

Subject: RE: 1. LW to RA Harringay Warehouse District - Drawing annotations and SBD notes
Date: Wednesday, 8 December 2021 at 16:18:19 Greenwich Mean Time
From: Lee.J.Warwick@met.police.uk
To: Raphael Arthur
CC: jacob.s@generalprojects.com, athahid@quartzprojectservices.com, victoria.orbart@dp9.co.uk, samantha@generalprojects.com
Attachments: image009.png, image010.gif, image011.gif, image012.png, image013.gif, image014.gif, image015.png, image016.gif, image017.gif, image007.png, image018.png, image005.jpg, image006.jpg, image008.jpg

Good Afternoon Raphael

I have to disagree about the security on the current site as it currently shows the following vehicle barrier with a gate that is closed out of hours, exactly what we would propose for the new entrance. We are talking about the off peak hours of the site when the gates can be shut and either manually operated by the security team or automatically operated (via the security team and the residents.)

I will speak to the planners when it comes through for consultation, as we believe that there is a larger risk to having a thorough fare through the site 24/7, can I ask who you have spoken to in Haringey planning department.

Our role is reducing crime and demand reduction, not only for your security staff (if they have to deal with inappropriate behaviour on the site) but also police who have to attend when security staff do not have the legal powers to deal with anything that occurs

Lee



Also the rear access is gated



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From: Raphael Arthur <raphael@turner.works>
Sent: 08 December 2021 12:33
To: Warwick Lee J - Continuous Policing Improvement <Lee.J.Warwick@met.police.uk>
Cc: Jacob Sandelson <jacob.s@generalprojects.com>; Abdul Thahid
 <athahid@quartzprojectservices.com>; Victoria Orbart <victoria.orbart@dp9.co.uk>; Samantha
 Whellams <samantha@generalprojects.com>
Subject: Re: 1. LW to RA Harringay Warehouse District - Drawing annotations and SBD notes

Thanks for this Lee.

I've cc'd some of the project team so they can be kept up to date with this discussion.

My initial comments:

- Apologies for the misunderstanding, whilst the redline boundary is the application boundary the whole Florentia Clothing Village site boundary includes the blue line and the site will operate as one whole. So the notes on your mark up querying access points are all indeed pedestrian access points. The refuse point marked on the plan issued will serve the whole site.
- We have a lighting designer developing a scheme that will ensure the required lux levels and coverage.
- Our client will engage a reputable cctv company to develop the cctv strategy

Our most pressing query before submitting for planning are the entrance gates.

The original site entrance has a 24 hour security booth and patrolling security as well as a vehicle barrier, could we use that same strategy? Having a large gate across the main vehicular and pedestrian entrances invalidates the placemaking principles of the scheme and the wider area master-planning discussed with planning officers. Is there a way we can operationally manage/mitigate the risk?

Best,

Raphael

Raphael Arthur
Architect

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From: "Lee.J.Warwick@met.police.uk" <Lee.J.Warwick@met.police.uk>

Date: Wednesday, 8 December 2021 at 11:37

To: Raphael Arthur <raphael@turner.works>

Subject: 1. LW to RA Harringay Warehouse District - Drawing annotations and SBD notes

Good morning Raphael

Please find below what would be expected as a minimum to achieve Secured by Design accreditation and note that we will ask for SBD accreditation as a condition of planning.

We had particular concerns about the following

- Permeability of the site – front and rear access and the side gates (a drop barrier is insufficient and is only there for access of vehicles, not to prevent unauthorised access to the site.
- CCTV coverage – only 2 cameras
- Lighting – does not seem adequate as you go deeper into the site, a lighting engineer needs to review the site and lux levels are to be provided
- Refuge – where is going to be

Gates

- Both entrances to the development should be gated for both vehicle and pedestrian access for off peak times.
- Gates should be minimum of 2.1m in height and be accredited to LPS1175 SR, self-closing, self-locking with fob access for unit leaseholders and audio visual access control for visitors (via security office of individual units).
- There are some (what appear to be side gates) leading to the rest of the estate and the new square, these should be self closing, self locking unless used for service only

Doors

- Unit Door - Doors to all of the individual units are required to be LPS1175SR2 (or equivalent) or have an LPS1175 SR1 shutter in front of the door (2 layers of protection)
- External doors – leading to a corridor of units or to areas of asset, such as plant room are required to be LPS1175SR2 (or equivalent).
- Key locked door sets to the street should have an internal thumb turn for exit.
- If louvre doors are used there should be a layer of steel mesh to the rear to prevent unauthorised access
- The store should have motion sensor photo electric lighting within the store.
 - No signage externally which would provide opportunity for other building users or passers-by to dump their rubbish or fly tipping.

Refuse – Is this outside, how is it provided – If it is refuse bins see SbD guidance

Water supply - Protection of any mains water supply should be implemented as well as a Lockshield bib-cock tap.

Lighting

- Public realm lighting whether adopted highways/footpaths/private estate roads or car parks should meet BS 5489:2013 standard.
- **DOCOS will ask for a declaration of conformity by a competent lighting engineer. This will be demonstrated to at least ILP Level 3 or 4. Homes 2019 para 18.5**
- Internal lighting to be photo-electric unless there is no natural light in corridors in which case photo-electric with sensor
- Lux level ratings of between 25% - 40% should be achieved along with a colour rendering of 60ra (minimum) on the Colour Rendition Index – certification will be required.
- The lighting should be a white uniform light with dusk-till-dawn functionality via photoelectric cell with a manual over ride.
- Bollard lighting should be avoided due to history of vandalism and ease of removing light by covering.
- Up lighters and decorative lighting can be used but only in unison with columns providing the required standards of light for good clear facial recognition illumination.

