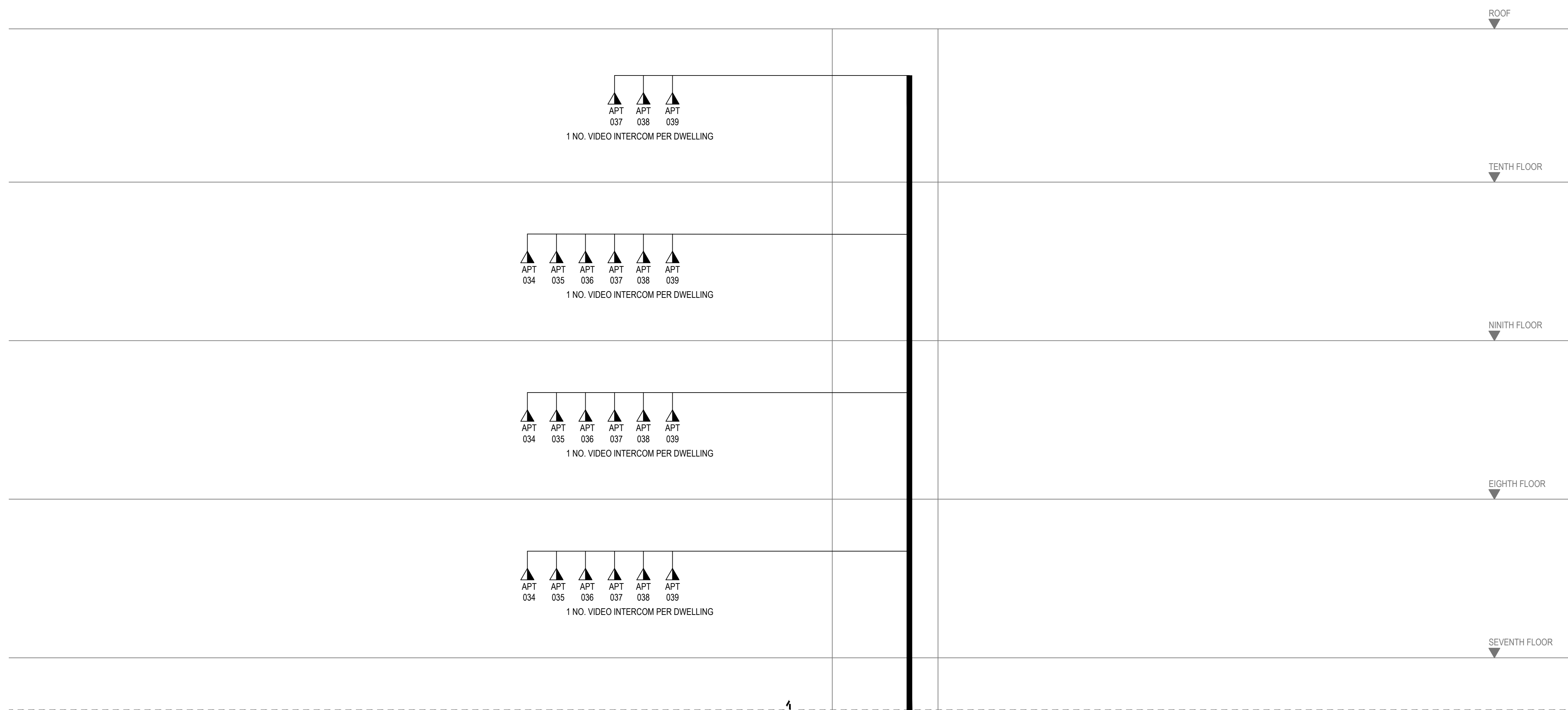
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Title
ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK B1 & B2 (SHEET 2 OF 2)

Project No. 330511061	Scale NTS
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SYMBOL LEGEND:

