

Ground Floor GA Plan - Secure by Design
1 : 150

This drawing has been produced to demonstrate how the scheme is intende dto meet the Secure By Design requirements highlighted under Planning Approval Notice FUL/2018/0800 condition XXX

SECURITY
There are two principle issues that arise from this development. Firstly, the security of the building itself and, secondly, the security of residents, particularly when travelling between the site and local facilities and the Warwick University campus. The applicant has met with Shaun Smith (West Midlands Police - Secured by Design Officer) to discuss both. The security of the building itself is proposed to discourage intruders and will include the following:-

- CCTV cameras with the appropriate signage to draw attention to it;
 - secure, gated parking, with a separate gate for pedestrian and cycle access; - controlled card and buzzer entry into the building for pedestrians.
 - a super fast internet network on site, which would reduce the need for students to travel from the site, particularly late at night;
 - perimeter fencing will be provided to define the boundaries to the site.
- This will include:-
- 2.4m high fencing to the southern and western boundaries, which adjoin commercial premises and a residential dwelling at No.21 Standard Avenue and are not prominent from the public domain;
 - 1.2m black metal railings to the northern and eastern boundaries, which are prominent from the public domain, so as to balance boundary demarcation and security issues with the visual appearance of the development to Fletcheramsted Highway (A45) and Standard Avenue.

SECURITY OF STUDENTS
The safety and security of students is an issue that the operators of the site wish to improve. Personal safety information will be provided to students as part of their induction and opportunities for Police Community Support Officers to work with the operators in safety education initiatives and safer routes schemes will be undertaken. A Travel Plan will promote use of the shuttle bus, cycling and public transport and highlight safe and well-lit routes. A safe route to campus is available along the A45, Sir Henry Parkes Road and Kirby Corner Road. It is the quickest route and it has a wide footpath, a cycle lane and is lit and subject to passive surveillance by vehicles travelling on what are well-used, busy routes. Similar safe routes are available to Coventry City centre. The increased footfall on these routes, resulting from this development, will also increase passive surveillance and assist in reducing crime. It is considered that purpose-built accommodation, such as this application, offers better management and supervision opportunities and an improvement to existing arrangements whereby students are scattered around smaller individual HMOs which are more difficult to manage.

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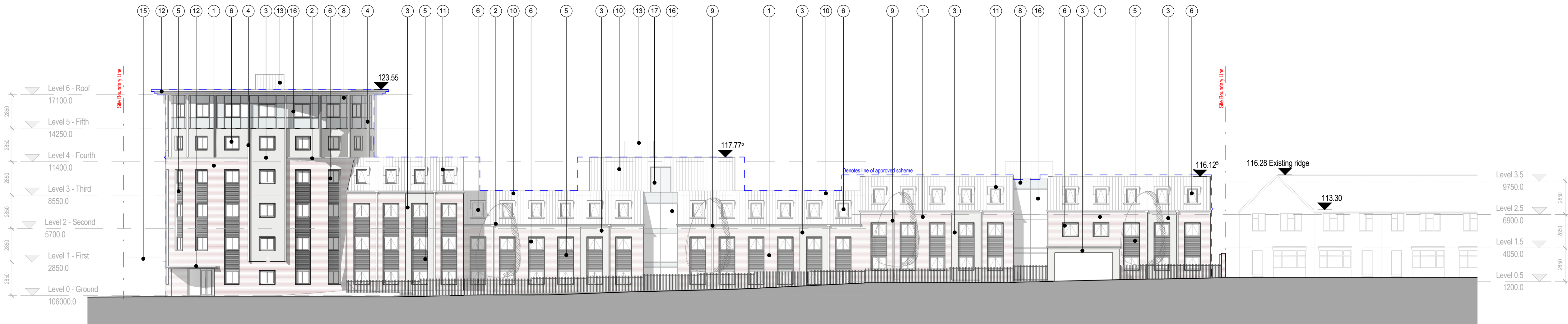
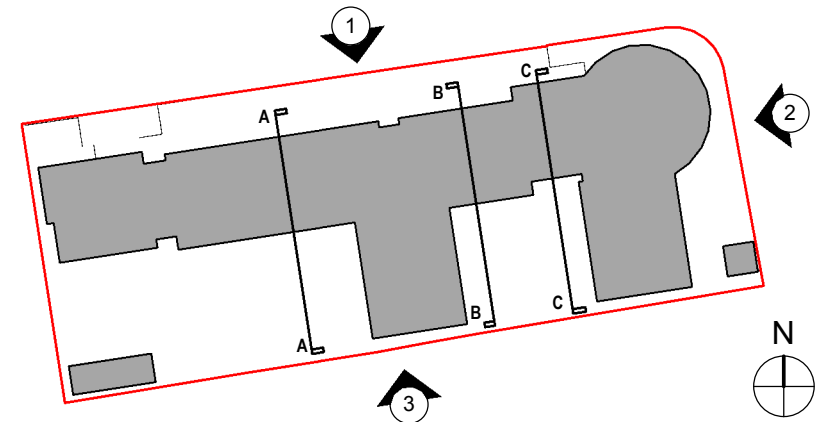
- KEY**
- CCTV cameras with the appropriate signage to draw attention to it.
 - secure, gated parking, with a separate gate for pedestrian and cycle access; - controlled card and buzzer entry into the building for pedestrians
 - 2.4m high fencing to the southern and western boundaries, which adjoin commercial premises and a residential dwelling at No.21 Standard Avenue and are not prominent from the public domain;
 - 1.2m black metal railings to the northern and eastern boundaries,

