

1A Delamere - Security Measures

Details of the security measures taken at 1A Delamere by Talo North Ltd.

Defensible Space

10.1 It is important that the boundary between public and private areas is clearly indicated. SECURED BY DESIGN HOMES 2019 Version 2, March 2019

The approach to the building from the pavement edge fronting onto Delamere Rd is through a swing gate that leads into a buffer space of 2.4m. This set back matches the building line of other properties on Delamere Rd. This space is populated with species of plants that will not grow larger than 1m, the height of the fence fronting onto Delamere Rd, therefore eliminating hiding places and allowing people to have a clearer view of their surroundings.

Windows / Doors - Secure By Design

Proposed window/door specification is composite, aluminium exterior finish and timber internal finish. The doors facing out onto the amenity space on the side and rear elevations have no external handles. This will deter any attempt at a break in in these less secure locations. The proposed window/door specification will be Velfac or a similar 'Secure by Design' accredited manufacturer.

Entrance door and entry system

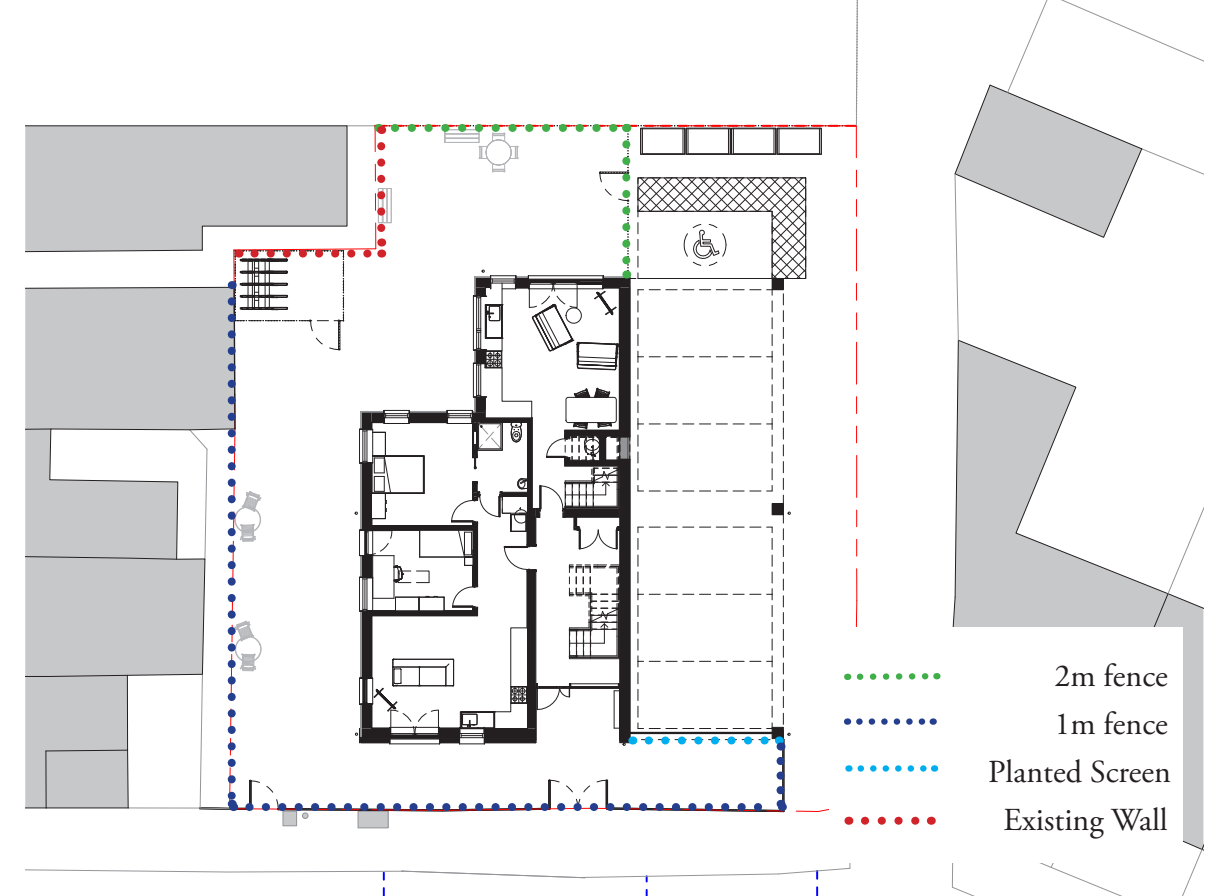
Entry to the building is via one front door via the pavement from Delamere Rd. A 'Visitor door entry system' is proposed allowing visitors to ring a particular apartment and hold a two way conversation being able to identify the visitor before allowing entry via the front main entrance. Following fob entry into the lobby and stair, each apartment will then have its own secure front door with key access, with locks conforming to Secure by Design Standard. Mail delivery is marked on the ground floor plan (see drawing Ref. P002 Proposed L00 Plan.pdf) The letterbox is yet to be specified but shall be a 'TS 009' letter box and Secure By Design. Parcels will be delivered via the two way entry system.

Fencing and Gates

Fences to the front of the development fronting onto Delamere Rd are 1m in height. Please see IMG. 1 for the location of 2m fences at the back of the development, where there is a higher risk of a break in to the property. The rear of the property backs onto disused land so was identified early on as a potential weakspot in the perimeter. For this reason a continuous 2m fence is to be erected to prevent this area being breached. The gate to the rear is key operated and 2m in height matching the height of the fence it sits within. The gate will be in the same construction as the fence.

Mix of units

As per 11.2 of the 'Secured by Design Homes' the mix of accommodation size enables greater potential for homes to be occupied throughout the day. This gives increased opportunity for natural surveillance, community interaction, engagement and participation and environmental control.



Security Measures Contd.

Security Lighting

Please see IMG 4. for the lighting plan showing lighting locations across the development.

Type 1- Around the parking area will be motion activated lighting and be for security purposes around the parked vehicles. That way this area will only be lit when in use.

Type 2- In the amenity space the lighting will be low level diffused and come on only in the hours of darkness. These lights will also illuminate the cycle storage area so that this area is safe to use at night.

Type 3- The lighting above the entrance will be on all night due to the nature of the space that it's in. While opening the door this needs to be a well lit space so it can be as secure as possible.

Bike storage area

Bike storage facility will be a Sold Secure (Bronze, Silver or Gold). The access to this area will be controlled via a fob access control system. IMG 6. shows the view down from Delamere Rd to the bike storage facility showing the open nature offering natural surveillance.

Landscaping

In the parking area there is a clear and contrasting change in surface treatment. 'This helps to define the defensible space, psychologically giving the impression that the area beyond is private.'

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Please see IMG 2 on the previous page. Although this area is open, the landscaping has been designed to demarcate that area as 'private' so it is accessible physically but it is not inviting to those not using it.

Talo North.

T - 07411433889
E - talonorth@gmail.com

1. Type 1 - Philips Hue Discover LED outdoor spotlight. Security, motion



2. Type 2 - Lucande Obuna path light, height 80 cm



3. Type 3 - Square LED ceiling light Henni for outdoors