- | | |
|---|--|
|  | MAGNETIC DOOR / WINDOW CONTACT |
|  | EMERGENCY ELECTROMAGNETIC DOOR LOCKS |
|  | DOOR ENTRY KEYPAD |
|  | ELECTRIC DOOR LOCK |
|  | CCTV CONTROL EQUIPMENT |
|  | ACCESS CONTROL PANEL |
|  | ACCESS CONTROL UNIT |
|  | KEY OPERATED ALARM SWITCH |
|  | CCTV CAMERA |
|  | PTZ CCTV CAMERA |
|  | DOME CCTV CAMERA |
|  | EXTERNAL DOME CCTV CAMERA |
|  | INTERNAL DOME CCTV CAMERA (FUTURE PROVISION) |
|  | DOOR ENTRY AUDIO VISUAL CALL PANEL FOB |
|  | DOOR ENTRY PUSH EXIT |
|  | FIRE MANUAL CALL POINT WITH PROTECTIVE COVER |
|  | DOOR ENTRY EMERGENCY BREAK GLASS |
|  | EMERGENCY CALL POINT |
|  | PROXIMITY ACCESS SYSTEM CARD READER |
|  | POWER SUPPLY UNIT |
|  | INTERCOM HANDSET |
|  | FUSED CONNECTION UNIT FOR POWER SUPPLY UNIT |
|  | MULTI-CORE AND CAT 6A CABLING |
|  | SERVING ACCESS CONTROL |

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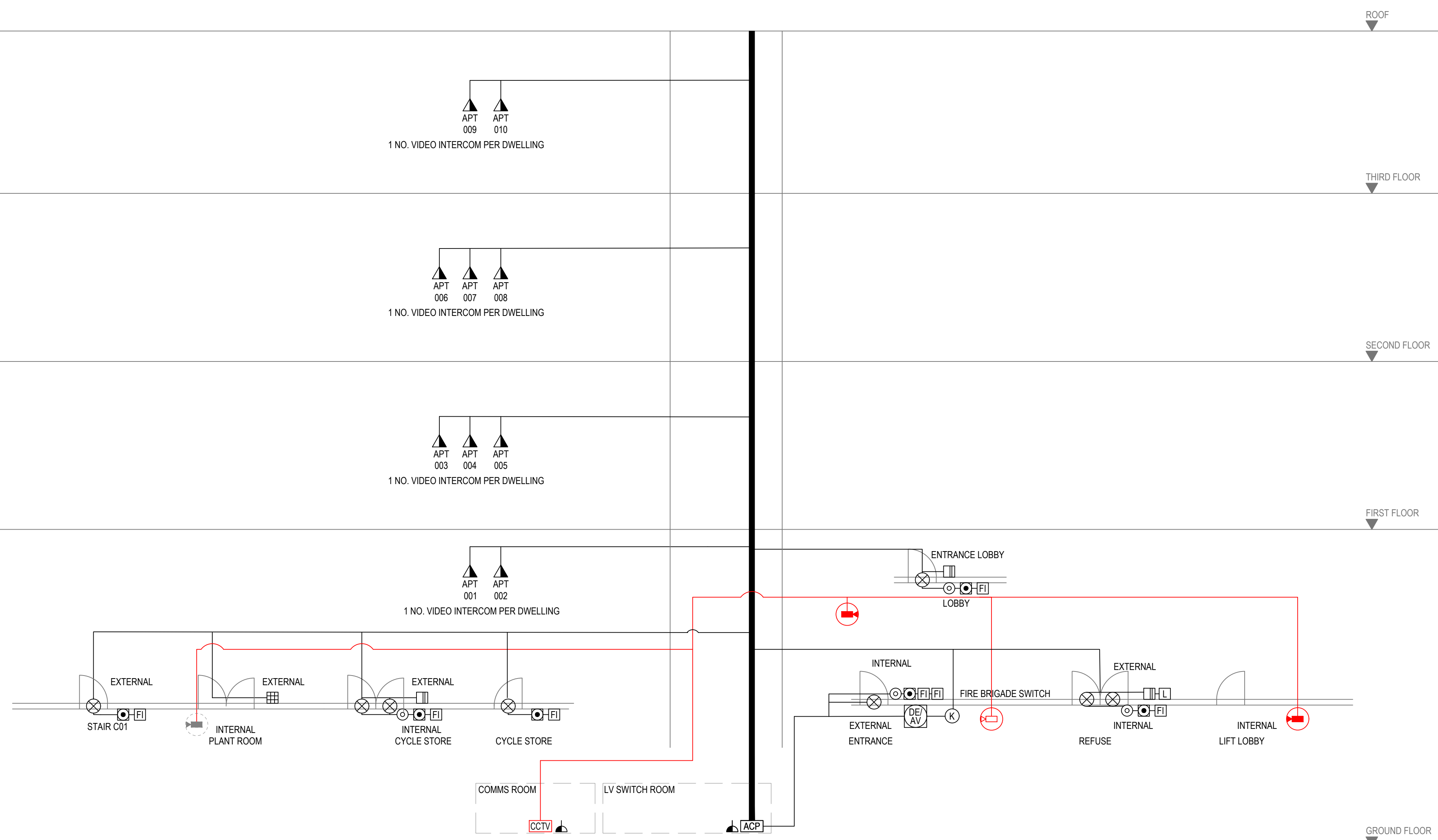
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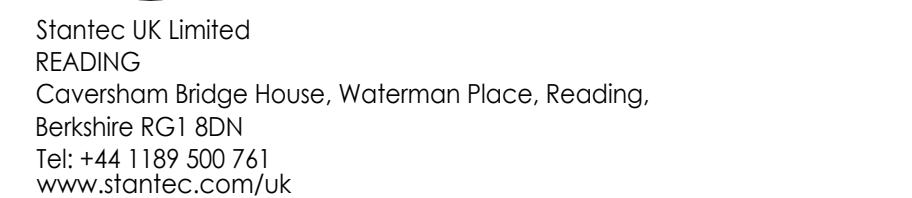
ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK C

