453
Vastern Road
Reading

SECURITY STRATEGY

Revision P03

Rev	Date	Prep	Description
P01	31/07/24	EE	First Issue
P02	23/04/25	EE	Revision
P03	11/06/25	EE	Revision

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Revision History

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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 All communal door sets (including cycle and bin stores) meet the standards of BS 6375. All will be installed with automatic self-closing systems (with appropriate exit mechanisms) to ensure that are not left open.

3.5 Where glazed doors are used on the ground floor external façade areas, they will utilise laminated Class B glazing to ensure safety when broken.

3.6 Windows, balcony doors and juliette doors consist of Class C internal toughened layer and laminated external layer which complies with BS 6206.

3.7 Door chains or limiters meeting TS003 will be fitted to the main entrance door.

3.8 Door viewers or a secure viewing panel meeting TS002 will be fitted to the main entrance door.

3.9 There are no letter plates on secure doorsets as separate non-combustible secure post boxes are provided in the secured postal lobby.

3.10 Letter boxes will comply with Door and Hardware Federation's Technical Specification 009 (TS 009).

3.11 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

3.12 No visitor or tradesperson are provided with access in any of the buildings past the secured postal lobby. Any visitors or tradesperson will need to be personally greeted by a resident and taken past the secured postal lobby.

3.13 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 secured postal lobby.

3.14 All buildings have a secured postal lobby accessed through the main communal entrance door and separated from the private communal areas.

3.15 Postal service shall be supplied with an access fob/ key code to allow access for postal delivery to secured postal lobby only.

3.16 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.

3.17 Appropriate fire safety measures and fire service access has been incorporated to all floors, paying attention to stair cores and communal access points/ walkways.

3.18 Lighting will illuminate each elevation that contains a doorset used by the public, visitors or residents.

3.19 24 hour lighting will be provided to all communal entrances, exits, lobbies, landings, corridors and stairwells.

3.20 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.

3.21 Loft hatches in communal areas will be secured with key lockable hardware compliant with PAS 3621:2011.

3.22 Vehicular access to undercroft parking areas shall be security rated to LPS 1175 SR1, and secured with automatic gates with electric door lock and remote fob access.

3.23 The gates for vehicular access will include height restrictors to avoid access by large vehicles.

3.24 Additional security will be provided through wall mounted dome and pan-tilt-zoom (PTZ) CCTV both externally and internally.

3.25 All cameras are placed in consideration to the lighting to ensure the camera view is without glare or obstruction to monitoring.

3.26 Monitoring equipment is stored in the comms room and the recorded footage can be accessed by the management company upon request.

3.27 Residential areas (common stairs, corridors, and lobbies) are fitted with smoke/heat detectors.

3.28 In case of an emergency, all emergency exit secure doors unlock through door entry emergency break glass release device.

3.29 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

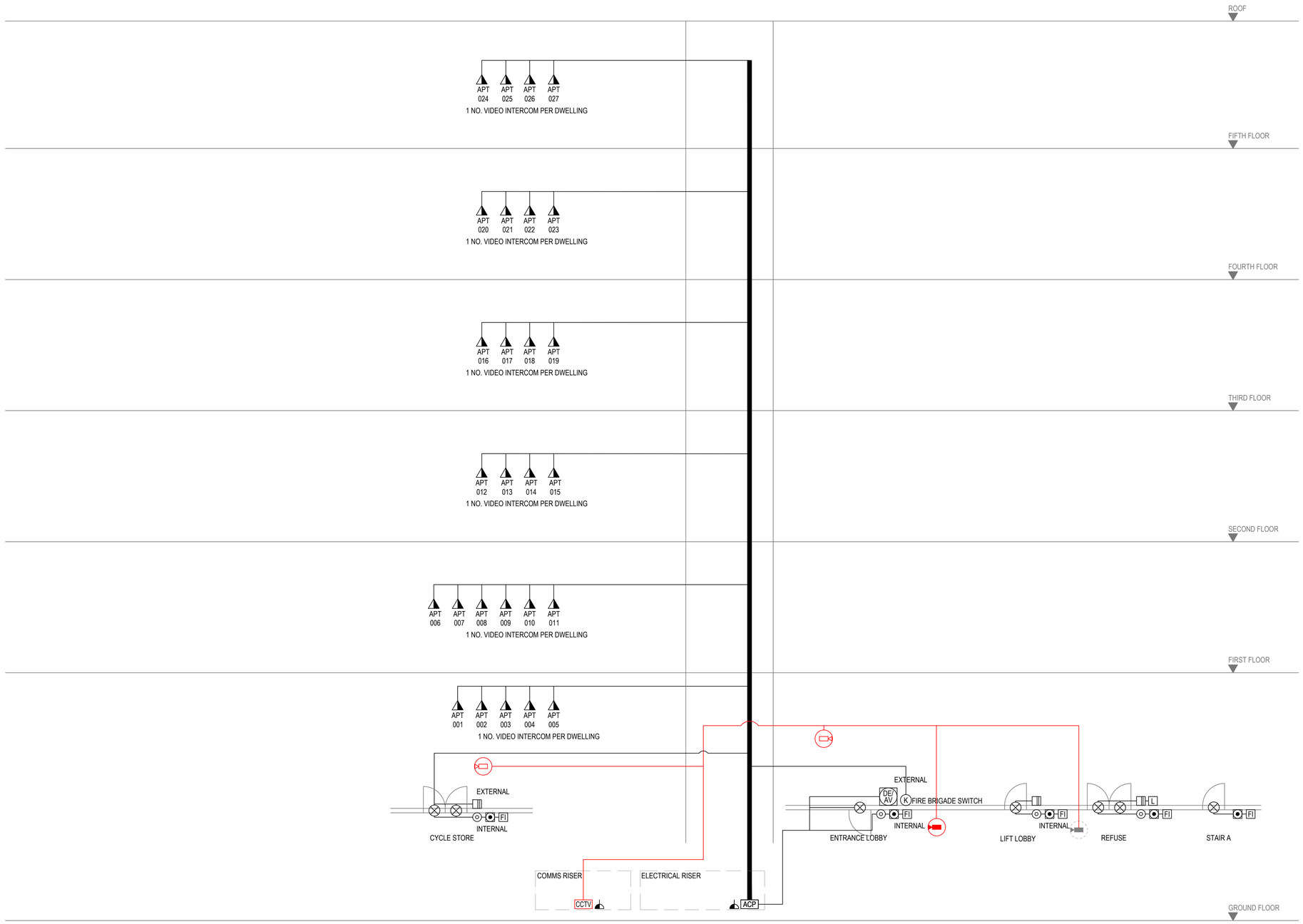
4.2 'Smart' meters are being installed in this development