Note:
Locations of all CCTV cameras are tbc upon receipt of specialist security advisor recommendations.
Locations shown are typical and final positions are subject to change

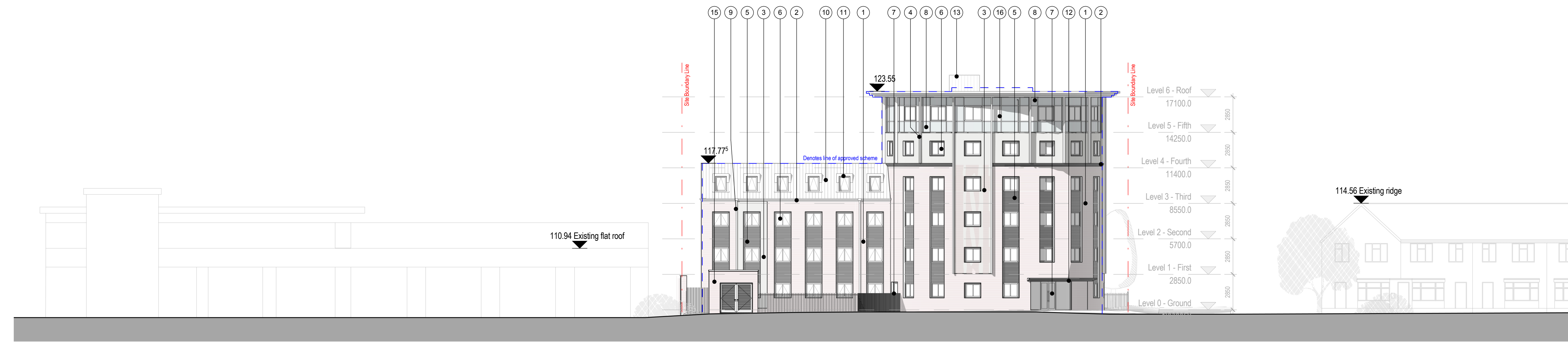
REV	DESCRIPTION	DATE	REV BY	CHKD BY

CLIENT Torsion Group Ltd
PROJECT Red Queen

DRAWING Secure By design requirements - Planning Condition 05		
SCALE 1 : 150	PAPER SIZE A1	
DATE 01/31/19	DRAWN BY Author	
DAY DRAWING No. AL-04-010	REVISION	PROJECT No. 811-18
DRAWING STATUS		
PLANNING		
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Proposed Elevation - Standard Avenue
1:200



Proposed Elevation - Fletchmstead Highway
1:200

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Material Key

- | | | |
|---|--|---|
| 1 Brickwork. Red Multi. | 7 Aluminium Framed Glazed Door, Dark Grey. | 13 Lift Overrun in Standing Seam Cladding System, Grey. |
| 2 Lightweight Stone Effect Mouldings (to form Copings) | 8 Back-painted Glass Spandrel Panels to Curtain Walling. | 14 Mechanical Plant Extract. |
| 3 Acrylic Through Coloured Render - Light Grey. | 9 Aluminium Square-profiled RWP, Dark Grey. | 15 Masonry Substation (to match brickwork of main building) |
| 4 Aluminium Clad Fins, Dark Grey. | 10 Standing Seam Roof / Cladding System, Grey. | 16 Aluminium Curtain Walling, Dark Grey. |
| 5 Profiled Aluminium Cladding to form Dummy Louvres, Dark Grey. | 11 Standing Seam Dormer Roof with Framed Window. | 17 Aluminium framed window - AOV |
| 6 UPVC Windows, Dark Grey. | 12 Aluminium Canopy, Dark Grey. | |