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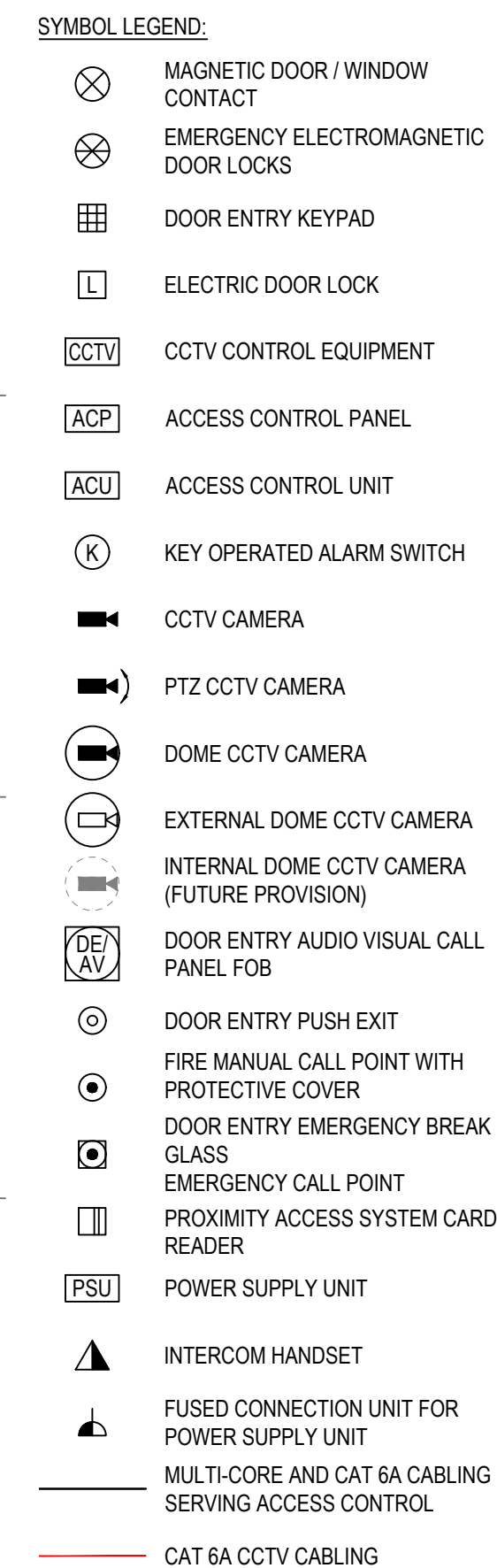




