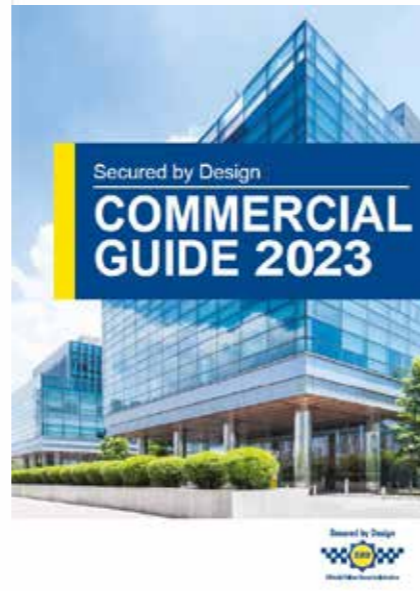


11.0 Secured by design

The design team met with the DOCO on the 14th September 2023 and subsequently with the DOCO and the CTSA on 17th October 2023.

The minutes on the following pages are a record of the first meeting.



DESIGN TEAM MEETING MINUTES

CREATE

Project:	Welling United FC		
Location:	MS Teams	Date:	14th September 2023
Generated by:	Stephen McGrane	Time:	13:00

Present:	Mark A.P. Headley (MH) Stephen McGrane (SM)	Metropolitan Police CREATE Design + Architecture.	Apologies: David Gudgeon Metropolitan Police
Distribution:	ALL		

1.0	Introductions	Action
1.1	All meeting attendees present introduced themselves and their role within the project.	
1.2	Project Overview SM gave an introduction and overview to the project, its status, and the predicted project programme moving towards a planning application to be lodged late October 2023.	
1.3	Applications Two SBD applications will be made. The residential will be covered by SBD Homes 2023 and the Commercial and Football Ground accommodation will be covered by SBD Commercial Guide 2023.	Applicant Team
1.4	CCSA review The scheme may be subject to review by the CCSA to specifically review pedestrian, highway, and vehicular safety relative to Park View /Road and the development perimeter. MH will forward project information to the relevant persons and notify the applicant team if CCSA want to have a specific meeting to discuss security matters.	Met Police
2.0	External Doors All doors into the fabric of the building to be SBD compliant, 3 rd party certificated in the name of the fabricator. There are 2 ways to demonstrate SBD compliance. Either products as featured on SBD website, as all due diligence will have been done by SBD, or with a scope of certification document from a UK test facility in the name of the fabricator. Test reports and system house certificates are not acceptable towards SBD. Glazing to be a minimum BS356 P1A or P2A depending on location, which provides a sheet of laminated and a sheet of toughened glass in each double-glazed unit. Residential entrances to be access controlled with visitor audio and colour video call points, and for entry for residents. Each residential corridor to also feature an access control call point (compartmentalisation) and fob entry ONLY for the floor the resident resides. Bins store both residential and commercial to be secure, with fob or key access. Doorsets to be self-closing and self-securing, as refuse collectors cannot be relied upon to properly close bin stores. Internally a push to exit or thumb turn release to prevent being trapped in the store. Refuse store doorsets to be SBD compliant. Aluminium doorsets are available, but steel is highly recommended to provide more robust and long service life.	
3.0	Ground Floor Windows Ground floor or easily accessible windows to be SBD compliant, 3 rd party accredited in the name of the fabricator There are 2 ways to demonstrate SBD compliance. Either products as featured on SBD website, as all due diligence will have been done by SBD, or with a scope of certification document from a UK test facility in the name of the fabricator. Test reports and system house certificates are not acceptable towards SBD.	