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

5.0 Appendix

Access Control and Security Schematic



SYMBOL LEGEND:

- MAGNETIC DOOR / WINDOW CONTACT
- EMERGENCY ELECTROMAGNETIC DOOR LOCKS
- DOOR ENTRY KEYPAD
- L — ELECTRIC DOOR LOCK
- CCTV — CCTV CONTROL EQUIPMENT
- ACP — ACCESS CONTROL PANEL
- ACU — ACCESS CONTROL UNIT
- K — KEY OPERATED ALARM SWITCH
- CCTV CAMERA
- PTZ CCTV CAMERA
- DOME CCTV CAMERA
- EXTERNAL DOME CCTV CAMERA
- INTERNAL DOME CCTV CAMERA (FUTURE PROVISION)
- DE AV — 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
- PSU — 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
- FI — FIRE INTERFACE UNIT

NOTES
1. POSITIONS SHOWN FOR INSTALLATION PERFORMACE ONLY, FINAL QUANTITIES TO BE ADVISED BY SECURITY SPECIALIST.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND COORDINATION OF CONTAINMENT AND SMALL POWER PROVISION SERVING THE SECURITY SYSTEMS.

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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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Issue Status

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VASTERN ROAD

Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK A

Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
0453-STA35-B0A-XX-SH-E-695001

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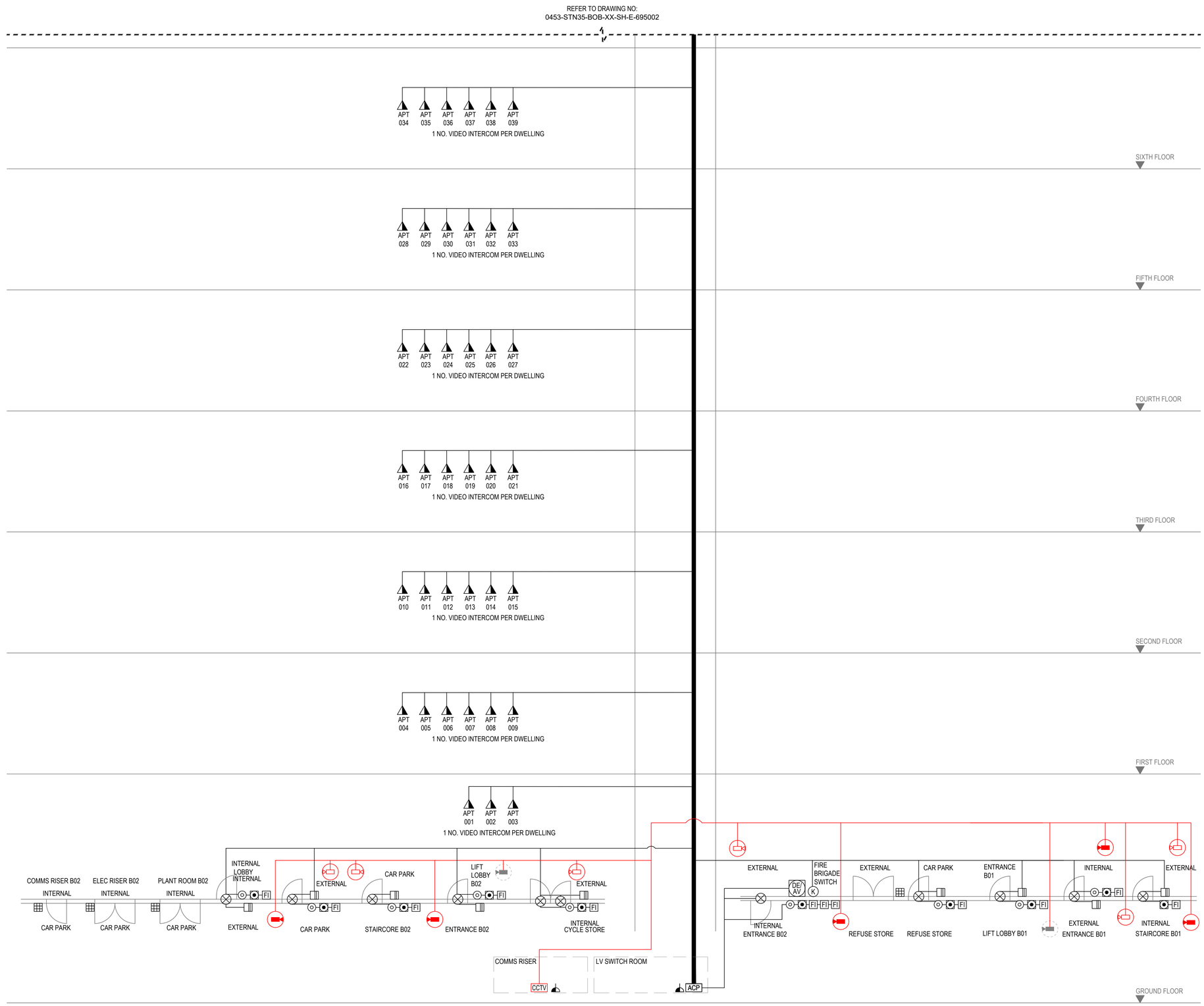