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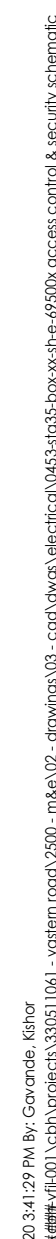
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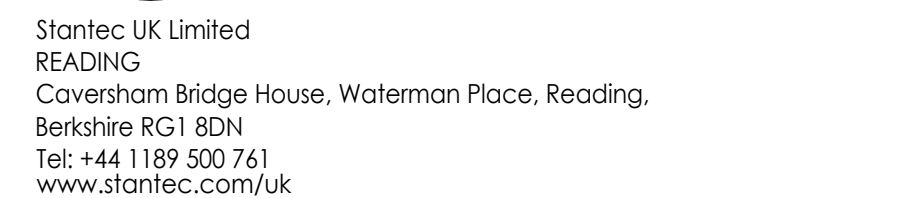
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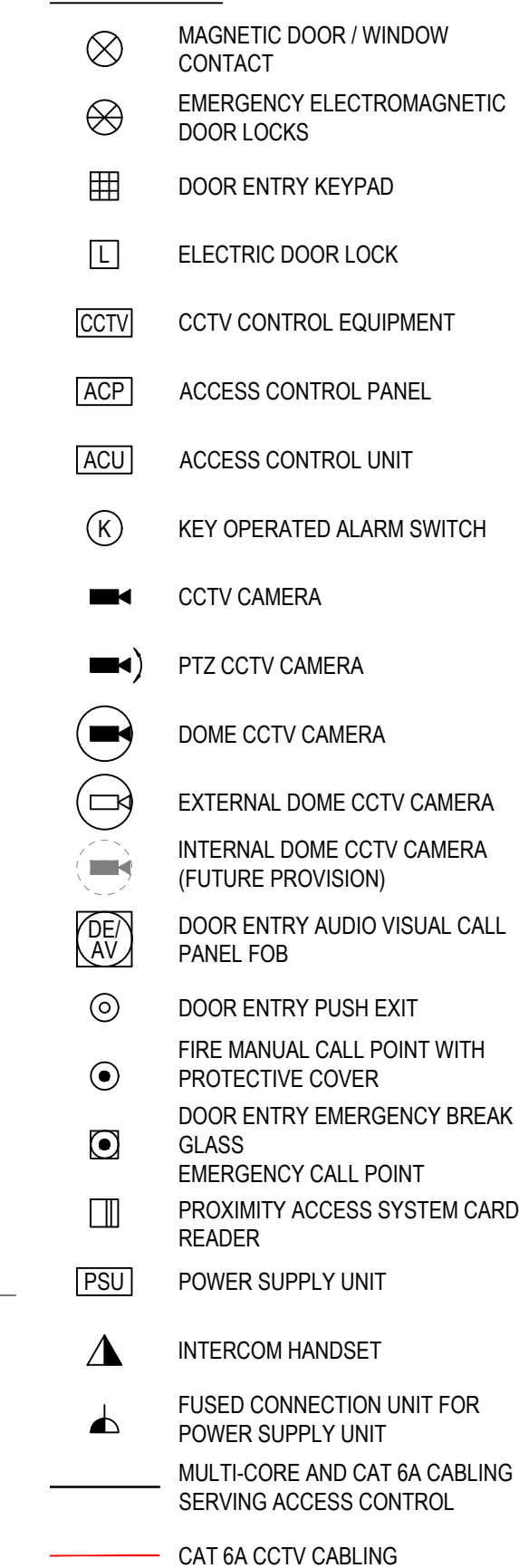




