

Appendix A: Letter from the Applicant to Owners / Occupiers of Residents of One The Brayford



1st May 2018

Dear Resident,

Following the recent vacation of Viking House and given the success of One The Brayford, we have been excited to deliver a second site of high quality apartments as Phase Two. Plans for this had been drawn and approved by the City, however the opportunity to purchase surrounding buildings, including the former CAD offices and the Marrakesh restaurant, caused us to reconsider the scheme and what is best for the site. As a result, the business has decided to separate One The Brayford and the former Viking House to provide a stand-alone student scheme for the University.

As the new scheme will be completely separate and have no shared access we believe that this decision will benefit residents of One The Brayford by reducing footfall through the common areas. The reduction in apartment numbers will also improve the service offered by concierge while strengthening overall apartment values.

Residents of Ninety-Eight Newland (former Viking House) will access via Newland (opposite the county council) and there will be no connection through the existing shared carpark, which will also aid security at One The Brayford. Ninety-Eight Newland will be managed directly by the University with 24 hour on site presence, this will prevent any potential issues around noise or anti-social behaviour, that said given the separation any occurrences should not directly impact residents of One The Brayford.

The revised scheme will be delivered in two phases, the first being the renovation and front extension of Viking House, to be completed in September. The second will be a new build extension to the former CAD building, to be completed in September 2019. While there will be construction works during this time we will endeavour to keep any disruption to a minimum.

We would invite any residents with concerns to make contact and make an appointment to discuss issues directly by calling Alice Hall-Jones on 01522 534438 or via ah@jjdl.co.uk.

We are also keen to arrange a general residents meeting to get feedback on any improvements that could be made to the management of the block and will be circulating a date for this in the coming weeks.

Kind Regards,

J & J Team

Consultee Responses

Lincolnshire Police

Thank you for your correspondence and opportunity to comment on the proposed development. I would request that you consider the following points that if adhered to would help reduce the opportunity for crime and increase the safety and sustainability of the development.

Historically Student Accommodation can become vulnerable to crime and anti-social behaviour therefore it is important that the best security arrangements and provision are planned for such premises.

The safety, security and general well being of student should be of paramount importance when considering the detail of this application. The site is centrally located and has an entrance that exits onto a busy area of Lincoln, within the centre of Lincoln nightlife? The following aspects of security should be rigorously applied to this building.

Lincolnshire Police has no formal objections to the planning application in principle but would recommend that the initial advisory recommendations are implemented.

External doors and windows

The potential for unwanted guests will be considerable at this location and therefore robust measures should be installed to ensure the security and safety of student residents. Access may be gained via either of the shown entrances and the risk of 'follow through' entry gained. I would recommend that an air-lock style entrance vestibule is incorporated into the design (to help prevent unauthorised follow through access) commensurate with an access control system, with an electronic door release, and visitor door entry system that provides colour images, and clear audio communications linked to each individual unit. Under no circumstances should a trade person release button or similar uncontrolled access method be used.

An Industry standard approved CCTV system should be installed covering all communal points of entry and lobby areas. This system must be able to capture and record all persons using the entry system.

The secured by design requirement for all dwelling external doors is PAS 24:2016 or Bespoke equivalent (doors of an enhanced Security) or WCL 1 (WCL 1 is the reference number for PAS 23/24 and is published by Warrington Certification Laboratories).

All ground floor windows and doors and those that are easily accessible from the ground must conform to improved security standard PAS24: 2016. **All ground floor windows should have window restrainers and effective locking systems.**

Access to Places of Height

It is important that access to places of height (prevention of suicide) is secured on all levels and should include the provision of substantial windows and locking systems together with fixed and secured 'window restraining' devices. Any points of access to the roof area or other place of height should be secured by way of 'appropriate' fire compliant locking systems.

I would recommend that all ground floor and easily accessible windows have at least one pane of laminated glass.

Individual Flat or Unit Doors.

