

people with core primary care services close to their homes, in a sustainable building that will be flexible enough to meet any future changes in health care provision.

- 7.11 The current proposal has evolved after detailed discussions with end users of the building including GPs, nurses, therapists, patient representatives etc and consultations/ public meetings with local community groups, such as the Nelson Community Reference Group and presentations to Ward Councillors. Officers from the Council's Future Merton team have contributed to these discussions and the evolution of the designs. These discussions resulted in reductions in the overall mass of the building, including removal of rear sections projecting towards Manor Gardens and introduction of an acoustic barrier, enhanced landscaping and revised car parking layouts.
- 7.12 The new Local Care Centre [LCC] building accords with key elements of the Planning Brief including retention of three pavilions, (with re-instated hipped roofs), masonry plaques and construction of new build sections that are complementary and of an appropriate scale. The appearance of the proposed building is modern and colourful, not designed to appear institutional or intimidating and is supported by Design officers in Future Merton. In order to secure a high quality external finish to the building, Officers would seek to impose a condition to ensure submission of details of all external materials prior to commencement of building. The proposed LCC building is considered to represent a form of development that will enhance the character and appearance of the two local conservation areas – John Innes Merton Park and Merton Hall Road, complying with adopted policies BE1, BE2, BE16 and BE22 of the Adopted UDP 2003 and policy CS14 of the Core Strategy.
- 7.13 The Planning Brief supports modifications to the front boundary wall, acknowledging that removal could provide a better quality public realm. The NHS requires an attractive external environment, incorporating minimum maintenance for outside planting areas, with good cover being provided by low level, robust, native shrubs. This planting, together with high quality hard landscape finishes, such as granite kerbs and natural stone finishes, provides an opportunity to open up the setting of the LCC within the conservation area, to the public realm.
- 7.14 Several letters, have acknowledged the importance of improved health care provision, but have raised issues relating to the appropriateness of the internal layout. The plans show a wide range of medical facilities including outpatients, endoscopy, care for older people, mental health care, diagnostic tests and provision of voluntary services such as nutrition advice, exercise classes etc.
- 7.15 It is anticipated that the building will be open mainly between 8am and 8pm with up to 38 consulting rooms. The proposal has been submitted after lengthy consultation with medical end users and it is not considered necessary for Officers to be overly prescriptive or involved in detailed assessment of the final internal layout. It is however vitally important that a building of this scale and function has a degree of flexibility in this respect so

that if future medical demands change, the internal layout can also change accordingly.

Traffic Generation / Impact

- 7.16 In accordance with Department for Transport (DfT) and Transport for London (TfL) guidance, the applicant has produced a full Transport Assessment (TA) in order to quantify the impact of the development proposals. In summary, officers consider that the work undertaken by the applicant in the TA, using standard and acceptable methods provides a robust assessment of the transport impact issues associated with the proposals. Subsequently, officers advise that planning permission should not be withheld for reasons associated with traffic generation / impact.
- 7.17 The planning application includes measures to encourage sustainable transport, include a reduced level of parking provision, the adoption of a travel plan, cycle parking and improvements to the local walking environment.
- Access, Site Layout & Servicing
- 7.18 The number of access points serving the site will be reduced, which is supported by officers. In addition, all of the accesses have been positioned and designed to minimise highway safety issues. Service vehicles will enter the site via The Rush and exit the site via the main hospital access. The movement of service vehicles from the public highway and through the site has been modelled in order to ensure that safety is not compromised. Appropriate signage will be introduced to ensure that the arrangements work safely and efficiently.
- Parking Provision
- 7.19 Policy 3C.23 of the London Plan states that the Mayor, in conjunction with boroughs, will seek to ensure that on-site car parking at new developments is the minimum necessary and that there is no over-provision that could undermine the use of more sustainable modes of transport. The applicant has undertaken detailed work in relation to the proposed level of car parking provision, in order to generate an understanding of anticipated utilisation, along with sensitivity tests to determine the effect of additional impacts.
- 7.20 Officers have accepted the justification for the overall parking provision. However, it will be necessary for the Hospital, in consultation with the council, to undertake an ongoing assessment of the on-site car parking arrangements via the site-specific Car Parking Management Plan (condition 23) and the Travel Plan (condition 43). A key focus will be an ongoing review of the split between staff and visitor parking provision, in order to ensure that the arrangements are designed to prioritise for the essential needs of patients. It is acknowledged that much of the success of the parking arrangements is reliant on Travel Plan measures and Parking Management Plan measures to encourage sustainable travel behaviour and mitigate against adverse parking impacts. Subsequently, in order to further mitigate potential impacts, particularly with respect to staff parking, a contribution of £30,000 has been secured for the consultation and possible implementation of a Controlled