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CLIENT
Torsion Group Ltd

PROJECT
Red Queen

DRAWING
Proposed Elevations - Sheet 1/2

SCALE
As indicated

DATE
01.02.19

DAY DRAWING No.
AE-04-001

PAPER SIZE
A1

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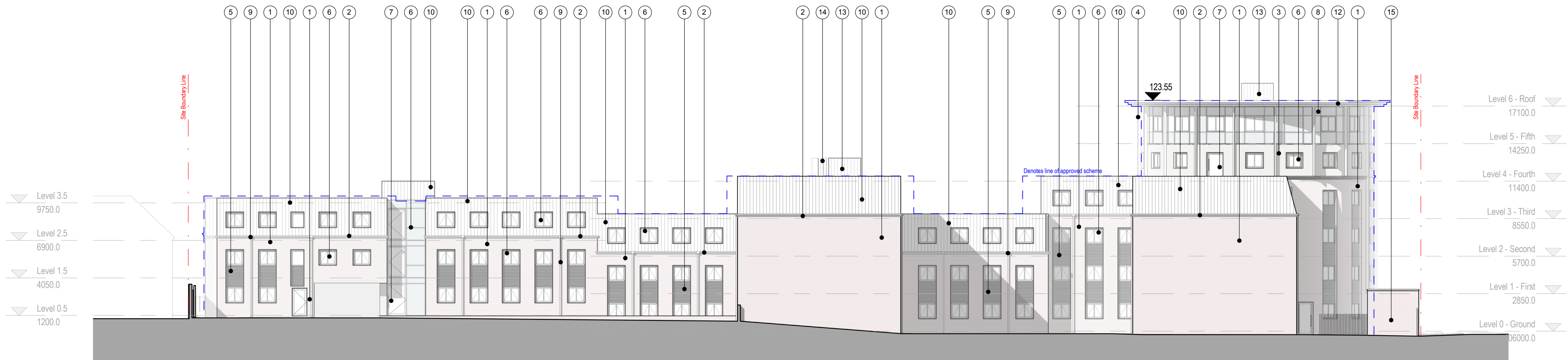
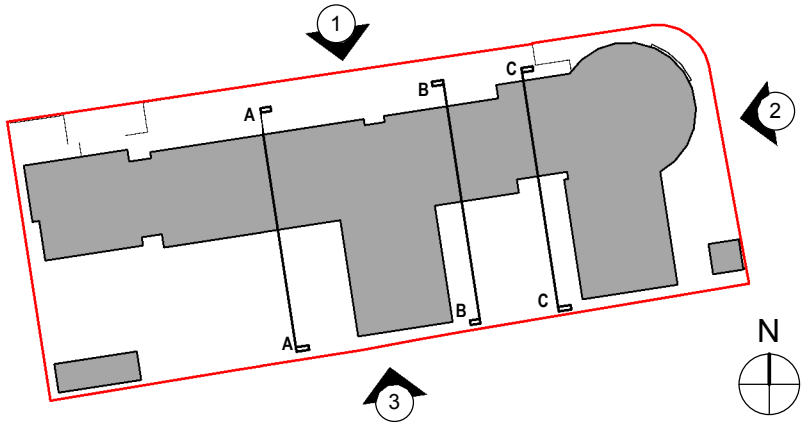
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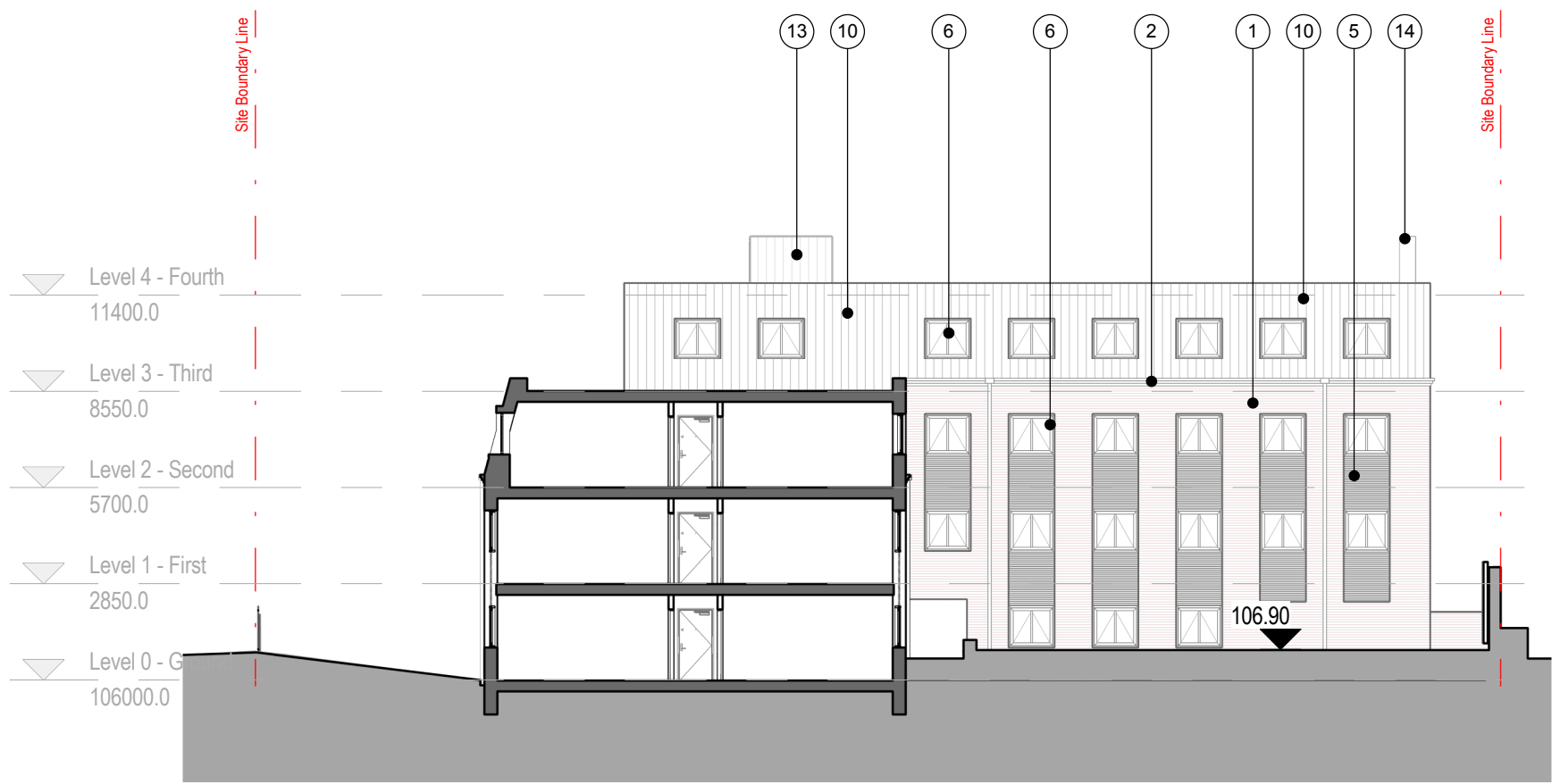
