

## Lincoln Civic Trust

**Comment Date: Tue 25 May 2021**

### OBJECTION

WE have no objection to the change of use and the internal work that is proposed. Our objection is to the Gold Zinc Cladding on the western elevation as it faces onto the square and hence becomes quite prominent and suggest that it should be a more neutral colour. We commend the reuse of the materials and hope that this is adhered to.

## Education Planning Manager, Lincolnshire County Council

**Comment Date: Fri 21 May 2021**

The County Council has no comments to make on this application in relation to education.

## Lincolnshire Police

**Comment Date: Fri 16 Apr 2021**

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

### External Doors and Windows

Building Regulations (October 1st2015) provides that for the first time all new homes will be included within Approved Document Q: Security - Dwellings (ADQ).

Approved document Q applies to all new dwellings including those resulting from change of use, such as commercial premises, warehouse and barns undergoing conversions into dwellings. It also applies within Conservation Areas.

This will include doors at the entrance to dwellings, including all doors to flats or apartments, communal doors to multi-occupancy developments and garage doors where there is a direct access to the premises. Where bespoke timber doors are proposed, there is a technical specification in Appendix B of the document that must be met.

Windows: in respect of ground floor, basement and other easily accessible locations.

The secured by design requirement for all dwelling external doors is PAS 24:2016 (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. Window retainers should be provided on all windows that are accessible.

Under no circumstances should a trade person release button or similar uncontrolled access method be used.

#### 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.

#### Access Control

Where a communal entrance serves more than 5 units and less than ten it is recommended that it should have a visitor door entry system and access control system to ensure management of the buildings security and safety of the residents to the following standards: PAS24:2016 - STS 201; LPS 2081 Security Rating B+.

#### Communal Outdoor Space

It is important that any unwanted or unauthorised access to the external communal areas is restricted and fencing or gating should have appropriate access control in its design.

#### 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.

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

Under no circumstances would I recommend the use of a 'Trade-man's Button' or other form of security override.

#### 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.

#### Scooter / Cycle Storage (If Provided)

Scooter / Cycle 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 store 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.

#### Utilities

In order to reduce the opportunities for theft by 'bogus officials' the utility meters should, where possible, be located to the outside of the dwelling at a point where they can be overlooked. 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. Where possible utility meters in multi occupancy developments should be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters

Note 33.1: Where a utility provider refuses to provide external meters, and there is an obvious (historic) risk of distraction burglary within the location, the developer should consider an alternative supplier.

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

Please refer to Homes 2019 which can be located on [www.securedbydesign.com](http://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.

Warren Peppard  
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To: Lincoln City Council

Application Ref: 2021/0088/FUL

Proposal: **Demolition of existing building and erection of a new building including re-building of front facade using existing materials to form 41 self contained residential apartments with shared kitchen and lounge facilities.**

Location: **The Imagination Station, Beaumont Fee, Lincoln, Lincolnshire, LN1 1UP**

With reference to the above application received 14 April 2021

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

**Requests that the Local Planning Authority request the applicants to provide additional information as set out below.**

#### ADDITIONAL INFORMATION REQUIRED

Could the applicant please confirm whether any betterment is proposed for surface water drainage with the erection of a new building? Will attenuation be provided to restrict the surface water discharge to the mains sewer? Will any SuDS source control measures be implemented to collect rainfall at source and improve the water quality before discharging off site?

Case Officer:  
Becky Melhuish  
**for Warren Peppard**  
**Head of Development Management**

Date: 5 May 2021