Planning & Design Unit



Environment Agency

Jean Bennett
London Borough of Merton
Development Control
Merton Civic Centre London Road
Morden
Surrey
SM4 5DX

Our ref: SL2012/109870/01-001
Your ref: 12/P0315
Date: 15 May 2012

Dear Jean

Proposed redevelopment of the Nelson Hospital site, including former nurses home and associated car parking area comprising:- site 1) construction of a new two/three storey (5600m²) local care centre, (incorporating retention of three pavilion buildings) and new access route with 65 carparking spaces to the rear site 2) construction of a new two/three storey assisted living extra care development (51 residential units) with associated communal facilities, dedicated vehicle access and 21 car parking spaces, involving demolition of all existing buildings on this part of the site. 3) alterations, including new landscaping to the rush, Blakesley Walk and Kingston Road.

The Nelson Hospital, 220 Kingston Road, London, SW20 9DB

Thank you for consulting us on the above application we have no objection to the proposed development. The proposed development will only be acceptable if the following measures as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated November 2011 reference 16740 prepared by Price & Myers and the following mitigation measure detailed within the FRA.

Development shall not begin until a sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The surface water drainage scheme should include the green roof proposed, and utilise infiltration where possible, as detailed in paragraph 3 of the FRA. The drainage strategy should demonstrate the surface water runoff generated up to an ARI of 100yr critical storm plus climate change will not exceed 5 L/s as detailed in paragraph 3 of the FRA, and so not increase the risk of flooding from any part of site. The scheme shall include details of maintenance and management after completion. The scheme shall subsequently be implemented in accordance with the approved scheme before the development is completed.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage scheme.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations.

If you have any questions please contact me.

Yours sincerely

Joe Martyn
Planning Liaison Officer

Direct dial 0207 091 4062

Direct e-mail joseph.martyn@environment-agency.gov.uk

cc Sutton and Merton Primary Care Trust NHS, Allies and Morrison

F

Jean Bennett

From: Rajnarine Alexander [AlexanderRajnarine@tfl.gov.uk]
Sent: 13 July 2012 09:18
To: Jean Bennett
Cc: Andrews Alex
Subject: RE: 12/P0418; 220 Kingston Road, Nelson Hospital

Dear Jean,

RE: 12/P0418; 220 Kingston Road, Nelson Hospital

Proposed redevelopment of the Nelson Hospital involving the relocation of some site accesses

With regards to the site mentioned above, TfL does not believe the proposal would have an unacceptable impact on the Strategic Road Network (SRN).

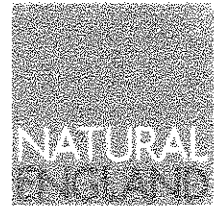
Kind regards

Alex Rajnarine
Development Planning Officer
Transport for London
Windsor House
9th Floor
42-50 Victoria Street
SW1H 0TL
alexanderrajnarine@tfl.gov.uk
0207 126 2175

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Date: 13 March 2012
Our ref: 47062
Your ref: 12/P0418



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BY EMAIL ONLY

Planning.representations@merton.gov.uk

Dear Sirs,

Planning consultation: Proposed redevelopment of the Nelson Hospital Site
Location: The Nelson Hospital, 220 Kingston Road, London, SW20 8DB

Thank you for your consultation dated 27 February 2012, which we received on 27 February 2012.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that bats, a European protected species may be affected by this application.

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a 'reasonable likelihood' of bats being present. It also provides advice on survey and mitigation requirements.

The standing advice has been designed to enable planning officers to assess protected species surveys and mitigation strategies without needing to consult us on each individual application. The standing advice was issued in February 2011 and we recognise that it will take a little while for planners to become more comfortable with using it and so in the short-term will consider species surveys that affect European protected species against the standing advice ourselves, when asked for support by planners.

We have not assessed the survey for badgers, barn owls and breeding birds¹, water voles, widespread reptiles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

¹ Unless protected by Schedule 1 of the Wildlife & Countryside Act 1981 (as amended).

How we used our standing advice to assess this bat survey and mitigation strategy

We used the flowchart on page 10 of our [Standing Advice Species Sheet: Bats](#) beginning at box (i) and came to the following conclusion:

Box (i) - Using [Nature on the Map](#) we determined that **No**, the application is not within/close to a SSSI or SAC notified for bats. This took us to Box (v).