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Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK B1 & B2 (SHEET 1 OF 2)

Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-B0B-XX-SH-E-695001

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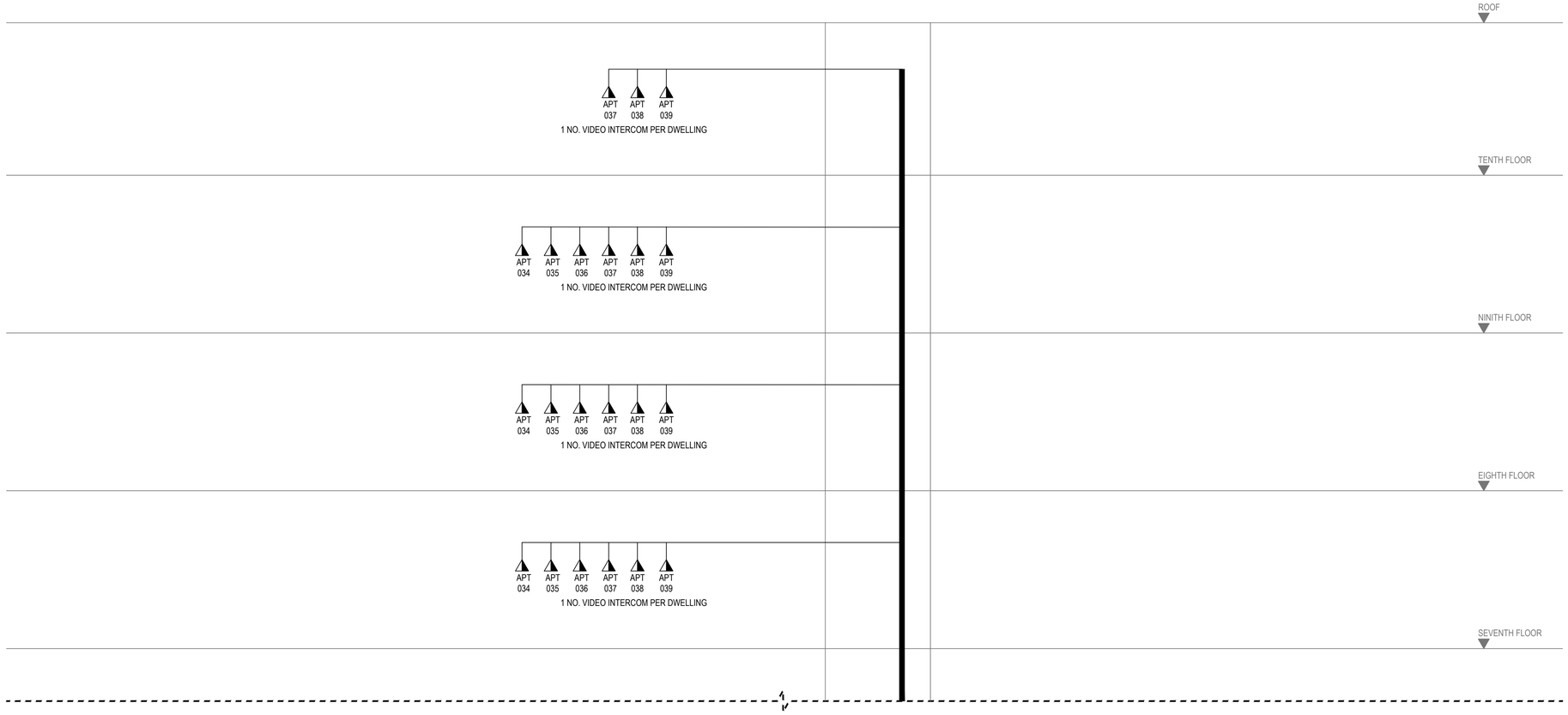