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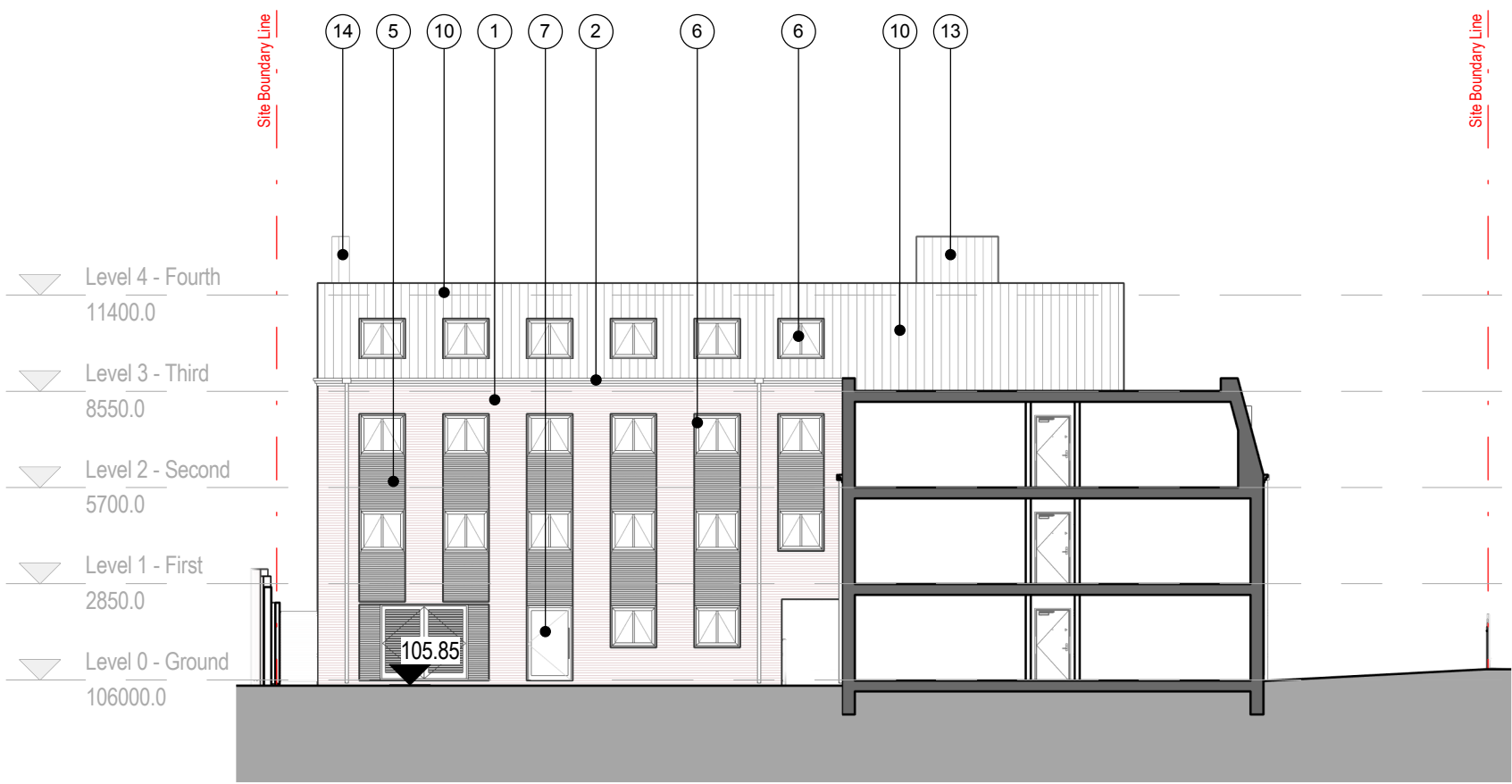
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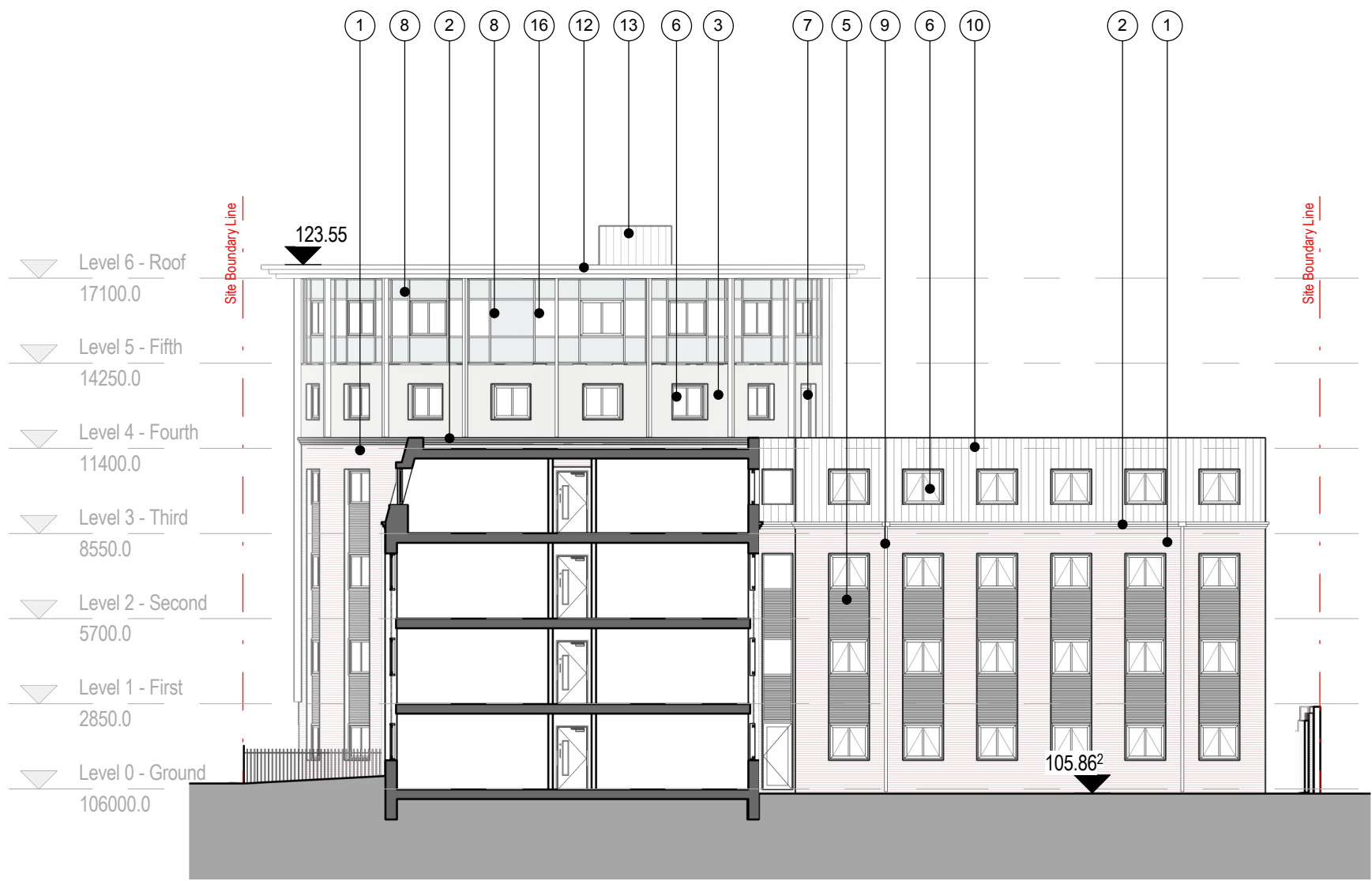
Proposed Elevation - Opposite Standard Avenue
1 : 200