4.0	<p>Residential Lobbies</p> <p>Entrance lobbies to be "air locked". To prevent ingress into the building if tailgating through the external doorset. Post boxes can be located within the airlock, through the wall, or externally mounted.</p> <p>It is likely the development will require fire access. LFB and SBD have a memo of understanding that this access must be secure. Any secure key system which will allow fire fighters access is acceptable, but each fire tender must be provided with the key. GERDA have such a system and fire tenders already carry a Gerda key.</p>	
5.0	<p>Residential Floors</p> <p>Compartmentalisation is required on any development over 25 units. This will prevent free movement through the residential areas of the building, and each residential floor to be access controlled. Visitor call point externally, in the air lock lobby and on each residential floor. Alternatively, a "smart" lift which incorporates the access control, and call points on the stair core would also be SBD compliant.</p> <p>The compartmentalisation must protect residential corridors on each floor from residents on other floors and their visitors. This would be with access control and visitor call points on secure doorsets. The access control will be linked to the fire alarm and drop out in the event of a building wide emergency. Secure doors will also require individual green breakglass units to allow escape. Where it is likely that these secure doors would compromise security if the green break glass is activated, these units should be auto resetting. An audio cover and sounder cover should also be installed to prevent accidental operation.</p> <p>Flat entrance doorsets to be SBD compliant, to a minimum PAS24:2016 Also, easily accessible balcony or terrace doorsets to PAS24:2016 SBD compliant</p>	
6.0	<p>Blue badge parking</p> <p>We require pass doors to the parking space to provide a suitable means of pedestrian access and egress.</p> <p>The parking garage doors will require fob automation on entry and egress to assist easy passage for disabled users.</p> <p>The disabled parking area must be accessible by the driver without needing to exit the vehicle on entry and exit. Induction loop exit is not accepted as easily defeated.</p>	CREATE
7.0	<p>Residential roof terraces</p> <p>The roof top amenity and play spaces will be accessed by key fob. In addition, access can be time controlled so that access is denied after 10pm to discourage anti-social behaviour.</p> <p>The occupancy these roof terrace areas is limited by the fire / MOS strategy. We should consider preventing access during first team matches to eliminate exceeding the occupation levels and discouraging anti-social behaviour.</p>	Applicant Team
8.0	<p>Residential glazing</p> <p>SM described the ballistic challenges on the fenestration on the lower residential floors regarding footballs and cricket balls.</p> <p>MH stated that polycarbonate or 'hammer glass' would provide the impact resistance required with no loss of transparency or optical distortion.</p> <p>P3 or P4 polycarbonate may be ideal for these applications.</p> <p>The CTSA may offer further comment.</p>	Applicant Team
9.0	<p>Basement & cycle storage</p> <p>SM described the current basement plan is a work in progress which requires an update to provide ventilated lobbies between the stairs and cycle storage area.</p> <p>MH stated the current design of a single compartment with 200+ cycles was not SBD compliant. The maximum compartment size is around 50 cycles. Create will redesign the basement cycle parking to satisfy both the SBD and fire strategy requirements.</p> <p>There can be no cross over between commercial and residential if SBD is to be achieved. Cycle store doorsets to be SBD compliant. CCTV is required within the cycle store</p>	CREATE

	<p>Cycle racking to provide a minimum 3 points of locking, be suitably robust, and feature security fixings to prevent easy removal of cycle and rack.</p>	
10.0	<p>Football Ground</p> <p>Entrance gates on Park View Road</p> <p>There is a preference for the railings to extend the full height of the opening to prevent climbing over. If this is not possible or practical, then the gates will be designed to prevent climbing by the elimination of hand and foot holds.</p> <p>Header rails to the gates, or any other horizontal steel members must not facilitate climbing into the ground. The gates must be at least 3.2m tall to dissuade scaling.</p> <p>All perimeter gates should include an audio alarm on actuation.</p> <p>All gates into the development to be SBD compliant and offer similar protection as adjoining boundary treatment. If bespoke suitably robust and fit for purpose.</p> <p>Perimeter walls</p> <p>The FA requires that perimeter walls must be at least 1.83m tall. SBD requires that the walls should be 3-3.5m from the outside of the property e.g., Access from a private garden, Danson Park, or the Bexley Cricket Ground with no climbing aids.</p>	