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ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK B1 & B2 (SHEET 2 OF 2)

Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-B0B-XX-SH-E-695002

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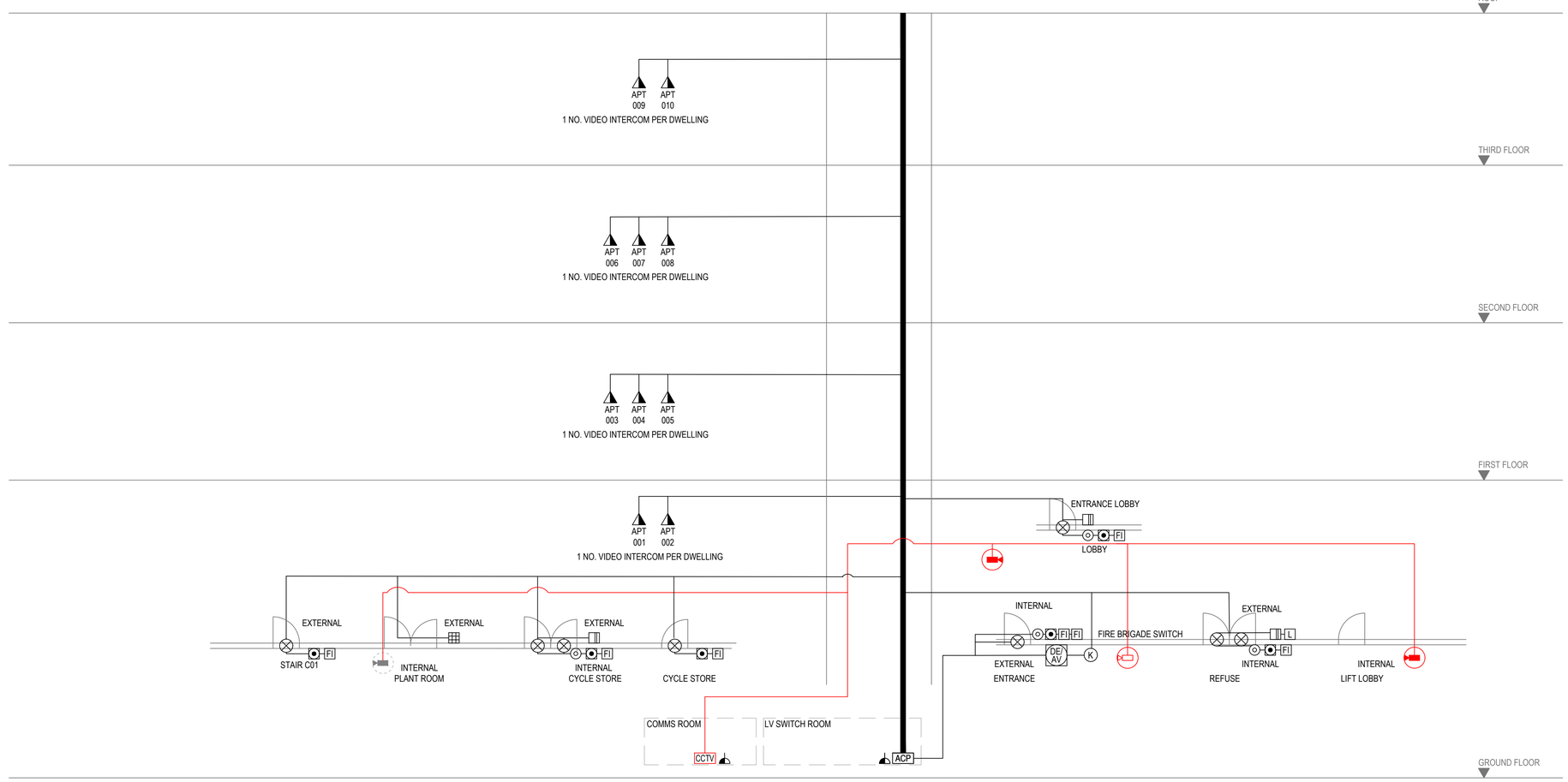

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Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK C

Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-B0C-XX-SH-E-695001

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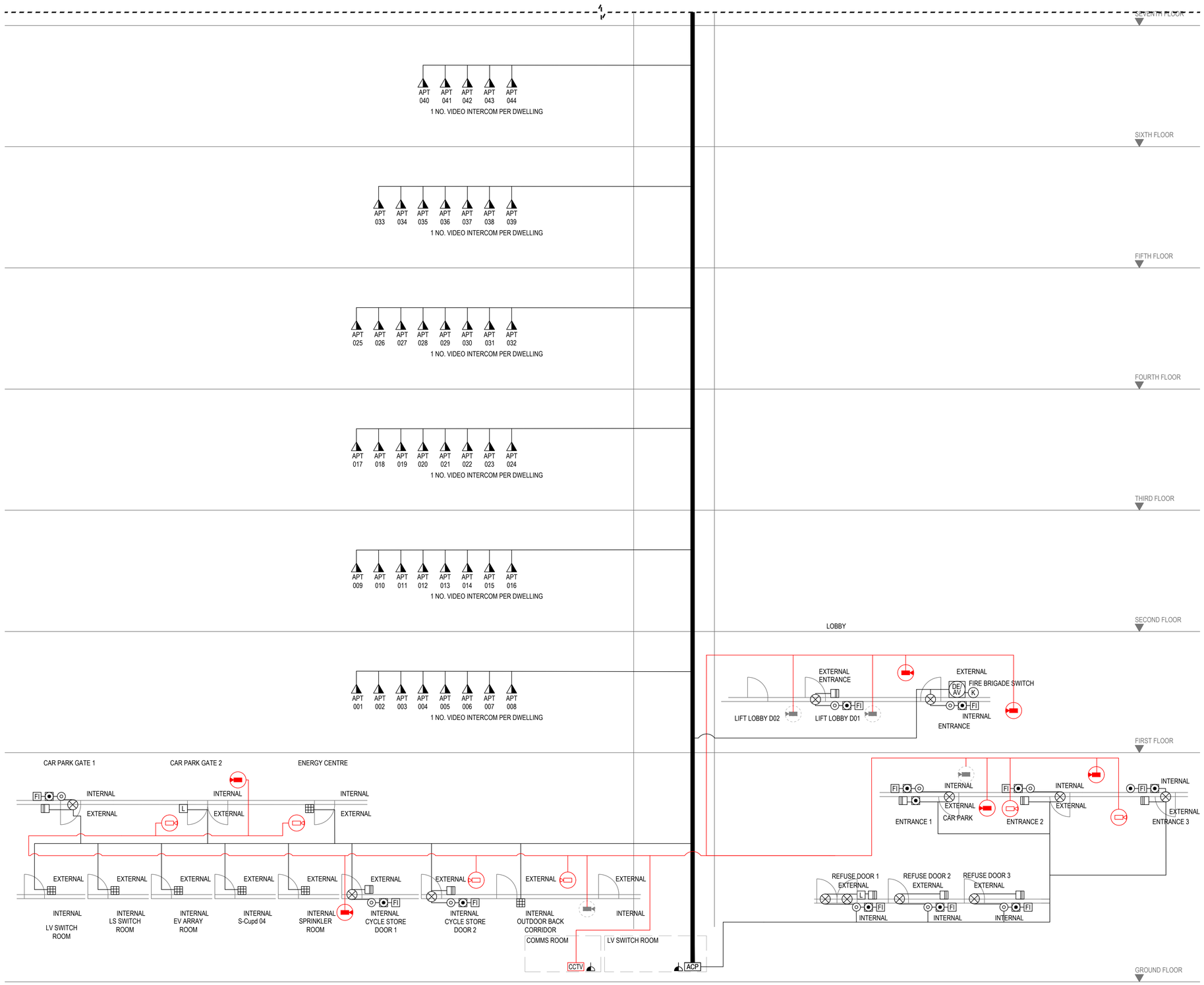

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VASTERN ROAD

Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK D1 & D2 (SHEET 1 OF 2)

Project No. 330511061
Scale NTS
Revision C02
Drawing No. O453-STA35-B0D-XX-SH-E-695001

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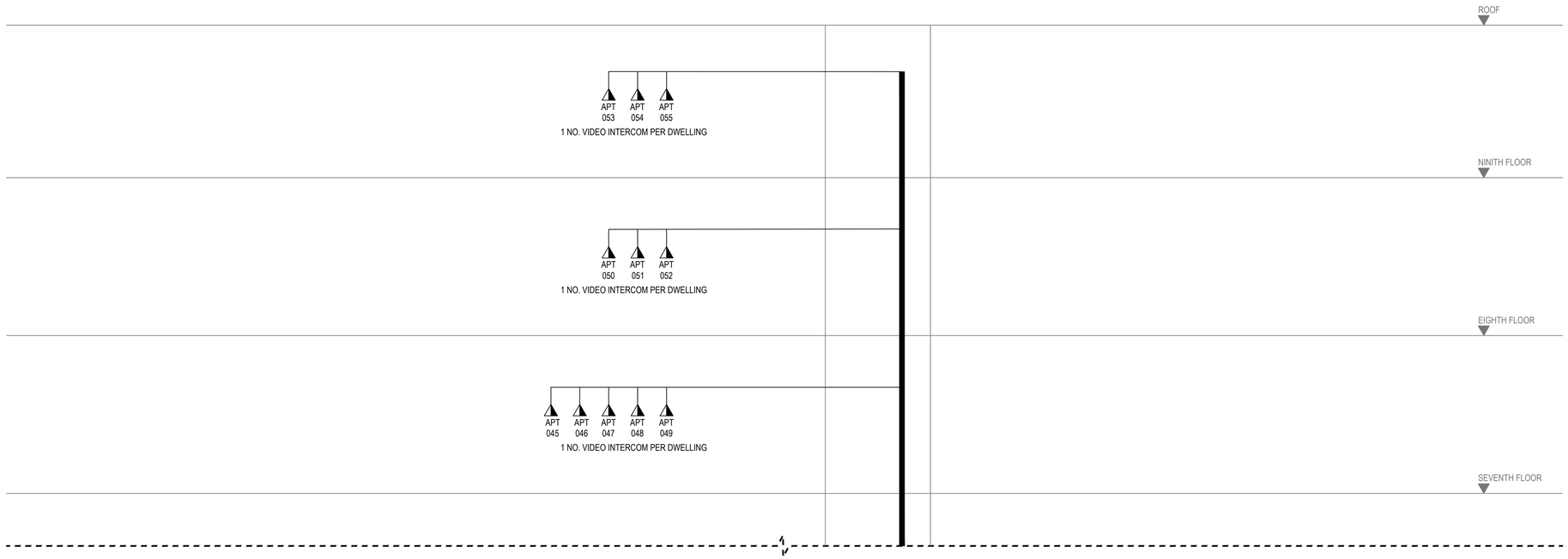

