

Site Security Strategy

Site Address: 75–77 London Street, Reading RG1 4QA

Planning Reference: 220244

Prepared for: Woodside (Reading) Ltd

Date: 5th February 2026 **Prepared by:** Priyanka Dosanj, Woodside (Reading) Ltd

1. Introduction

This Site Security Strategy has been prepared to discharge Condition 22 of planning approval reference 220244, which requires that a Site Security Strategy be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The condition further requires that the approved measures be implemented prior to first occupation and permanently retained and maintained thereafter.

This strategy outlines proposed security measures for both the construction phase and the completed development, demonstrating compliance with Policies CC7 (Design and the Public Realm) and EN16 (Pollution and Water Resources) of the Reading Borough Local Plan (2019). The approach has been informed by the principles of Secured by Design (SBD), the official police security initiative operated by Police Crime Prevention Initiatives Ltd, and Thames Valley Police guidance on designing out crime in residential developments.

Given that the site includes the Grade II listed Nos. 75–77 London Street, all proposed security measures have been considered with regard to their impact on the significance and setting of the heritage asset, ensuring that security provisions are effective without causing harm to the historic character of the building or the wider London Street Conservation Area.

2. Site context

The development comprises the demolition of the former Olympia Ballroom to the rear of the site and the erection of 12 new-build flats with associated parking, landscaping, and courtyard garden, together with the conversion of the ground floor of Nos. 75–77 London Street to provide three residential units (15 units total).

The site is located on London Street within Reading town centre, a mixed-use area characterised by commercial and residential properties. The site is bounded by existing commercial and residential properties to the east and west, with rear access from the south.

Approved plans

This strategy should be read in conjunction with the following approved drawings:

- Location Plan 9018
- Site Plan 9018 Rev G
- Proposed Flat Ground Floor Plans 9107-105 Rev K
- Proposed Flat First Floor Plans 9107-106 Rev L
- Proposed Roof Plans 9107-107 Rev L
- Proposed Elevations 9107-108 Rev K
- Window and Door Detail 9107-111 Rev
- Part 1 Listed Building Proposal — Existing and Proposed Plan and Elevation 9018 Rev G
- Balcony Plan and Detail Proposal 9018 Rev G

- Site Massing Section 9018 Rev G
- Landscape Proposals Plan L1

3. Design principles

The security strategy is founded on the following established crime prevention through environmental design (CPTED) principles, consistent with Secured by Design guidance and Thames Valley Police recommendations:

Natural surveillance.

The layout of the development provides overlooking of shared spaces, access routes, and the parking courtyard from habitable rooms within the new-build flats and converted units, as shown on the approved floor plans (9107-105 Rev K and 9107-106 Rev L). Active frontages at ground-floor level onto London Street maintain surveillance of the public realm.

Defensible space. Clear definition between public, semi-private, and private space is established through the approved landscaping scheme (Landscape Proposals Plan L1), boundary treatments, and changes in surface material. Residents and visitors can readily identify which areas are communal and which are private.

Access control. The development limits access points to a minimum number of controlled entrances, reducing opportunities for unauthorised entry while maintaining convenient routes for residents and emergency services.

Territorial reinforcement. Boundary treatments, signage, and landscape design create a clear sense of ownership and responsibility for all areas of the site, discouraging casual intrusion.

Management and maintenance. A commitment to the ongoing management and maintenance of all security measures ensures that the built environment remains well cared for, preventing the deterioration that can attract anti-social behaviour.

4. Security during construction

The following measures will be implemented throughout the demolition and construction phases to prevent unauthorised access and protect adjoining properties, the public, and the listed building:

Site perimeter. Minimum 2.4m high solid timber hoarding will be erected around the full site boundary prior to commencement. All hoarding will be maintained in good condition throughout the works and regularly inspected. Hoarding design and fixings adjacent to the listed building will be agreed with the project architect to avoid damage to historic fabric.

Access control. A single designated access point will be established with lockable gates secured outside working hours. All personnel will sign in and out via a daily site register. Visitors will be escorted at all times. Only authorised personnel with valid identification and site induction will be permitted entry.

Surveillance and lighting. Temporary CCTV cameras will be installed to cover the site access point, materials storage area, and boundaries with adjoining properties. Motion-activated security lighting will be provided at access points and along the site perimeter, directed to avoid light spillage onto neighbouring properties. CCTV and lighting installations will be temporary and will not be fixed to the listed building fabric.

Materials and plant security. A designated secure compound will be established within the site for the storage of materials, tools, and plant. High-value items will be stored in locked containers. Scaffolding will be fitted with anti-climb measures where accessible from outside the hoarding.

Out-of-hours security. Regular security patrols will be undertaken during evenings, weekends, and non-working periods. Automatic lighting will operate during hours of darkness to deter trespass.

Signage. Clear signage will be displayed at the site entrance and at intervals along the hoarding boundary, stating: no unauthorised entry, CCTV in operation, and emergency contact details for the site manager.

Heritage protection. Specific measures will be taken to protect the retained listed building during construction, including protective coverings to vulnerable features, exclusion zones around sensitive elements, and regular monitoring by the project architect. Security measures will be designed to be reversible and will not involve fixings into historic masonry or other original fabric.

5. Security for the completed development

The following permanent security measures will be incorporated into the completed development, implemented prior to first occupation, and permanently retained and maintained thereafter in accordance with Condition 22.

