

## Donna Williams

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**Subject:** FW: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)

**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>

**Sent:** 21 July 2020 08:03

**To:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>; Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

**Subject:** [EXTERNAL] RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)

Dear Ms McHardy,

Thank you for this information. Prior to forwarding this onto the Crime Prevention Design Advisor (CPDA) at Thames Valley Police for further comment, can you please clarify whether the 53 pages of plans included in the link are merely a combined version of all the latest plans already submitted, or whether this includes 'new' changes and is therefore part of your formal submission? I am seeking to ascertain whether the 53 pages of plans needs to be considered as the latest plans (and hence uploaded to the website & considered against) or is, as I probably suspect, more of a single convenient link for the CPDA to further consider the proposals (and therefore isn't a formal part of your submission and does not need to be uploaded to the website)? I look forward to your clarification on this point prior to me seeking further formal comments from the CPDA.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate for Economic Growth and Neighbourhood Services

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Bridge Street,  
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**From:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>

**Sent:** 20 July 2020 15:24

**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>; Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>

**Subject:** RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)

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Dear Jonathan,

Further to the comments that we received from CPDA at Thames Valley Police, we have reviewed these comments and I have provided commentary against each of the points raised. Apologies for the delay in responding but it has been difficult to get confirmation from our suppliers following the recent lockdown.

Our response to the email of 20<sup>th</sup> April is;

1. Noted, thank you.
2. We have achieved compartmentalisation within each of the blocks with the inclusion of a secondary door before gaining entry to any part of the communal or living accommodation. We have achieved this arrangement on our site at Kenavon Drive and will put in place the same measures at Vastern Road whereby residents only have access to the floor where their property is located. If residents have guests arriving, this means that they will be able to 'buzz' them into the lobby area, but have to come down to the entrance lobby if they want to take them further into the building. I have included a link with our most up to date floorplans for your review. Sharefile link: <https://berkeley-group.sharefile.eu/d-sf879a4cafdb4be89>
3. Physical Security;
  - a. External Communal Entrance: We will provide video entry systems on the outer door of the apartment block with the above arrangements included as part of the video entry system.
  - b. Internal/External Doors: We are able to achieve PAS24 on the entrance doors but we tend to use a magnetic lock rather than the electric strike.
  - c. Bin and Cycle Stores: We will be able to achieve the same entrance door specification, but with a magnetic lock rather than the electric strike.
  - d. Underground parking areas: We agree that car parks do need to be secured and residents will be able to access these without the need to get out of the car. Roller shutters to car parking areas achieving LPS1175 generally are a closed blade rather than an open mesh system however we will make sure roller shutters are implemented as part of the proposed development. We install fob access from the parking area to the main block access rather than video entry systems. At our Kennet Island and Kenavon Drive sites in Reading we have and will be installing CCTV into the underground car parks and we would propose to do the same here at Vastern Road therefore I hope that this satisfies your concern in regards to this area.

I would appreciate it if you are able to forward our comments on accordingly and we hope this addresses the matter sufficiently.

Kind regards

**Caroline McHardy**  
Land and Development Director

**Berkeley Homes (Oxford and Chiltern) Ltd**  
Berkeley House, Farnham Lane, Farnham Royal, SL2 3RQ

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Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT111JG.  
Registered in England and Wales Number 2843844



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**From:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Sent:** 22 April 2020 07:48  
**To:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>; Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Subject:** [EXTERNAL] FW: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)  
**Importance:** High

Dear Ms McHardy / Mr Pettit,

Further to our previous correspondence, please see below observations received from the CPDA at Thames Valley Police. I would welcome your responses to points 2 and 3 of the email below.

I hope that this information is of assistance to you and look forward to hearing from you.

Yours sincerely,

Jonathan Markwell  
Principal Planning Officer  
Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council  
Civic Offices,  
Bridge Street,  
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**From:** Chalmers Anne <[Anne.Chalmers@thamesvalley.pnn.police.uk](mailto:Anne.Chalmers@thamesvalley.pnn.police.uk)>  
**Sent:** 20 April 2020 15:24  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Subject:** FW: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)  
**Importance:** High

Jonathan.

Thank you for consulting me on the above. I have liaised with Police colleagues, reviewed Minutes of meeting 10 June 2019 and the Pre Application 6 November 2019 and response below

#### Observations

1. I thank the applicant for the inclusion of secure residential lobbies with postal services
2. I refer to Minutes of meeting 10<sup>th</sup> June 2019 Item 6.0., where I wrote that I had concerns that compartmentalisation may not be fully achieved within each block, The proposed design (open fire egress stairwell / lack of pedestrian pass door to carpark) or a secondary fire escape could allow individuals access onto and between all the residential floors within a block. The possibility free movement (excessive permeability), will not only negatively impact on the privacy of residents – by create opportunity for crime, ASB and raise the fear of crime.