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0453-STN35-BOD-XX-SH-E-695001

SYMBOL LEGEND:

- MAGNETIC DOOR / WINDOW CONTACT
- EMERGENCY ELECTROMAGNETIC DOOR LOCKS
- DOOR ENTRY KEYPAD
- L — ELECTRIC DOOR LOCK
- CCTV — CCTV CONTROL EQUIPMENT
- ACP — ACCESS CONTROL PANEL
- ACU — ACCESS CONTROL UNIT
- K — KEY OPERATED ALARM SWITCH
- CCTV CAMERA
- PTZ CCTV CAMERA
- DOME CCTV CAMERA
- EXTERNAL DOME CCTV CAMERA
- INTERNAL DOME CCTV CAMERA (FUTURE PROVISION)
- DE/AV — 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
- PSU — 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
- FI — FIRE INTERFACE UNIT

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

	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	CK	JW	IS	2024.06.14

Issue Status

S4
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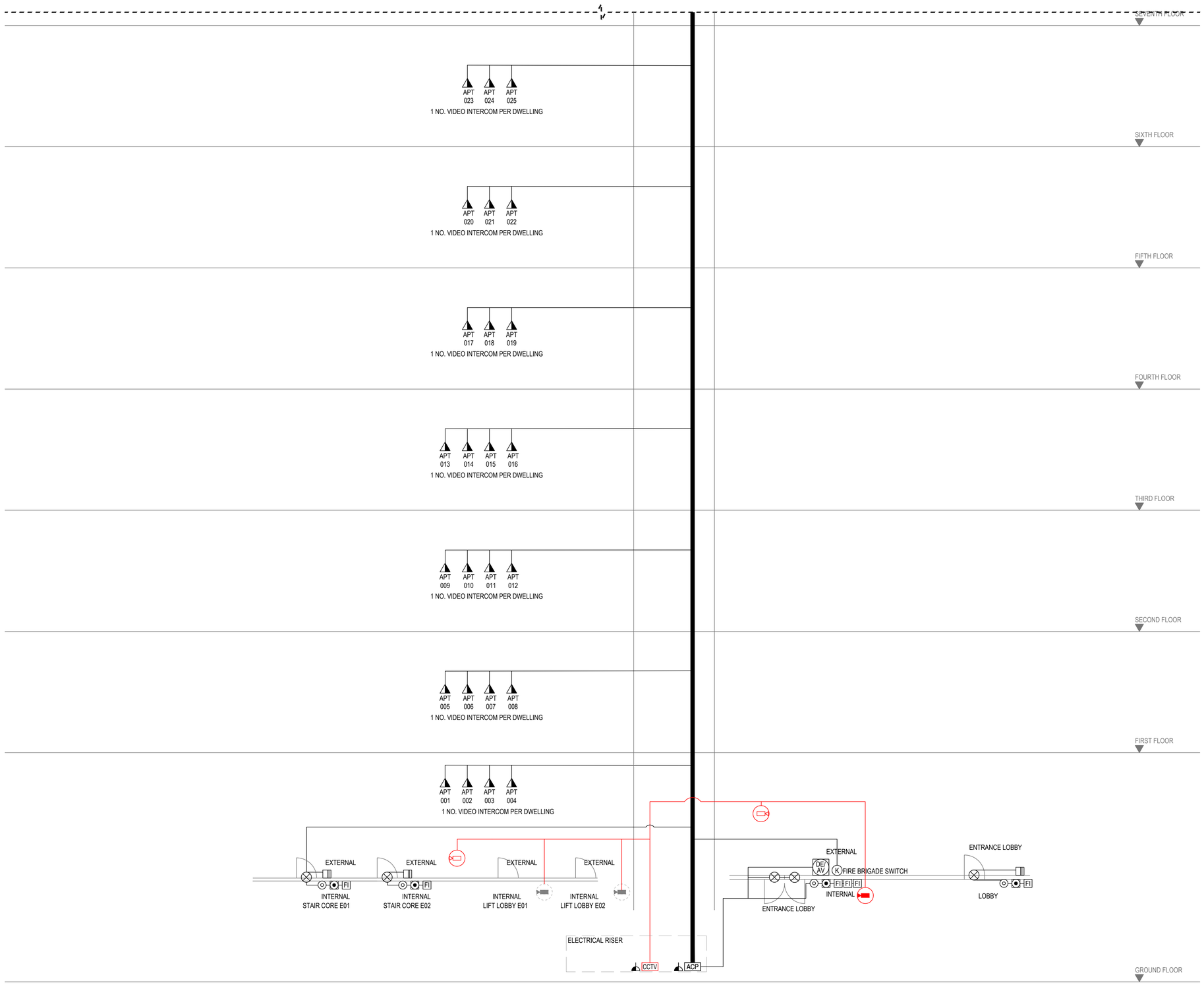
VASTERN ROAD

Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK D1 & D2 (SHEET 2 OF 2)

Project No. 330511061
Scale NTS
Revision **C02**
Drawing No. **O453-STA35-BOD-XX-SH-E-695002**

R:\23.341-42.PM By: Gavinpdb, Kchar
Name:4100 - Contractors\330511061 - vastern road\3200 - Mark\02 - Drawings\Electrical\0453-stn35-bod-xx-sh-e-695002-access control & security schematic

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



SYMBOL LEGEND:

- MAGNETIC DOOR / WINDOW CONTACT
- EMERGENCY ELECTROMAGNETIC DOOR LOCKS
- DOOR ENTRY KEYPAD
- L — ELECTRIC DOOR LOCK
- CCTV — CCTV CONTROL EQUIPMENT
- ACP — ACCESS CONTROL PANEL
- ACU — ACCESS CONTROL UNIT
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- FIRE MANUAL CALL POINT WITH PROTECTIVE COVER
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- CAT 6A CCTV CABLING
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Issued/Revision	By	Appd	YYYY.MM.DD
C01 STAGE 4 ISSUE	KG	JW	2024.09.20
P01 STAGE 3 ISSUE	CK	JW	2024.06.14

	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	CK	JW	IS	2024.06.14

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VASTERN ROAD

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

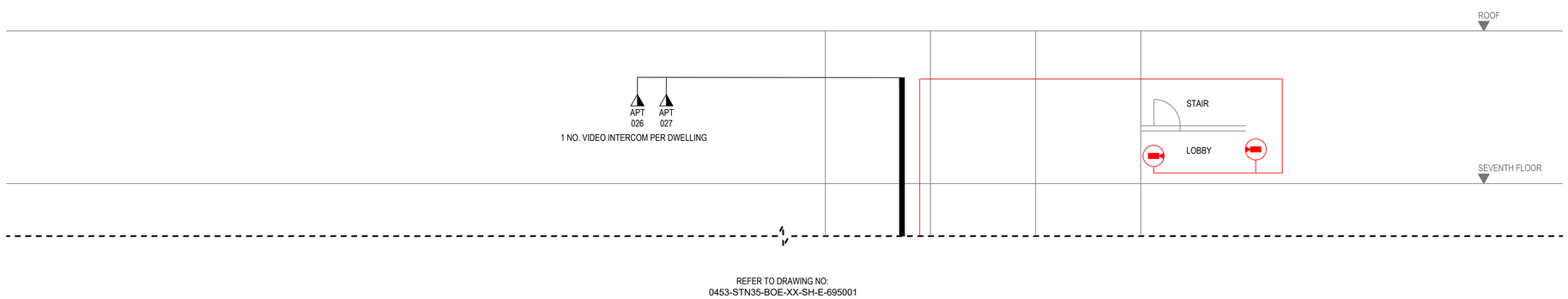
Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-B0E-XX-SH-E-695001

PF2025.341.53.114 By: Cavanda, Kirov
Model: \\stn-uk01\projects\330511061 - vastern road\2000 - m&e\02 - drawings\01 - cad\dwgs\electrical\0453-sta35-boe-xx-sh-e-695001-access control & security schematic.



SYMBOL LEGEND:

- MAGNETIC DOOR / WINDOW CONTACT
- EMERGENCY ELECTROMAGNETIC DOOR LOCKS
- VIBRATION DETECTOR
- PRESENCE DETECTOR (DUAL TECHNOLOGY)
- 360° PRESENCE DETECTOR
- DOOR ENTRY KEYPAD
- L — ELECTRIC DOOR LOCK
- CCTV — CCTV CONTROL EQUIPMENT
- ACP — ACCESS CONTROL PANEL
- ACU — ACCESS CONTROL UNIT
- K — KEY OPERATED ALARM SWITCH
- CCTV CAMERA
- PTZ CCTV CAMERA
- DOME CCTV CAMERA
- EXTERNAL DOME CCTV CAMERA
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- DOOR ENTRY PUSH EXIT
- DOOR ENTRY EMERGENCY BREAK GLASS
- EMERGENCY CALL POINT
- PROXIMITY ACCESS SYSTEM CARD READER
- PSU — 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
- FI — FIRE INTERFACE UNIT

NOTES

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P01	STAGE 3 ISSUE	CK	JW	2024.06.24
Issued/Revision		By	Appd	YYYY.MM.DD
		CK	JW	IS	2024.06.14
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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VASTERN ROAD