Box (v) - We looked at the survey report and determined that **Yes**, it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. This took us to Box (iv).

Box (iv) – We determined that **Yes**, detailed visual inspections (internal and external where appropriate) had been undertaken and found evidence of a roost. This took us to Box (viii).

Box (viii) – We determined that **No**, the status of the roost is not known (eg maternity/ nursery/ feeding/ hibernation) and the species of bat to be affected reliably identified. This took us to Box (ix).

Box (ix) – We determined that **Yes**, the survey had identified the species of bat(s) present and the status of the roost had been identified as a result of evening emergence/ dawn re-entry surveys undertaken between April and September. This took us to Box (xi).

Box (xi) – Using table 6.1 (which is on page 38 out of 76) of the [Bat Mitigation Guidelines](#) we determined that the scale of impact is low and that mitigation has been provided which is appropriate and proportionate to the scale of impact, that is, like for like in terms of roost size, aspect, temperature etc, considering whether it includes appropriate landscaping, maintenance of commuting routes, foraging areas and management of lighting etc to prevent indirect impacts upon bats. This took us to box (xiii).

Box (xiii) – We determined that when the mitigation is taken into account, the proposals comply with Article 12(1) or would be licensable. This took us to Box (xiv).

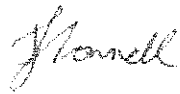
Box (xiv) advises the authority that permission may be granted subject to appropriate conditions including a detailed mitigation and monitoring strategy for bats.

For future applications, or if further survey information is supplied, you should use our standing advice to decide if there is a 'reasonable likelihood' of protected species being present and whether survey and mitigation requirements have been met.

If you would like any advice or guidance on how to use our standing advice, or how we used the standing advice to reach a conclusion in this case, please contact us on the number above.

This advice is given to help the planning authority determine this planning application. On the basis of the information available to us with the planning application, Natural England is broadly satisfied that the mitigation proposals, if implemented, are sufficient to avoid adverse impacts on the local population of bats and therefore avoid affecting favourable conservation status. It is for the local planning authority to establish whether the proposed development is likely to offend against Article 12(1) of the Habitats Directive. If this is the case then the planning authority should consider whether the proposal would be likely to be granted a licence. Natural England is unable to provide advice on individual cases until licence applications are received since these applications generally involve a much greater level of detail than is provided in planning applications. We have however produced [guidance](#) on the high-level principles we apply when considering licence applications. It should also be noted that the advice given at this stage by Natural England is not a guarantee that we will be able to issue a licence, since this will depend on the specific detail of the scheme submitted to us as part of the licence application.

Yours faithfully

A handwritten signature in cursive script that reads "J. Connell".

Judy Connell
Customer Service Consultation Team

Stuar

From: BCTAdmin@thameswater.co.uk
Posted At: 12 March 2012 11:45
Conversation: 3rd Party Planning Application - 12/P0418
Posted To: Planning
Subject: 3rd Party Planning Application - 12/P0418

London Borough of Merton
Our DTS Ref: 32130
Development & Building Control
Your Ref: 12/P0418
Merton Civic Centre, London Road
Morden
Surrey
SM4 5DX

12 March 2012

Dear Sir/Madam

e: THE NELSON HOSPITAL 220, KINGSTON ROAD, LONDON, SW20 8LB

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Where a developer proposes to discharge groundwater into a public sewer, groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 0203 577 9963.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Thames Water
Development Planning
Asset Investment Unit
Maple Lodge
Denham Way
ickmansworth
Herts WD3 9SQ
Tel: 01923 898072

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TERRITORIAL POLICING

TOTAL POLICING

Ms Jean Bennett
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Merton Borough
Crime Prevention Design
Advisor

Mitcham Police Station
58 Cricket Green
Mitcham
CR4 4LA
Telephone: 020 8649 3245
Email:
Pat.A.Simcox@met.police.uk
www.met.police.uk
Your ref: 12/P0418
Our ref:
28 June 2012

Dear Ms Jean Bennett

Location: The Nelson Hospital, 220 Kingston Road, London, SW20 8DB

My main concern re safety and security is the planting providing sufficient natural surveillance throughout The Rush. The relevant advice is below.

Planting

The planting of trees and shrubs in new developments to create attractive residential environments will be supported provided that:

The layout allows sufficient space to accommodate the planting.

Future maintenance requirements are adequately considered at the design stage and management programmes are put in place to ensure that the maintenance will be properly carried out.