Sectional Elevation A-A
1 : 200



Sectional Elevation B-B
1 : 200



Sectional Elevation C-C
1 : 200

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PROJECT
Red Queen

DRAWING
Proposed Elevations - Sheet 2/2

SCALE
As indicated
DATE
01.02.19

PAPER SIZE
A1
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DAY DRAWING No.
AE-04-002

REVISION
A

PROJECT No.
811-18

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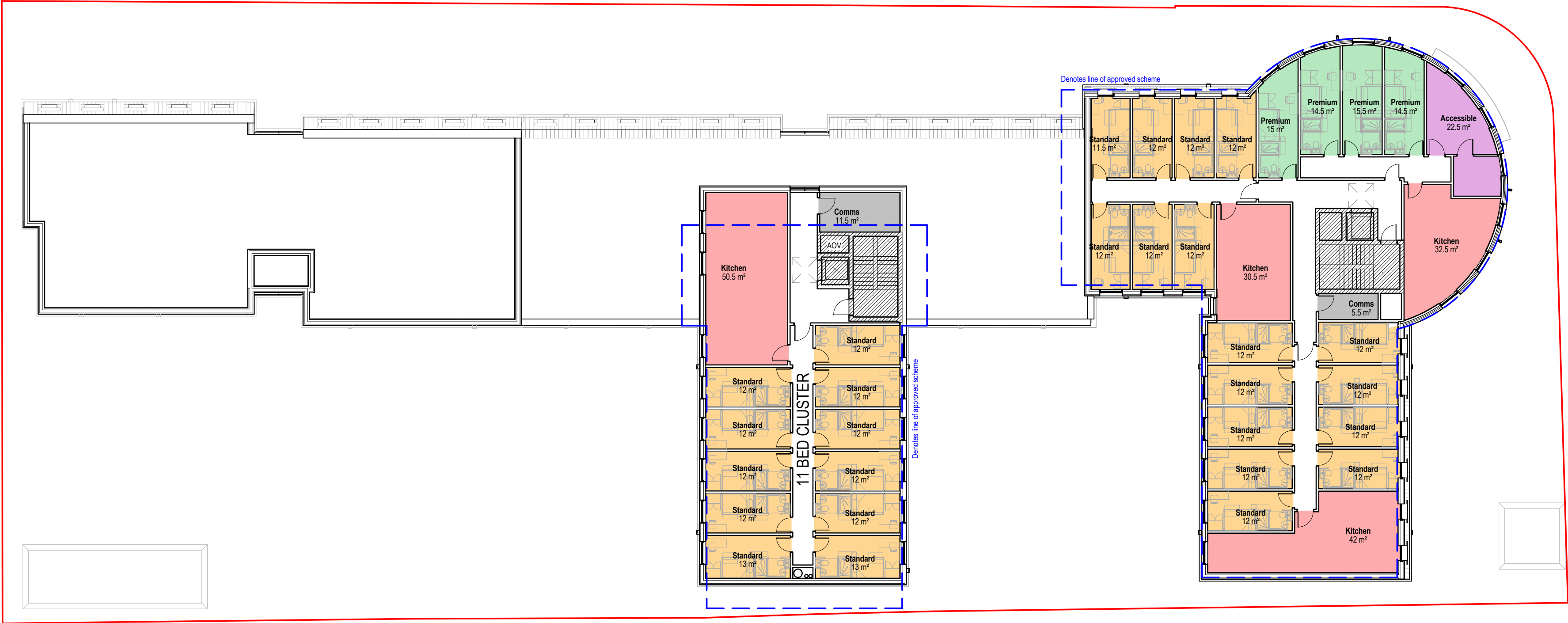
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Level 2 GA Plan
1 : 200