- All entrance areas should have dusk till dawn lighting.
- Any unit elevation that contains a doorset, including back doors should have dusk till dawn lighting.
- Directional lighting should be present along footpaths and routes to be used through the development.

CCTV: - there doesn't appear to be enough cameras covering the site

- Site specific risk assessment dictates the need for CCTV, which can be monitored by security
- System conform to BS EN 62676: 2014 - video surveillance systems - and where applicable BS 7958: 2015 CCTV management and operation COP.
- The requirements of the Information Commissioner's Office should also be followed. As a result of issues arising elsewhere in the MPS, the Department of Legal Services have also agreed additional advice in relation to CCTV:
- The MPS recommends that any CCTV system should undergo regular maintenance checks to ensure that it is still fit for purpose.
- These checks should be undertaken by a CCTV engineer from a reputable company accredited either by the National Security Inspectorate (NSI) or the Security Systems and Alarms Inspection Board (SSAIB).
- This maintenance should include not just software upgrades but also simple cleaning of camera lenses and their housing, the correct functioning and positioning of cameras and the ongoing recording of images suitable for facial identification of an individual.
- Footage should be preserved for a minimum of 30 days.
- Any CCTV system that captures footage of public areas must comply with the regulations outlined by the Information Commissioner's Office.
- Access to Police must be within a minimum of 24 hours and a maximum of 48 hours for evidential purposes.
- Should be of good facial recognition and colour quality in both daylight and night vision.
- Should be anti-vandal cameras and where potentially targeted could be within a reinforced shroud.
- This will not stop a crime occurring and should not be a default to withdraw from providing security measures.
- CCTV to be securely stored i.e. on a remote cloud system, or on locked and secured hard drive.
- Appropriate signage should also be included highlighting its use.

Windows

- All easily accessible windows should be certificated to either PAS24:2016 P2A, STS204 Issue 3 2012, LPS1175 Issue 7:2010 Security Rating 1 or LPS 2081 Issue 1 Security Rating A and included an LPSSR1 shutter
- Accessible windows includes any glass reached by climbing any number of floors via rain water pipes, balconies or via communal walkways (whether the walkway is accessed through a secure door or not).
- It also includes any area which has a hand hold within three meters of the ground. All easily accessible windows should have key operated locks. Where windows are required under Building Regulations to act as a fire escape route, the opening window must not have key operated locks.
- All ground floor and vulnerable windows must have a lockable window restrictor to prevent unauthorized access – however consideration needs to be given if the windows are escape windows.
- **Where curtain walling is proposed on the ground floor units the minimum standard that should be accepted is BS EN1627 RC3.**

Cycle outdoors - They should be positioned so as not to provide climbing aids to other vulnerable areas.

Alarms – should be included for each unit

- For the purposes of SBD an alarm system only needs to meet BS EN 50131 which can **include** wireless systems. It is only if a police response is required that compliance to the other standards is needed.

https://www.policesecuritysystems.com/images/downloads/ALARM_STANDARD_TECHNICAL_GUIDE_A4_web_2.pdf

- System should be compliant with PD6662 (which allows for wired and wireless systems) PD662 is an insurance minimum and a requirement by NPCC security systems policy .

<https://www.policesecuritysystems.com/>

Regards

lee



Lee Warwick

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From: Raphael Arthur <raphael@turner.works>

Sent: 25 November 2021 14:23

To: Warwick Lee J - Continuous Policing Improvement <Lee.J.Warwick@met.police.uk>; Gipps Leslie W - Continuous Policing Improvement <leslie.W.Gipps@met.police.uk>

Subject: Re: 21FLO - Crime Prevention - Harringay Warehouse District

Hi Lee,

Please see attached. I've had to remove the visualisation images for now but can send them separately if required.

Best,

Raphael

Raphael Arthur
Architect

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From: "Lee.J.Warwick@met.police.uk" <Lee.J.Warwick@met.police.uk>
Date: Thursday, 25 November 2021 at 13:41
To: Raphael Arthur <raphael@turner.works>, "leslie.W.Gipps@met.police.uk" <leslie.W.Gipps@met.police.uk>
Subject: RE: 21FLO - Crime Prevention - Harringay Warehouse District

Good afternoon Raphael

Unfortunately we cannot open a we transfer file due to our internal security

Is it possible that you could send the files via PDF, we have a 20mb limit on email so it should be ok

Thanks

Lee



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From: Raphael Arthur <raphael@turner.works>
Sent: 24 November 2021 15:34
To: Gipps Leslie W - Continuous Policing Improvement <leslie.W.Gipps@met.police.uk>
Cc: Warwick Lee J - Continuous Policing Improvement <Lee.J.Warwick@met.police.uk>
Subject: 21FLO - Crime Prevention - Harringay Warehouse District

Good Afternoon,

Thank you both for your time earlier. Please see drawings and visuals in following link: <https://we.tl/t-hrZvgxUL92>

Best,

Raphael

Raphael Arthur
Architect

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