*The option to move freely between floors combined with the lack of natural surveillance within the core areas increases the need to maintain ownership of these areas via physical security measures. These areas can become problematic in terms or ASB.*

For large Town Centre developments such as this it is critical that the design and layout of each block supports the implementation of robust access control). **This is a fundamental concern and I ask that the applicant provides details plans of how access control into and throughout each of the apartment blocks (compartmentalisation) will be achieved. I ask that detailed plans be submitted prior to planning permission being granted**

3. **Physical security** will be critical in creating and sustaining a 'Safe and accessible environments where crime and disorder, and the fear of crime will not undermine quality of life or community cohesion'. Once the above has been resolved I ask that

**I request that the following (or a similarly worded) condition be placed upon any approval for this application;**

***Prior to commencement of works above slab level, a written strategy for access control should be submitted to, and approved by the authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of that said details has been received by the authority.***

To aid the applicant I have provided the following as an aid to achieving this condition;

The system must provide compartmentalisation of each floor within the development, and from the parking level, and cover each of the following;

External Communal entrance: All external and internal Communal entrance doors should meet the requirements of the minimum physical security requirements of LPS1175 issue 8 B3 access controlled via the use of electronic remote release locking systems with audio/visual link to each apartment. The system must record and store images for a minimum of 30 days.

Secure communal lobbies: Any internal door sets should meet the same specification as above.

Bin and cycle store doors and external sliding doors and roller shutters: These must be robust and secure, meeting the same standards LPS1175 issue 8 B3.

Car parks that aren't secure, are extremely vulnerable to criminal activities. They can attract anti-social behaviour, criminality and ASB associated whilst providing a place for the homeless to sleep or shelter. The crime, anti-social behaviour and the fear of such crimes can result in the occupants abandoning the parking facilities. Poor access control, surveillance and management practices can facilitate criminal activity in specific sites. I strongly recommend that access to the basement car park be made secure through the inclusion of electronic gates or shutters (LPS1175 issue 8 BR3 or equivalent). These measures must incorporate an access control system that allows the driver to operate the system without leaving the vehicle. .

The underground parking facility will incorporate communal entrance doors for the residential cores.. Access to private residential dwellings must be made secure. I would ask that that parking facility communal entrance doors meet the requirements of the minimum physical security requirements of PAS24:2012 and include electronic remote release locking systems with audio and visual intercom link to each apartment, capable of recording and capturing images of individuals using the door entry panel

Kind regards  
Anne

**Anne Chalmers** | Crime Prevention Design Advisor for Berkshire | Local Policing | Thames Valley Police

**Address:** Taplow Police Base, 124 Bath road, Taplow, Maidenhead, Berkshire, SL6 0NX  
**Telephone number :** 07800703324

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**From:** Chalmers Anne  
**Sent:** 22 November 2019 15:52  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Cc:** Chalmers Anne <[Anne.Chalmers@thamesvalley.pnn.police.uk](mailto:Anne.Chalmers@thamesvalley.pnn.police.uk)>  
**Subject:** RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)

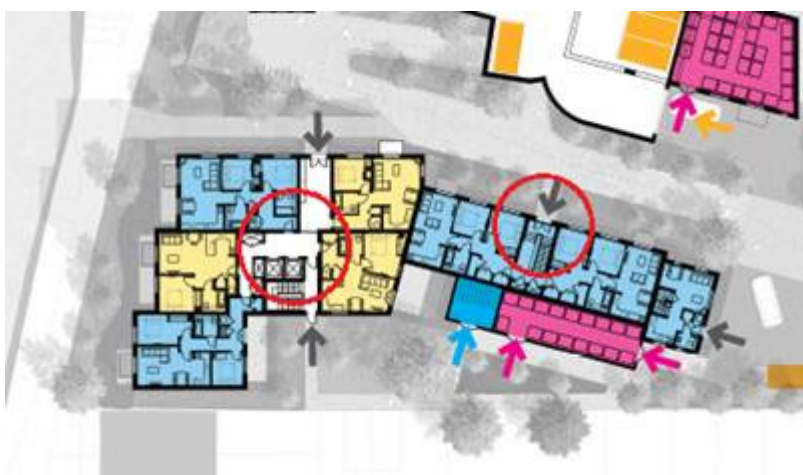
Jonathan.