The planting design takes full account of all other opportunities for crime.

The correct use of certain species of plants such as spiny or thorny shrubs can help prevent graffiti and loitering and create or enhance perimeter security. Defensive planting is not just about prickly shrubs. It is about selecting the right type of plant for the right aspect and environment.

For example, open branched and columnar trees can be used in a landscape scheme where natural and formal surveillance is required. Climbing plants can be used to cover walls that may be used as canvases for graffiti. Carefully selected trees and shrubs can be used to "green up" the most hostile of environments providing both horizontal and vertical interest without adding to crime risks.

Planting should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. As a general recommendation, where good visibility is

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needed, shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage below 2 metres, thereby allowing a 1 metre clear field of vision. Trees on appropriate root stock can provide a more reliable means of reducing the likelihood of impeding natural surveillance. As a general rule, building frontages should be open to view excepting, for example, houses standing in their own private grounds. Attention should be given to the location of walls and hedges so that they do not obscure doors or windows, and the position of trees that may become climbing aids into property or obscure lights or CCTV cameras.

There are no further comments regarding the Local Care Centre or the Assisted Living Extra Care Development.

Yours sincerely,

A handwritten signature in cursive script that reads "PC Pat Simcox".

PC Pat Simcox 392VW

Merton Borough
Crime Prevention Design Advisor

Mrs J. Bennett
London Borough of Merton Planning Office
London Borough of Merton
Merton Civic Centre
London Road
Morden
Surrey SM4 5DX

Mitcham Police Station
58 Cricket Green
Mitcham
CR4 4LA
Telephone: 020 8649 0569
Email:
Patricia.Simcox2@met.police.uk
www.met.police.uk

Your ref:
Our ref:
5 March 2012

Dear Mrs Jean Bennett

Re: London Borough of Merton Planning Application Reference: 12/P0418

Location: The Nelson Hospital, 220 Kingston Road, London, SW20 8DB

I have reviewed the above planning application. Having given due consideration to its security and safety features, I have recorded my comments and recommendations below.

I was invited to comment on the design of the hospital building, car park and surrounding environs by Astrid Pernstitch of Murphy Philipps, 140 Old Street, London, EC1V 9BJ. I have attended several meetings with Astrid to discuss Secured by Design principles implementation into the development. I have also attended a stake holders meeting at The Nelson Hospital on 14th July 2011, a NCRG meeting at John Innes Coach House on 27th September 2011 and a public meeting at St Andrews Church on 11th October 2011.

Unfortunately I have not been consulted by McCarthy and Stone or their architects regarding the Assisted Living Accommodation. This is especially disappointing as when at the public meeting representatives of McCarthy and Stone stated that vulnerable residents of the borough are now being moved into one place. **Secure by Design principles should be incorporated in this development.**

The development does show many features which have good intrinsic security measures. I have highlighted my concerns below which are directed to the Assisted Living Accommodation.

Balconies

Drawing number 10/1823/102 shows many balconies and canopies. Enclosures to balconies at all levels should be designed to exclude handholds and to eliminate the opportunity for climbing up, down or across between balconies. Canopies should also be designed to eliminate the opportunity for climbing. **NB:** special consideration may need to be given where adjacent balconies also serve as an alternative means of escape in case of fire.

Car Parking

Drawing 10/1823/105 shows two areas of car parking. Bays 1 - 7 are towards the front of the development opposite the refuse and mobility scooters stores, this area has limited natural surveillance, whereas bays 8 - 21 are located towards the rear of the site which are in the view of the active rooms within the development namely the residents lounge and units 15 and 16. It may be necessary to provide CCTV to provide the surveillance for bays 1 - 7.

The rear car parking courtyard must be protected by a gate, provided with remote control, the design of which shall be discussed at the earliest possible opportunity.

Communal parking facilities must be lit to the relevant levels as recommended by BS 5489-1:2003 and a certificate of compliance provided. Wall mounted spotlights shining over car parks can cause glare and light pollution and will not normally be accepted as part of a lighting scheme. All lighting should be activated by photo-electric sensor and all units should be vandal resistant. Light Pollution must be minimised. Landscaping, tree planting and lighting schemes shall not be in conflict with each other.