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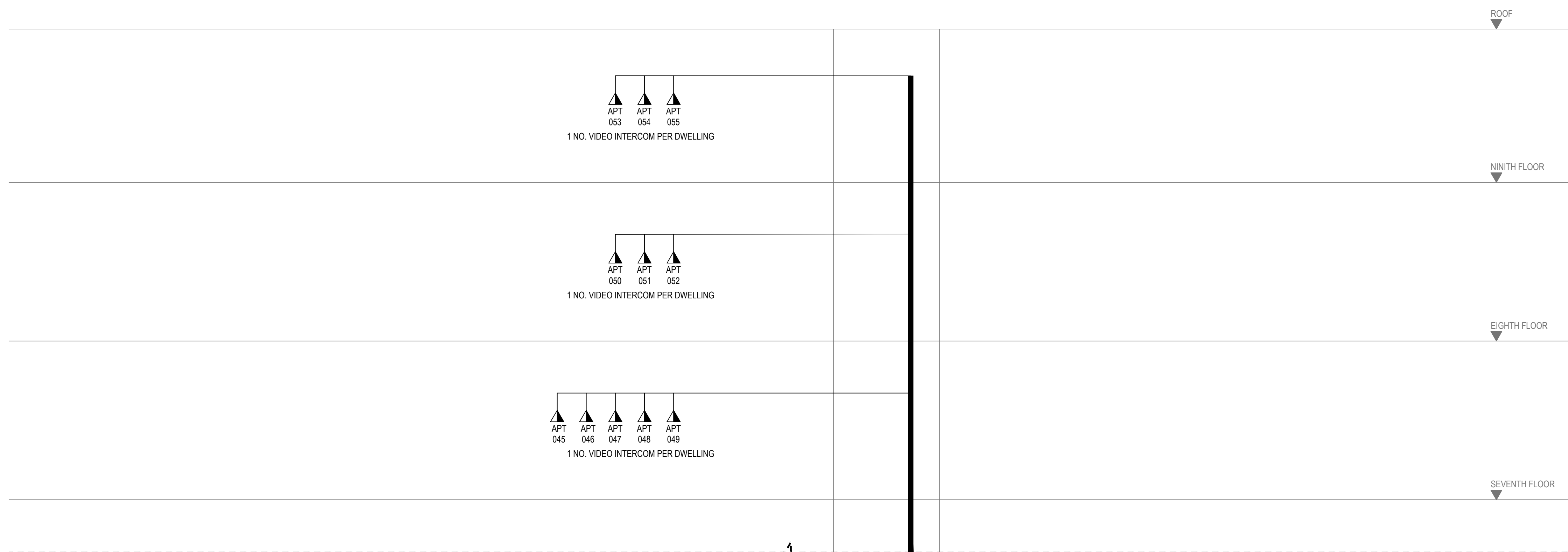
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ACCESS CONTROL & SECURITY
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Project No. 330511061	Scale NTS
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SYMBOL LEGEND:

- MAGNETIC DOOR / WINDOW CONTACT
- EMERGENCY ELECTROMAGNETIC DOOR LOCKS
- DOOR ENTRY KEYPAD
- ELECTRIC DOOR LOCK
- CCTV CONTROL EQUIPMENT
- ACCESS CONTROL PANEL
- ACCESS CONTROL UNIT
- KEY OPERATED ALARM SWITCH
- CCTV CAMERA
- PTZ CCTV CAMERA
- DOME CCTV CAMERA
- EXTERNAL DOME CCTV CAMERA
- INTERNAL DOME CCTV CAMERA (FUTURE PROVISION)
- DOOR ENTRY AUDIO VISUAL CALL PANEL FOB
- DOOR ENTRY PUSH EXIT
- FIRE MANUAL CALL POINT WITH PROTECTIVE COVER
- DOOR ENTRY EMERGENCY BREAK GLASS
- EMERGENCY CALL POINT
- PROXIMITY ACCESS SYSTEM CARD READER
- POWER SUPPLY UNIT
- INTERCOM HANDSET
- FUSED CONNECTION UNIT FOR POWER SUPPLY UNIT
- MULTI-CORE AND CAT 6A CABLING SERVING ACCESS CONTROL
- CAT 6A CCTV CABLING

C01 STAGE 4 ISSUE	KG	JW	2024.09.20
P01 STAGE 3 ISSUE	CK	JW	2024.06.14
Issued/Revision	By	Appd	YYYY.MM.DD
	CK	JW	IS 2024.06.14
	Dwn.	Dsgn.	Chkd. YYYY.MM.DD

Issue Status

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BHOC

VASTERN ROAD

Title

ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK E1 & E2 (SHEET 1 OF 2)

Project No. 330511061	Scale NTS
Revision C01	Drawing No. O453-STA35-BOE-XX-SH-E-695002