Level 3 GA Plan
1 : 200

Accommodation Schedule 0		
Level	Name	Count

Level 0 - Ground	Premium	2
Level 0 - Ground	Standard	30
		32

Level 0.5	Premium	1
Level 0.5	Standard	9
		10
Level 0 total:		42

Level 1 - First	Accessible	1
Level 1 - First	Premium	6
Level 1 - First	Standard	40
		47

Level 1.5	Premium	1
Level 1.5	Standard	13
		14
Level 1 total:		61

Level 2 - Second	Accessible	1
Level 2 - Second	Premium	6
Level 2 - Second	Standard	40
		47

Level 2.5	Premium	1
Level 2.5	Standard	13
		14
Level 2 total:		61

Level 3 - Third	Accessible	1
Level 3 - Third	Premium	4
Level 3 - Third	Standard	27
		32

Level 4 - Fourth	Premium	7
Level 4 total:		7

Level 5 - Fifth	Premium	7
Level 5 total:		7

Scheme Total Units	
Accessible	3
Premium	35
Standard	172
210	

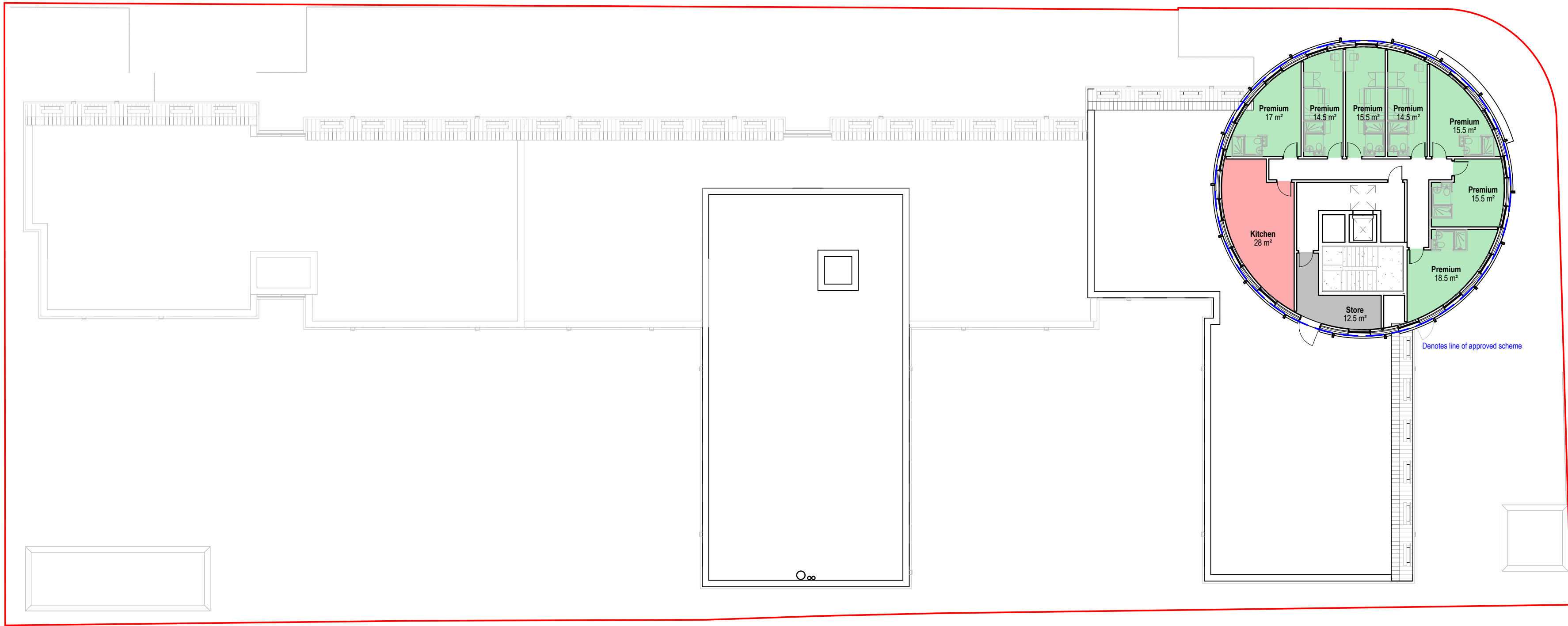
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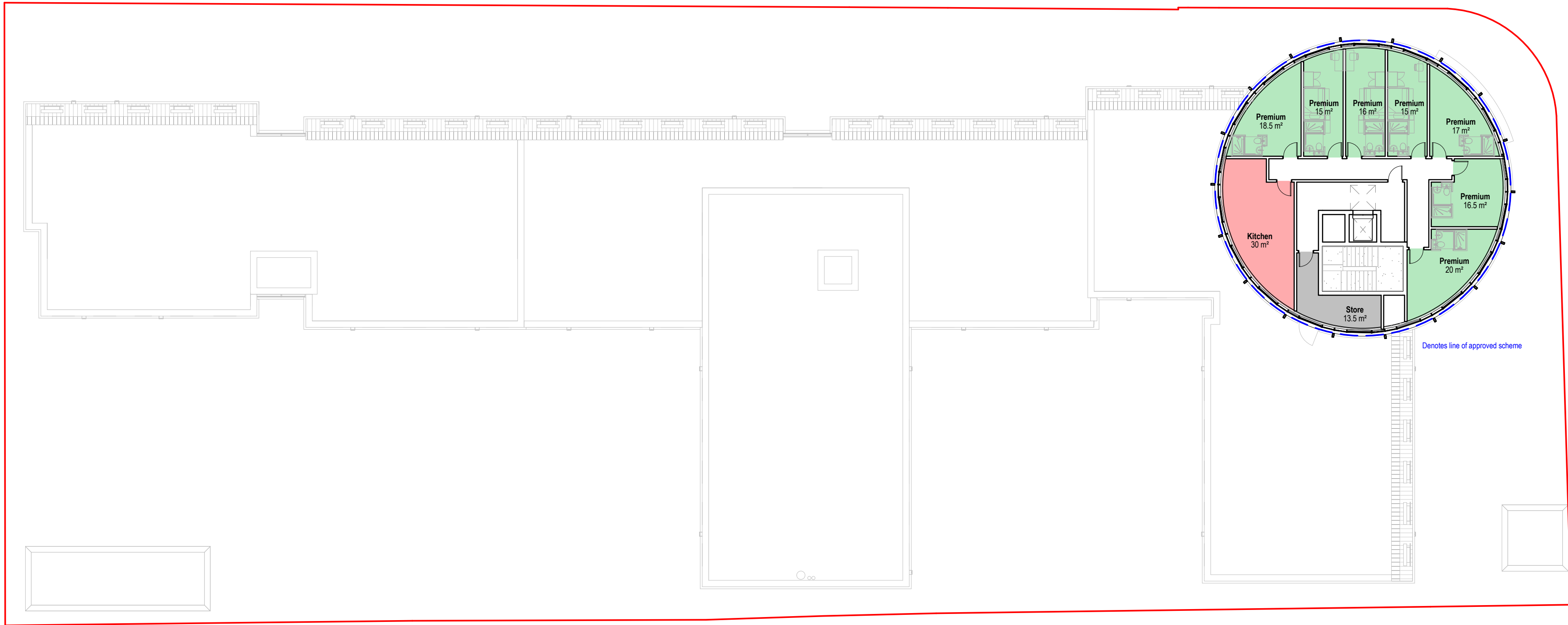
DRAWING Proposed GA Plans - 2nd - 3rd Floor		
SCALE 1 : 200	PAPER SIZE A1	
DATE 01.02.19	DRAWN BY RJH	
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Level 4 GA Plan
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Level 5 GA Plan
1 : 200

Accessible	3
Premium	35
Standard	172
	210

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