Flat entrance door-sets should meet the same physical requirements as the 'main front door' i.e. PAS24:2016. The locking hardware should be operable from both sides of an unlocked door without the use of the key (utilising a roller latch or latch operable from both sides of the door-set by a handle). If the door-set is certified to either PAS24:2016 or STS 201 Issue 4:2012 then it must be classified as DKT.

Homes of Multi-Occupancy / Student Accommodation – Communal Areas & Mail Delivery

Where communal mail delivery facilities are proposed and are to be encouraged with other security and safety measures to reduce the need for access to the premises communal letter boxes should comply to the following criteria.

- Located at the main entrance within an internal area or lobby (vestibule) covered by CCTV or located within an 'airlock style' entrance hall.
- Be of a robust construction (Federation Technical Specification 009 (TS009))
- Have anti-fishing properties where advised and appropriate.
- Installed to the manufacturers specifications.
- Through wall mail delivery can be a suitable and secure method.

Lighting

Lighting should be designed to cover the external doors and be controlled by *photoelectric cell* (dusk to dawn) with a manual override. The use of low consumption lamps with an efficacy of greater than 40 lumens per circuit watt is required; it is recommended that they be positioned to prevent possible attack.

Cycle Storage Structure (if to be included)

Generally pedestrian access doors-sets to commercial units should be certified to LPS 1175 security rating 2. The access controlled door should be designed in such a way that the hinges and door-sets are of a non-lift nature and non-tamper proof. The door locks must be operable by way of a thumb screw turn to avoid any person being accidentally locked in the cycle storage area.

Lighting within cycle storage area; automatically activated passive infra-red lighting should be considered rather than permanent lighting to which other users become accustomed and therefore activation would not draw any attention. Lighting units should be vandal resistant energy efficient light fittings.

Bin Storage

Internal communal bin and bicycle stores within blocks of flats must have no windows and be fitted with a secure door set that meets the same physical specification as 'front door' and specifically Section 2, paragraphs 21.1 to 21.6 and 21.8 to 21.13.

This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

External bins stores and home composting containers (supplied to meet 'Code for Sustainable Homes' 'Was 3') should be sited in such a way that they cannot be used as a climbing aid to commit crime.

Please do not hesitate to contact me should you need further information or clarification.

Please refer to *Commercial Guide 2015 & New Homes 2016* which can be located on www.securedbydesign.com

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,
John Manuel MA BA (Hons) PGCE Dip Bus.

Force Designing Out Crime Officer

Lincolnshire County Council (as Highway and Lead Local Flood Authorities)

Note to Case Officer:

Please note that this application has been assessed alongside Phase B 2018/0533/FUL and the comments below have been duplicated on both responses as they refer to the site as a whole.

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HP12 - Within seven days of the new access being brought into use, the existing access onto Newland shall be permanently closed in accordance with drawing number 170415-WDK-00-SI-DR-C-33001 dated May 2017.

Reason: To remove vehicle access points in the public highway that are not required and no longer serve their intended use.

HP33 - No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

b) Provide attenuation details and discharge rates which shall be restricted to 5 litres per second, as per drawing number 170415-WDK-00-SI-DR-C-33000 dated May 2017;

c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and

d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

INFORMATIVES:

HI03 - Prior to the submission of details for works within the public highway, as referred to in the above condition, you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

HI08 - Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

H100 - Could you please make the applicant aware that should any of their works affect any items of street furniture within the public highway, or require that they be moved, that they will need to arrange this with the necessary party at their own expense.

Thank you for the opportunity to comment on the above application. The site is within the Upper Witham Internal Drainage Board district.

Witham & Humber Internal Drainage Boards

Although a Flood Risk Assessment (FRA) and Drainage Strategy is now included, the Board **Objects** to the application because the Flood Risk Assessment does not addresses surface water as below.

The new build section is shown to be potentially at risk from surface water flooding on the Environment Agency Surface Water Flood Maps, with water flowing down the hill and over the road into the site. This is doubly an issue because the proposals show this as 'partial subterranean' with sleeping accommodation. The FFL of 5.9 is also very close to the design flood level on the nearby Brayford Pool.

No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The effect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Regards,

Richard Wright

Engineering Services Technician
Witham & Humber Internal Drainage Boards,