

10.1 SECURED BY DESIGN

The design team met with the North East Designing Out Crime Officer (DOCO) in June 2017 to discuss the security strategy of the site. The following observations were made:

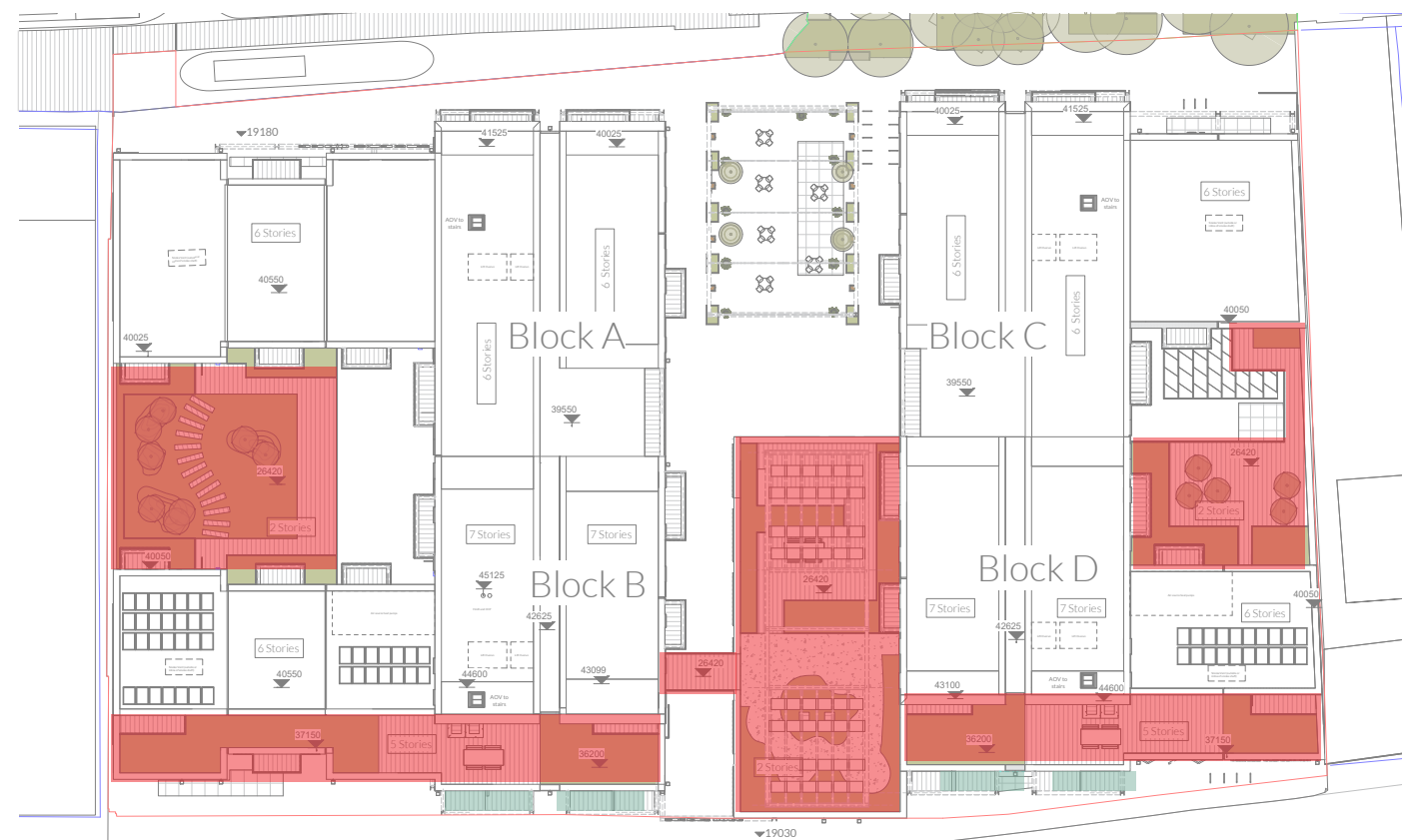
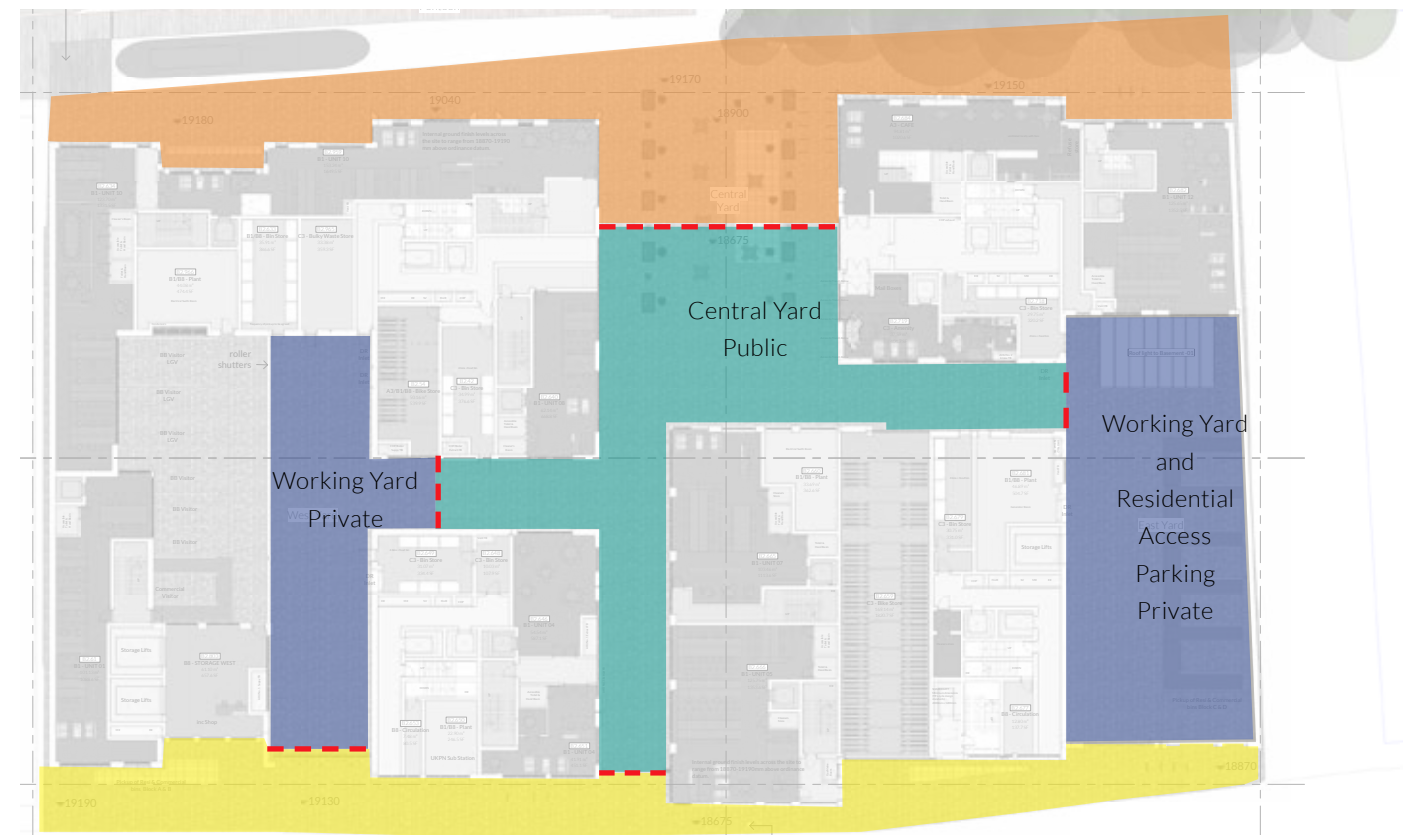
Ground, Basement and First Floors (Mixed Use)