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

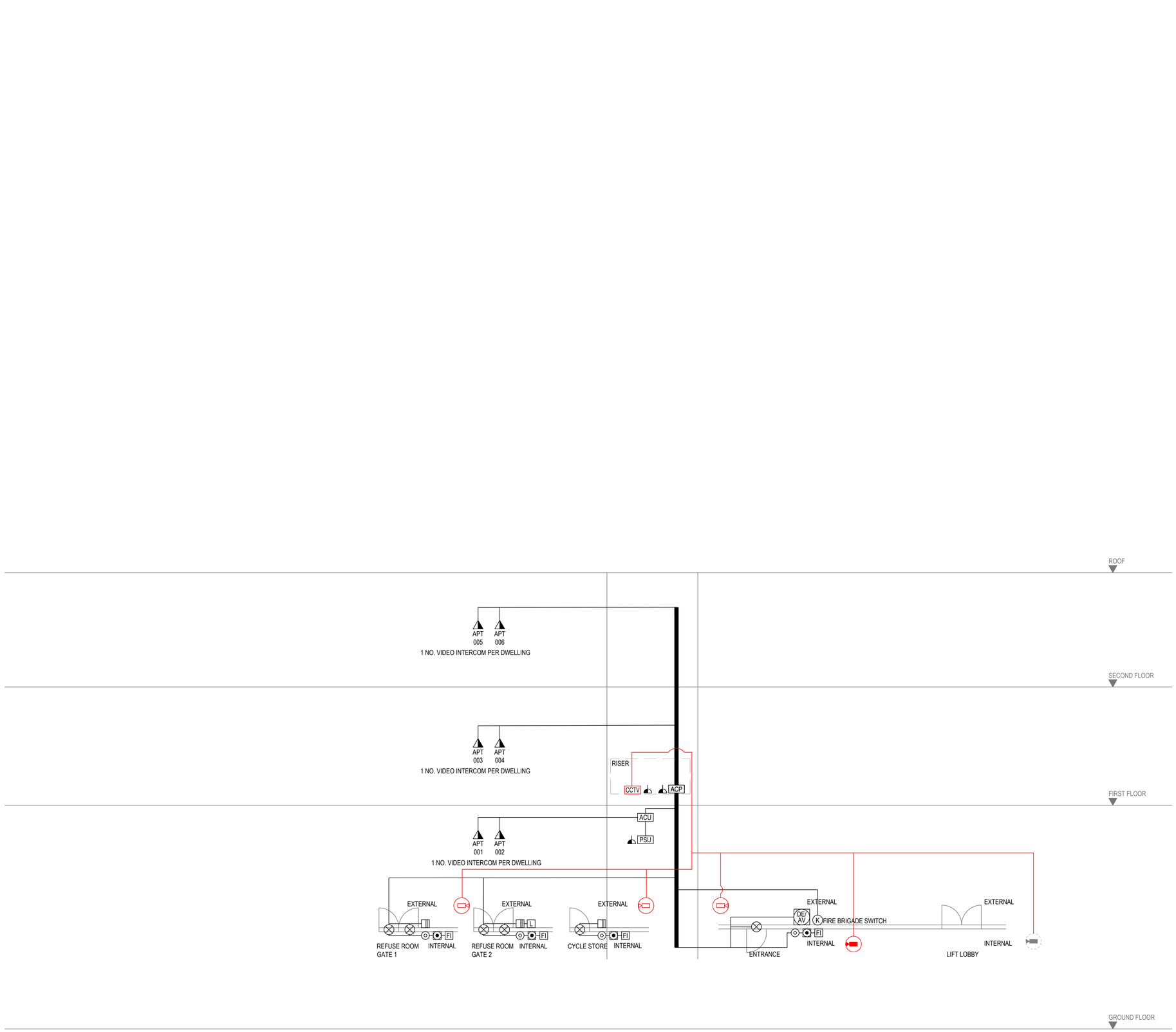
Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-BOE-XX-SH-M-695002

Plotted: 17.06.2024 20:06:19 PDT BY: Kemp, Colin
DWG File: O453-STA35-BOE-XX-SH-M-695001 - M&A V32 - drawings\03 - cad\dwg\electrical\0453-sta35-boe-xx-sh-m-e695001-access control & security schematic



SYMBOL LEGEND:

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- DOOR ENTRY KEYPAD
- ELECTRIC DOOR LOCK
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Issued/Revision	By	Appd	YYYY.MM.DD
C01 STAGE 4 ISSUE	KG	JW	2024.09.20
P01 STAGE 3 ISSUE	CK	JW	2024.06.14

	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
	CK	JW	JS	2024.06.14

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Title
ACCESS CONTROL & SECURITY SCHEMATIC
BLOCK F

Project No.
330511061

Scale
NTS

Revision
C02

Drawing No.
O453-STA35-B0F-XX-SH-E-695001

Plotted on 2024-09-20 at 9:42:37 PM, By: Gavin.Hills
Name: H:\01-Projects\330511061 - vastern road\3200 - Mech\02 - Drawings\Electrical\O453-STA35-box-in-the-6900s-access control & security schematic