5.1 Access control

Controlled entry to the residential areas will be provided through electronic key fob or coded entry systems at all communal entrance doors. A video and audio intercom system will be installed at the main entrance from London Street, enabling residents to verify visitors before granting access. Rear access to the parking courtyard will be via a secure gate with resident-controlled entry. The number of access points has been minimised in the approved layout to reduce opportunities for unauthorised entry.

5.2 Doors and windows

All external doors and accessible windows will meet PAS 24:2022 security standards (or equivalent), in accordance with Secured by Design recommendations. Door and window specifications for the listed building elements will be in accordance with the approved Window and Door Detail drawing (9107-111 Rev) and will balance security performance with heritage requirements, ensuring that the character of the listed building is preserved.

5.3 Boundary treatments and defensible space

Perimeter boundaries will be defined through a combination of walls, fencing, and landscaping as shown on the approved Landscape Proposals Plan (L1) and the Site Plan (9018 Rev G). Boundary treatments will provide a clear demarcation between public and private areas while maintaining the visual character of the conservation area. Gate heights and materials will be consistent with the heritage context.

5.4 External lighting

External lighting will be provided to all communal areas, including building entrances, pedestrian paths, the parking courtyard, and cycle and bin storage areas. Lighting will be designed to provide

adequate illumination for safety and security while minimising light pollution and avoiding adverse impact on the setting of the listed building and neighbouring properties. Dusk-to-dawn photocell-operated LED luminaires will be specified, with the following approach:

- Wall-mounted downlighters at building entrances
- Low-level bollard or ground-level lighting along pedestrian routes
- Column or wall-mounted lighting to the parking courtyard to achieve uniform coverage
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All external lighting will be designed to comply with the Institution of Lighting Professionals (ILP) guidance for the reduction of obtrusive light, appropriate to the environmental zone.

5.5 CCTV

An external CCTV system will be installed to monitor the main entrance, rear access, parking courtyard, and cycle/bin storage areas. The system will be linked to the residents' management company and will be maintained in accordance with a planned maintenance schedule. Camera positions will be selected to maximise coverage while minimising visual impact on the listed building and streetscene. All CCTV operation will comply with current data protection legislation and Information Commissioner's Office (ICO) guidance.

5.6 Natural surveillance

The approved layout provides natural surveillance of shared external spaces from habitable rooms within the development:

- The parking courtyard and communal garden are overlooked by windows and balconies on the upper floors of the new-build block (as shown on approved elevations 9107-108 Rev K)
- The London Street frontage benefits from ground-floor residential windows providing passive surveillance of the public pavement
- Communal circulation routes within the building are designed to be well-lit and visible

Landscaping has been designed to avoid creating concealed or secluded areas that could be exploited for anti-social behaviour, while providing appropriate privacy for ground-floor residents.

5.7 Cycle and bin storage

Cycle storage and bin storage enclosures will be secure, lockable, and well-lit. Access will be restricted to residents via the same key fob or coded entry system used for the main building. The location of these stores, as shown on the approved plans, allows for natural surveillance from the residential units above.

5.8 Fire and emergency access

All security measures have been designed to be compatible with the requirements of the approved Fire Strategy and Building Regulations. Emergency egress routes will be maintained clear and unobstructed at all times. Access for emergency services will not be impeded by security gates or barriers, which will incorporate appropriate override or release mechanisms.

6. Management and maintenance

The ongoing management and maintenance of all security installations will be the responsibility of the appointed management company (or freeholder in the interim period before a management company is established). The management regime will include:

Routine maintenance. All security systems — including access control hardware, CCTV, lighting, locks, and intercom systems — will be inspected and serviced at minimum six-monthly intervals. Records of all inspections, maintenance, and repairs will be retained by the management company.

Fault reporting and response. A clear reporting procedure will be established for residents to report faults, damage, or security concerns to the management company. Critical security faults (such as failure of access control systems, external lighting, or CCTV) will be attended to within 48 hours of being reported. Non-critical faults will be addressed within 14 days.

Replacement and upgrade. Security installations will be replaced or upgraded as necessary to maintain the approved level of security performance. Any replacement components affecting the external appearance of the listed building will be specified in consultation with the Local Planning Authority where required.

Landscaping management. Boundary planting and landscaping will be maintained to prevent overgrowth that could compromise sightlines, conceal entry points, or reduce the effectiveness of lighting and CCTV coverage. This will form part of the Landscaping and Plant Management Plan required under Condition 9.

7. Thames Valley Police consultation

This strategy has been prepared with regard to Thames Valley Police guidance on crime prevention through environmental design. The applicant welcomes further consultation with Thames Valley Police's Crime Prevention Design Service on the detailed implementation of the measures set out herein, and is committed to incorporating reasonable recommendations into the final security provisions.

8. Conclusion

This Site Security Strategy demonstrates that the proposed development at 75–77 London Street incorporates proportionate, effective, and sustainable security measures for both the construction and operational phases. The strategy addresses crime prevention through environmental design principles — including natural surveillance, access control, defensible space, and ongoing management — while respecting the heritage significance of the Grade II listed building and the London Street Conservation Area.

The measures set out in this strategy are consistent with the requirements of Condition 22 and Policies CC7 and EN16 of the Reading Borough Local Plan (2019), and are informed by Secured by Design principles and Thames Valley Police guidance.

The approved security measures will be implemented prior to first occupation and permanently retained and maintained thereafter, in accordance with the requirements of Condition 22.