- Clear sightlines should be maintained across the site and recommended planting at blank corners to create some defensible space and prevent people from hiding.
- Recommended large glazed elements to provide transparency at various blind corners.
- Recommended recesses are minimised by pulling gates out further so that they align with external walls where possible.
- The undercrofts would need careful consideration to ensure good lighting levels and passive surveillance. Incorporate windows from commercial units to provide passive surveillance where possible.
- Segregate the residential and commercial parking.
- Provide adequate access control measures and CCTV.
- Control of deliveries into either of the yards should be controlled from the concierge or reception office.
- The transport assessment should confirm vehicles waiting to enter the yards will not obstruct traffic and emergency access.
- Entry doors to be located on project facades rather than in recesses where possible.
- Gates to the cycle storage to be full height and incorporate anti-lift hinges.
- Emergency or accessibility related push buttons (for opening gates) should be located far enough inside so that someone could not reach through the gate to push.
- Gates and fences to be semi-permeable so as to allow passive supervision from passers-by.
- Residential lobbies to have two levels/barriers of security
- Suitable partition build-ups required between commercial units .

Upper Floors (Residential)

- Post boxes should be provided in the ground floor lobby areas.
- Provide remote meter reading if possible.
- All flat entrance doors and easily accessible doors and windows to be PAS 24
- Podium gardens to have access control where possible.
- Uniform lighting (low lux level) to be provided around the development and shadows and dark space be avoided.

- Public
- Public Canal Link
- Public with Restriction Hours
- Private - Access Storage, Offices, Residents
- Private - Accessible Roof Gardens by Residents
- Gate



10.2 REFUSE & RECYCLING

The Waste (England and Wales) Regulations 2011 include a hierarchical approach to mitigating the impact of waste. The hierarchy of principles is as follows: Prevention > Prepare for reuse > Recycle > Recovery > Disposal.

Residential waste is anticipated to include:

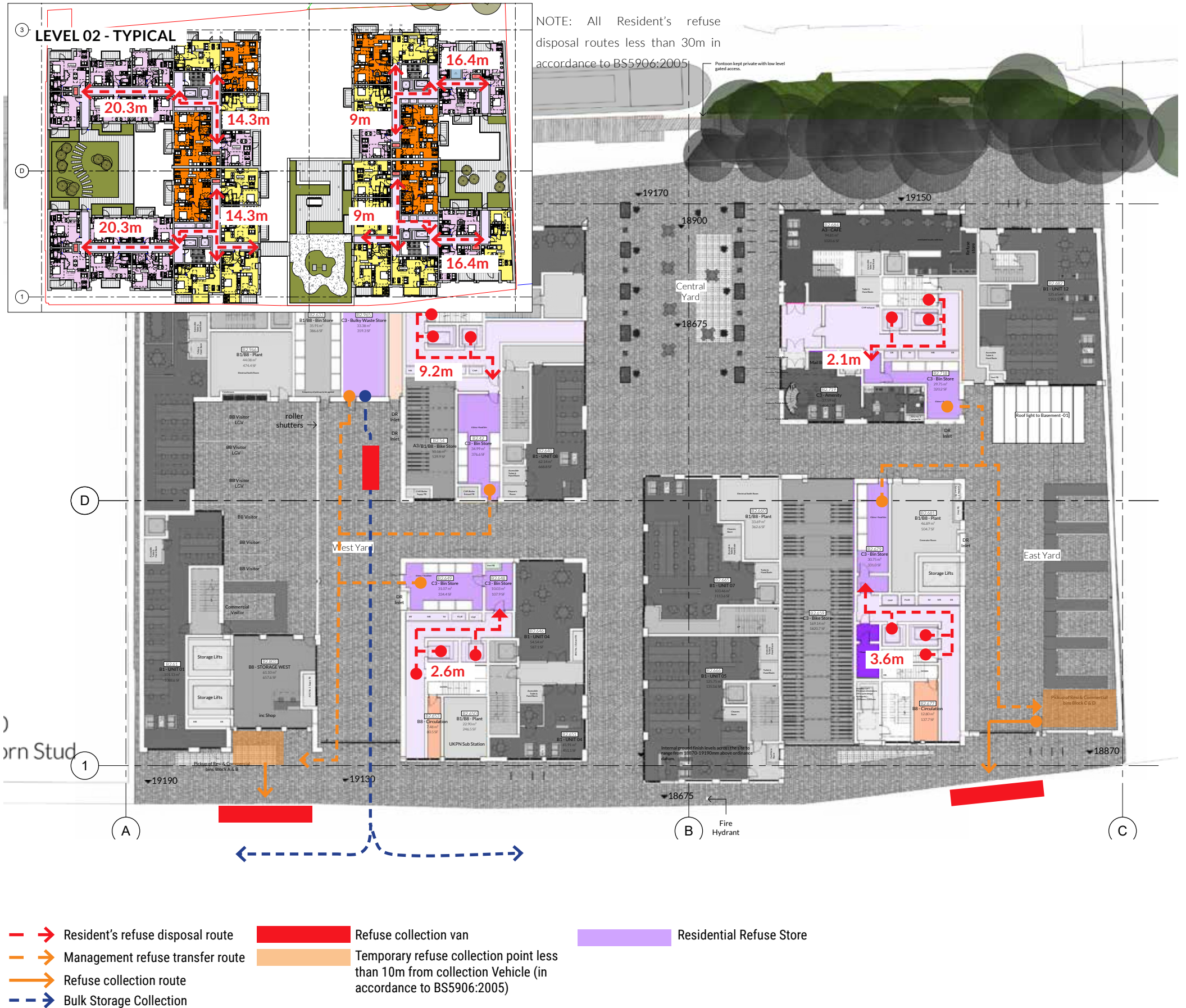
- Residual
- Mixed Dry Recyclables (MDR)
- Food
- Bulky