Thank you for consulting me on the above. I have liaised with Police colleagues, reviewed Minutes of meeting 10 June 2019 and the Pre Application 6 November 2019. <https://berkeley-group.sharefile.eu/d-s056d0673c2f47a08>

From the above and my own records I note that both I and my colleague Ian Carmichael have previously provided advice and recommendations, which included access control and the ability to prevent unauthorised moment and access between floors. Given scale of this development, if robust access control is not 'designed in' to this development I would have concerns that access into/ out of the residential blocks would be excessively permeable providing a legitimate excuse for individuals to be in private areas where they should not be, creating opportunity for crime, ASB and raising the fear of crime

Observations and recommendations

**Christchurch Wharf:** Within previous Pre Application meeting, the security, safety and privacy that secure lobbies provided was discussed (Minutes of meeting 10<sup>th</sup> June 2019). Unfortunately, I cannot identify the inclusion of a secure lobby within several of the blocks. For example:



*In order to prevent unauthorised access and to protect the privacy of ground floor resident I ask that the core residential lobby (lift and stair case) be redesigned to include a secondary security doors set (see blue line above) physically separating the outer postal service lobby from private residential corridors and doors. These in turn must be controlled by an electronic remote release system with intercom audio link to apartments. This arrangement promotes ownership and establishes defensible space, enabling residents to identify visitors and prevent unauthorised access in to their private areas whilst maintaining a safe and secure distance*



*From the plans provided with the DAS it appears that Coal Drop House” and “Goods Warehouse” blocks would also should benefit from the same design amendments, supporting the necessary requirements for Robust access control and compartmentalisation, I reiterate I only have the DAS to go from so if there are further revisions to these plans I would happily review them.*

Compartmentalisation: I refer to Minutes of meeting 10<sup>th</sup> June 2019 Item 6.0., I have concerns that compartmentalisation may not be fully achieved within each block, The proposed design (open fire egress stairwell / lack of pedestrian pass door to carpark) or a secondary fire escape within the Goods Warehouse could allow individuals access onto and between all the residential floors within a block. The possibility free movement (excessive permeability), will not only negatively impact on the privacy of residents – by create opportunity for crime, ASB and raise the fear of crime.

*The option to move freely between floors combined with the lack of natural surveillance within the core areas increases the need to maintain ownership of these areas via physical security measures. These areas can become problematic in terms or ASB.*

For large Town Centre developments such as this it is critical that the design and layout of each block supports the implementation of robust access control). **This is a fundamental concern and I ask that the applicant provides details plans of how access control into and throughout each of the apartment blocks (compartmentalisation) will be achieved.**

Postal service: Can be a contentious issue, however if not considered at this early stage, it can have a significant effect on the privacy, safety and security of future residents.

I cannot identify how the postal delivery will be managed for each individual block or in some cases where the residential post boxes be? Best practice advises that Tradesman’s Buttons (allowing postal deliveries) must not be fitted as unauthorised individuals can also use these to gain access to private residential areas (negating any physical security a closed door offers) The preferred management of mail delivery is either via external wall mounted letterboxes or via ‘through the wall mail deliveries, if this cannot be achieved, the postal boxes must be located within a secured entrance lobby (as discussed above), with secondary internal access controlled communal entrance door, this allows postal services to be delivered into the lobby whilst ensuring the internal corridors and stairwells of the apartments remain private.

**I would ask that addition information regarding the location of mail boxes and management procedures detailing the management of postal deliveries to residents is submitted for approval prior to planning permission being granted**

Cycle store: The Physical security and access control of cycle storage facilities needs careful consideration. Where cycle facilities are insecure, or easily broken into, residents are likely to take cycles into the private stairwells and corridors of the apartment block, cluttering corridors, restricting ease of movement and creating conflict between neighbours. Insecure stores such as these can become problematic.

Double leaf door due to their design can be difficult to secure, as the active leaf is required to secure (lock) against the passive. If the locking for the passive has not been engaged or has become worn through daily use the doors cannot be considered secure .Given the size of the development ,

I ask that where possible private residential pedestrian access into stores be replaced by a single leaf LPS1175 Issue 8 door , if double leaf doors must be used they should meet the same physical specification, and be controlled by electronic access (fob or similar).

**I ask that a condition is imposed on the applicant to secure all cycle storage facilities with single leaf self-closing secure door sets compliant with the physical requirements of (LPS1175 issue 8 BR3 or equivalent) with electronic remote release locking systems, preventing unauthorised access to cycle stored within. I ask that this matter be dealt this prior to planning permission being granted**

**Address:** Taplow Police Base, 124 Bath road, Taplow, Maidenhead, Berkshire, SI6 0NX  
**Internal telephone number: 3345472 | External telephone number :01865 309157**

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