REFER TO DRAWING NO:
0453-STN35-BOE-XX-SH-E-695002

APT 023 APT 024 APT 025
1 NO. VIDEO INTERCOM PER DWELLING

APT 020 APT 021 APT 022
1 NO. VIDEO INTERCOM PER DWELLING

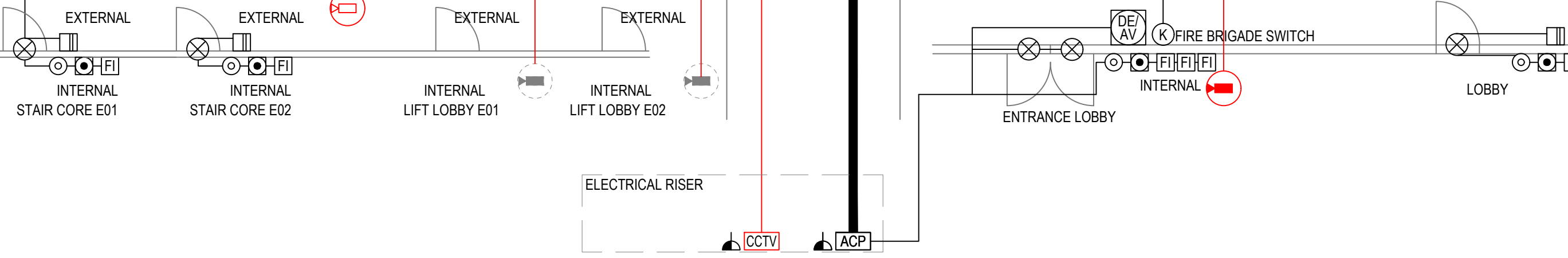
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APT 009 APT 010 APT 011 APT 012
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APT 005 APT 006 APT 007 APT 008
1 NO. VIDEO INTERCOM PER DWELLING

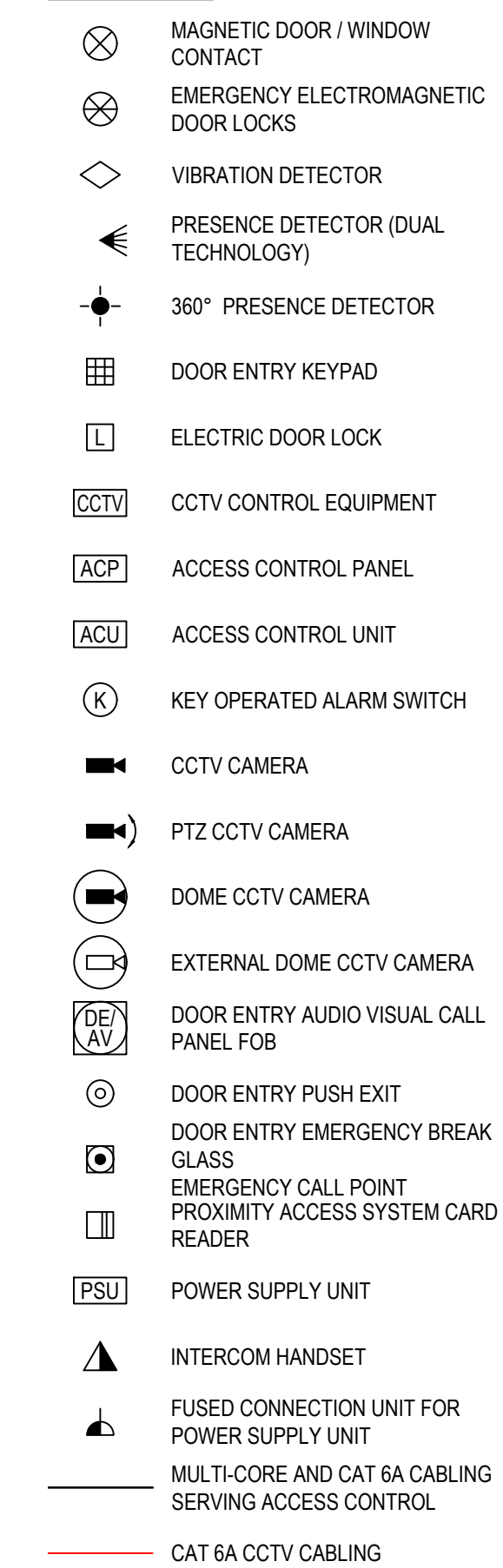
APT 001 APT 002 APT 003 APT 004
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	CK	JW	IS
	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD

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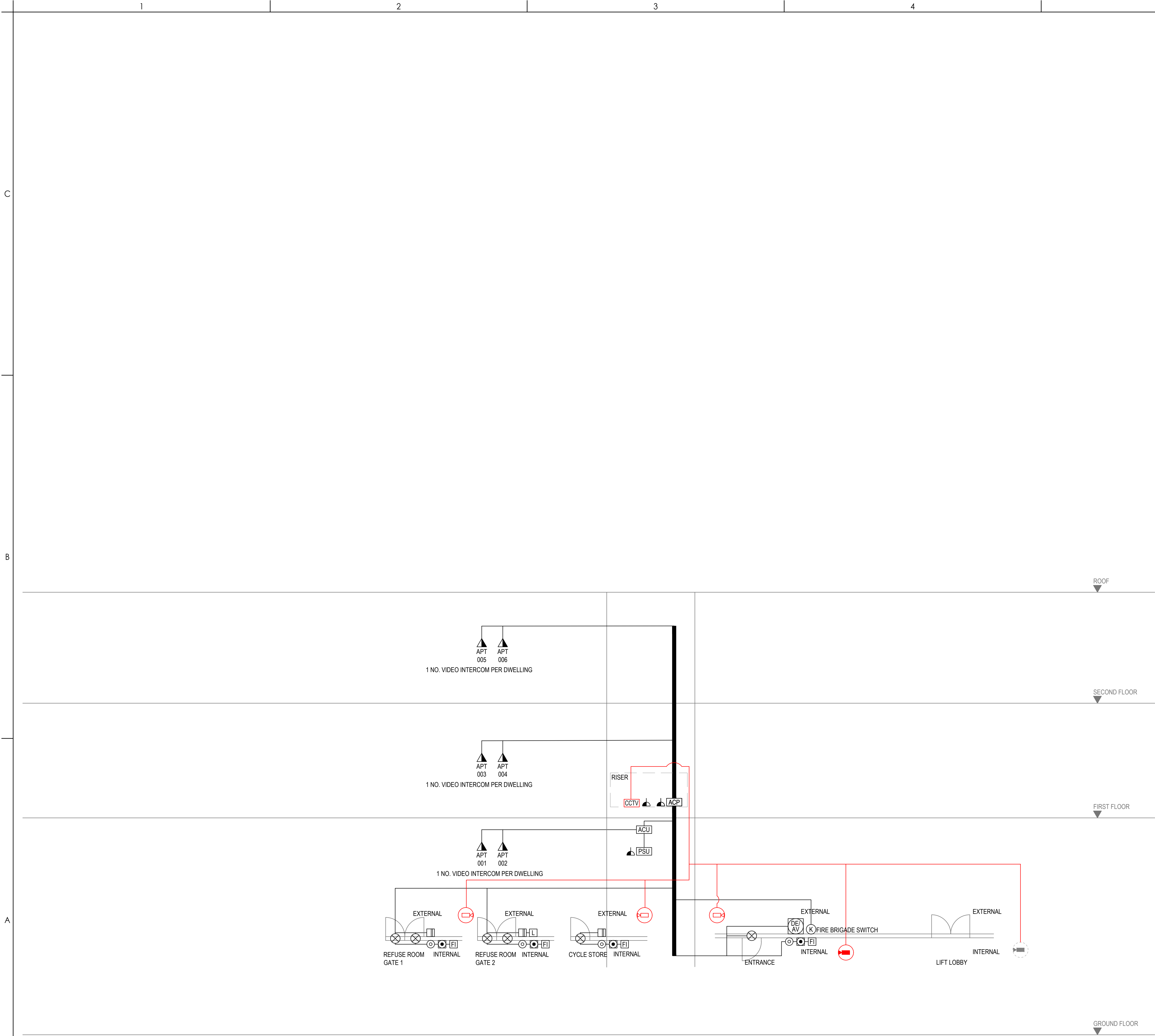
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Project No.	Scale
220511061	NTS

Project No. 330511061	Scale NTS
Revision P01	Drawing No. O453-STA35-BOE-XX-SH-M-695002



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C01 STAGE 4 ISSUE	KG	JW	2024.09.20
P01 STAGE 3 ISSUE	CK	JW	2024.06.14
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VASTERN ROAD

Title

**ACCESS CONTROL & SECURITY
SCHEMATIC
BLOCK F**

Project No. 330511061	Scale NTS
Revision C01	Drawing No. O453-STA35-B0F-XX-SH-E-695001