All 3 residential towers of the building have their own dedicated waste storage areas accessed directly from the stair/lift cores. In accordance with BS5906:2005, all waste stores will have suitable sealed surfaces which are easy to clean. They will have water points located practically for washing down bins, walls and the floor, as well as floor drains. Each store will also be well lit and ventilated. Space is provided in accordance with both the BS 5906:2005 and London Plan with Eurobins numbers as follows:

- Residential Core A: 6 x 1100 litre residual and recyclable waste + Space for 1 x 240 litre Food Waste Containers
- Residential Core B: 6 x 1100 litre residual and recyclable waste + Space for 1 x 240 litre Food Waste Containers
- Residential Core C: 4 x 1100 litre residual and recyclable waste + Space for 1 x 240 litre Food Waste Containers
- Residential Core D: 4 x 1100 litre residual and recyclable waste storage + Space for 1 x 240 litre Food Waste Containers

On collection day the wheeled Eurobins for blocks A, B, C & D are transferred to temporary holding areas so that they are within close proximity of the collection vehicles.

Waste disposal routes, refuse & recycling store locations, refuse transfer routes, and indicative refuse collection routes and refuse collection vehicle locations are shown. Further detail can be found in the Operational Waste Management Strategy that accompanies this application.



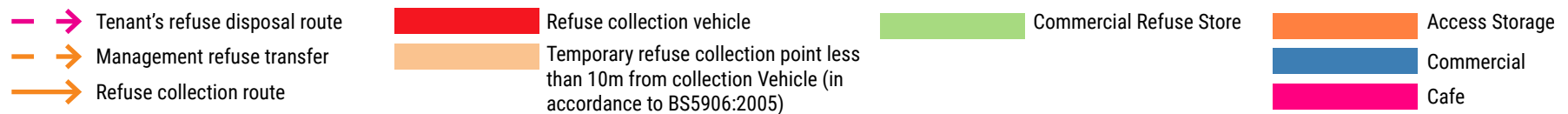
Commercial Waste:

The proposed Class A3, B1, and B8 commercial spaces are expected to generate a range of wastes that will be collected by a private contractor, scheduled by agreement. Space provided for Eurobins numbers is as follows:

- B1 Use Communal Store: 6 x 1100 litre residual and recyclable waste
- B8 Use Communal Store: 3 x 1100 litre residual and recyclable waste

The cafe use will generate food wastes, various packaging wastes, cooking oil and residual wastes. Waste storage provision will be considered during internal fit out of the Cafe.

Waste disposal routes, refuse & recycling store locations, refuse transfer routes, and indicative refuse collection routes and refuse collection vehicle locations are shown. Further detail can be found in the Operational Waste Management Strategy that accompanies this application.



10.3 CYCLING STORAGE

C3 Use Residential Cycles Storage:

- 229 long stay cycle spaces
- 40 short stay cycle space

B1 Use Office Cycle Storage:

- 101 long stay cycle spaces
- 10 short stay cycle space

B8 Use Self Storage Cycle Storage:

- 16 long stay cycle space
- 11 short stay cycle space

A3 Use Cafe Cycle Storage:

- A3 Cafe: 4 long stay cycle spaces
- A3 Cafe: 3 short stay cycle spaces

Public Cycle Storage:

- 36 short stay cycle space

Cycle spaces for tenants of the uses above or visitors specific to those uses are designed in line with the London Plan and are provided using the 'Josta' stacking system (shown in this chapter) housed within communal, use specific secure indoor cycle parking rooms.

Public cycle spaces within the public realm are provided using the 'Sheffield' style stands.

