

## Donna Williams

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**Subject:** FW: 55 Vastern Rd, Reading (200188) - CPDA

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

**Sent:** 02 October 2020 13:54

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

**Cc:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>

**Subject:** [EXTERNAL] FW: 55 Vastern Rd, Reading (200188) - CPDA

Dear Mr Pettit,

Please see below the clarification provided by the CPDA at Thames Valley Police, which I hope you find useful in your consideration / future response to me.

Yours sincerely,

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

Reading Borough Council  
Civic Offices,  
Bridge Street,  
Reading,  
RG1 2LU

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**From:** Chalmers Anne <[Anne.Chalmers@thamesvalley.pnn.police.uk](mailto:Anne.Chalmers@thamesvalley.pnn.police.uk)>

**Sent:** 02 October 2020 13:46

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

**Subject:** RE: 55 Vastern Rd, Reading (200188)

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My apologies for any confusion caused.

It is noted and appreciated that the design and layout could achieve compartmentalisation.

However to ensure that this opportunity is not missed, I respectfully ask that the Secured by Design planning condition be placed on approval - please see below.

Many thanks and 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, SI6 0NX

**Telephone number :** 07800703324

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

**Sent:** 29 September 2020 17:22

**To:** Chalmers Anne <[Anne.Chalmers@thamesvalley.pnn.police.uk](mailto:Anne.Chalmers@thamesvalley.pnn.police.uk)>

**Subject:** FW: 55 Vastern Rd, Reading (200188)

Hi Anne,

I fed in your further comments last week to the applicant and agent. The agent has initially replied this afternoon querying whether you had commented on the most up-to-date information they submitted and specifically whether you are content with the compartmentalisation element?

Please see:

- a) Below the query from the agent Craig Pettit (sent this afternoon)
- b) Below that the relevant extract of my email to the applicant on 24<sup>th</sup> September feeding in your comments from last week
- c) Attached is the email response from the applicant dated 20<sup>th</sup> July (which the agent re-sent me this afternoon)
- d) Attached is our email correspondence from last week, which if you scroll down includes that email from the applicant dated 20<sup>th</sup> July.

Can you please clarify?

Many thanks in advance.

Yours sincerely,

Jonathan Markwell

Principal Planning Officer

Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

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**From:** Craig Pettit <[Craig.Pettit@bartonwillmore.co.uk](mailto:Craig.Pettit@bartonwillmore.co.uk)>  
**Sent:** 29 September 2020 16:46  
**To:** Markwell, Jonathan <[Jonathan.Markwell@reading.gov.uk](mailto:Jonathan.Markwell@reading.gov.uk)>  
**Cc:** Caroline McHardy <[Caroline.McHardy@berkeleygroup.co.uk](mailto:Caroline.McHardy@berkeleygroup.co.uk)>  
**Subject:** RE: 55 Vastern Rd, Reading (200188)

Good afternoon Jonathan,

Thank you for your agreement below and we look forward to receiving your further responses.

In the interim could I please query the comments you included within your email below of 24<sup>th</sup> September from Anne Chalmers (Crime Prevention Design Advisor). Anne states that she refers to "*Minutes of meeting 10th June 2019 Item 6.0., and email dated 12th July -where I wrote that I had concerns that compartmentalisation may not be fully achieved within each block*". My client did however revert in detail on 20<sup>th</sup> July (please see email attached) to Anne's comments in relation to compartmentalisation. Could we therefore please ask for confirmation that my client's response of 20<sup>th</sup> July has been considered, prior to Anne's most recent comments, as it was considered that these concerns had been addressed?

Many thanks

**Craig Pettit**  
Planning Associate



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

**Sent:** 24 September 2020 11:49

**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:** RE: 55 Vastern Rd, Reading (200188)

SELECTED EXTRACT FROM THIS EMAIL...

With regard to the further comments from the Crime Prevention Design Advisor at Thames Valley Police Anne Chalmers, she has confirmed the following:

*I refer to Minutes of meeting 10<sup>th</sup> June 2019 Item 6.0., and email dated 12<sup>th</sup> July -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.** To ensure that the opportunity to create a safe and sustainable community is not missed I respectfully request that the following (or a similarly worded) condition be placed upon any approval for this application. Such a condition will help to ensure that the development achieves the highest standards of design in terms of safety and security, safe guarding future residents. Creating 'Safe and accessible environments where crime and disorder, and the fear of crime will not undermine quality of life or community cohesion'. **and I ask that the following condition be applied:***

**Condition:**

*Prior to commencement of works above slab level, written details as to how the development will achieve the Secured by Design Award shall be submitted to, and approved by the authority. The development (and subsequent access control system) 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; Ref Secured by Design*

*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 SR2 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 SR2.*

*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 SR2 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*

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

I would welcome your response to Anne's suggested approach?

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