Communal Entrance Doors

Security of a development is enhanced by discouraging casual intrusion by non-residents. Public access should, therefore, be restricted. Communal entrance doors should have the physical specification to Secured by Design, PAS24 2012 or equivalent, with automatic closing and fitted with an automatic deadlocking lock, with an internal thumb turn, knob or handle. External entry shall be restricted to those utilising the correct key, key code, or other access control media such as key fob, proximity reader or any combination thereof. Attention to design detail is needed to prevent unauthorised release of the lock from the outside. Any glazing, in or adjacent to the door, should be laminated (outer pane) to a minimum thickness of 6.4mm and securely fixed in accordance with Glass & Glazing Federation guidelines. For visitor entry, CCTV, for facial identification, should be used in conjunction with the unit access control release or a concierge system. Recessed doors in excess of 600mm should be avoided.

Fencing

Drawing ALP/644/05 shows a low wall along length of Blakesley walk with 1.8 m railing on top, and near the junction of Blakesley Walk and Kingston Road drawing ALP/644/05 states low wall. This area of wall is near to unit 2 of the Assisted Living Accommodation.

The railings should be fitted flush to the outer all edge of the brick wall along its entire length to prevent the wall being used as a seating area. The design of the railings should not offer any climbing assistance to breach the boundary or reach the balconies.

Flat Entrance Doors Served off a Shared Corridor or Stairway

All flat entrance doorsets should meet the physical specification required by Secured by Design, PAS24 2012.

Gable End Walls

Drawing 10/1823/105 shows unit 2 has a blank gable wall. It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have

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access. This type of elevation, commonly at the end of a terrace, tends to attract graffiti and inappropriate loitering. Where possible, provide at least one window, which can be at first floor level, to give views over the public area.

Where blank gable walls are unavoidable, one of the following methods should be used to protect them;

Provide a 1m buffer zone using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. Hedging will have to be protected with a fence such as chestnut paling until it becomes established. The hedge shall be contained within the boundary of the adjacent building to increase the likelihood that it will be maintained.

Where there is insufficient room for a buffer zone then an appropriate (non destructive) climbing plant should be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

Landscaping

The correct use of certain species of plants such as spiny or thorny types, can help prevent graffiti and loitering and create or enhance perimeter security. The fear of crime is significantly reduced in areas where people have a clear view around them; landscaping should not impede the opportunity for natural surveillance and must avoid the creation of potential hiding places. As a general recommendation, shrubs should have a mature growth height no higher than 1 metre, and trees should have no foliage below 2 metres, thereby allowing a 1 metre clear field of vision. Building frontages should be open to view. Attention should be given to the location of walls and hedges so that they do not obscure doors or windows, and the position of trees that may become climbing aids into property or obscure lights/CCTV cameras. Planters should be of such a design that would make it uncomfortable to sit on their edge. The landscaping particularly trees should not provide climbing assistance to the boundary treatments.

Mail Delivery for Communal Dwellings

Letter plates/boxes installed within developments comprising of more than two dwellings must meet TS009.

Roof Terrace

The roof terrace must have a high perimeter screen or barrier to prevent items being thrown or dropped, or persons jumping or falling off.

Surveillance

Drawing 10/1826/105 shows a large number of recesses and corners with external door ways. It is a well known fact that thieves do not like to operate in an area where detection is likely. Therefore it is important that design features create the maximum natural surveillance and observation, whereby residents can see and be seen. Measures should include:

- an unobstructed view from active rooms in dwellings of the site, its external spaces and neighbouring homes, to include external paths, roadways, communal areas, landscaping, garages and parking areas.
- the avoidance and elimination of recesses, blind corners and hiding places.

Utilities

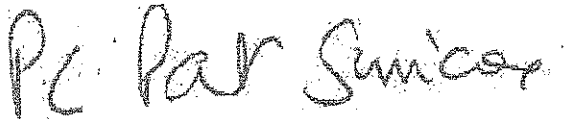
In order to reduce the opportunities for theft by bogus officials, the utility meters should, where possible, be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters. This will negate the need for an official to enter the building in order to read a meter, which will in turn reduce the opportunity for distraction burglary. Intelligent meters with automatic signalling are an acceptable alternative to the air lock lobby location.

Windows

All ground floor, basement and easily accessible windows should meet the physical specification required by Secured by Design, PAS24 2012. Windows must meet the requirements of the local Building Regulations with regard to safety glazing and emergency egress. Laminated safety glazing (6.4mm minimum) should be fitted in windows below 800mm (from floor level) or 1500mm if within 300mm of a doorframe.

If you require clarification or wish to discuss any aspect of the report, please do not hesitate to contact me on the above telephone number.

Yours sincerely,



PC Pat Simcox Crime Prevention Design Advisor

Merton Borough Division