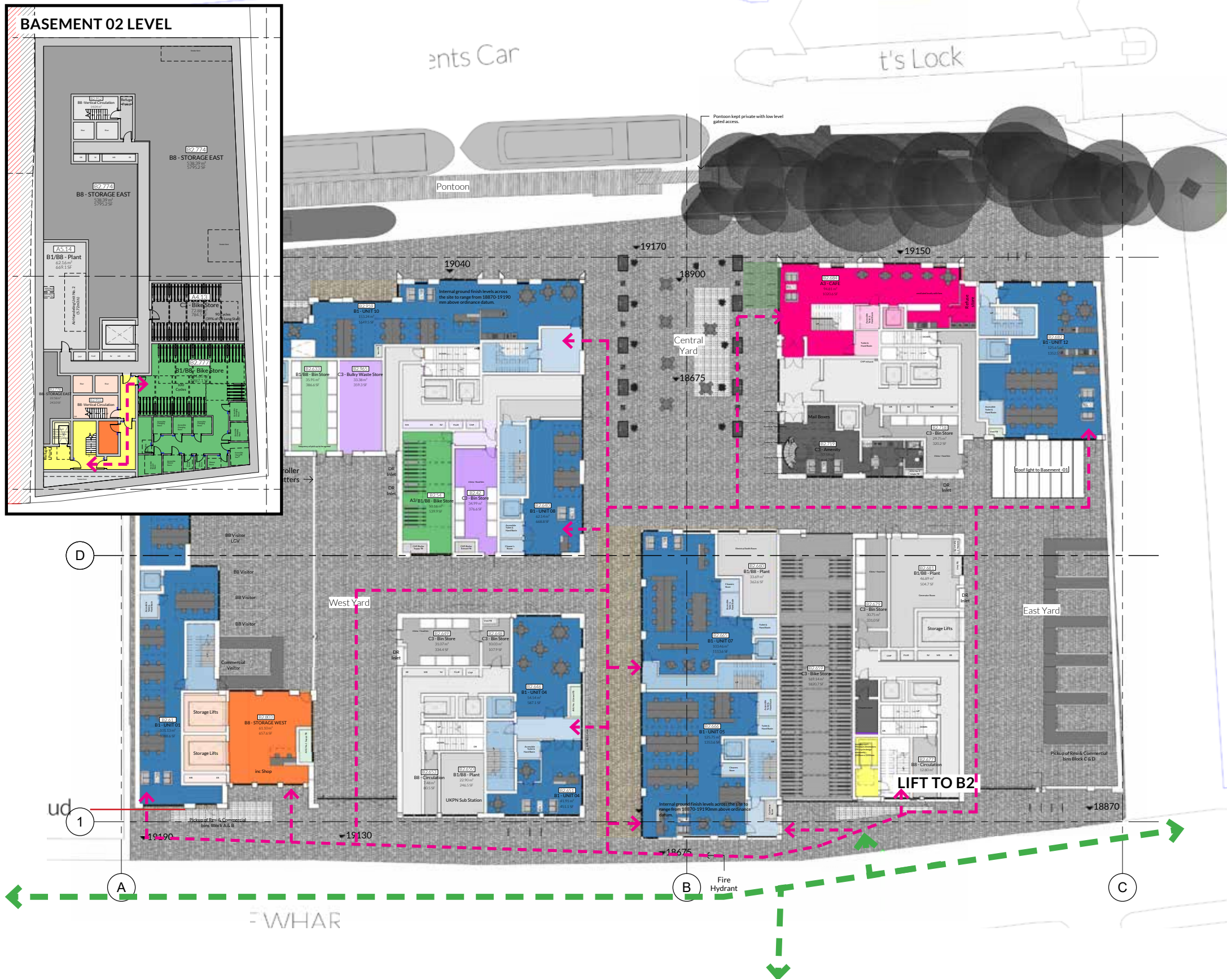
Adequate space has been allowed for in the non-residential uses for changing facilities in line with the principles of BREEAM. Details at this spaces to be further designed in later design stage.

For further information on the cycle parking provisions please refer to the Transport Assessment, Residential Travel Plan, and Inclusive Design Statement which form part of this application.

RESIDENTIAL CYCLE PARKING STRATEGY



COMMERCIAL AND PUBLIC CYCLE PARKING STRATEGY



- Cycle route
- Tenant's route between cycle parking and office
- Circulation
- Access to B2 Cycle Store
- Secure A3/B1/B8 cycle parking
- Secure Visitor's cycle parking
- Access Storage
- Commercial
- Cafe