



Metal Railings Installed Around Net Zero Homes

**Jacksons
Fencing**

Products

- Sentry® Residential Railings
- Barbican Imperial® Railings

Background

A new housing development at Gilbourne Road in Greenwich represents a forward-thinking approach to urban residential design, incorporating sustainable materials and energy-efficient technologies to create 15 net zero council homes. The homes include solar panels, triple glazing, and air source heat pumps, as well as being built with sustainable construction materials and providing low running costs and minimum maintenance requirements. A key challenge of the project was integrating the required increase in green spaces. Planning regulations mandated the inclusion of trees and other vegetation, particularly within Sustainable Urban Drainage Systems (SUDS), to enhance surface water management. To protect these green spaces while providing clear boundaries for the properties, suitable fencing was required.

Solution

Our Sentry® Residential metal railings and Barbican Imperial® vertical bar railings were installed to provide a functional and smart-looking fencing solution that satisfied the multiple requirements.

The metal railings help define property boundaries while supporting urban greening initiatives; their low height and non-restrictive welded pale-through-rail construction allows for the natural growth of foliage and complements the visual appeal of the green spaces. In addition, their galvanised and architectural grade powder coated finish holds up well in these types of environments as it provides excellent protection against rust. Consequently, this material composition and the railings' 25 year Service Life Guarantee satisfy the sustainability requirements of the development.

The installation of the metal railings delivered several key advantages:

Enhanced Security

The short height metal railings play a crucial role in security by creating a clear boundary around the property, aligning with the principles of CPTED by adding natural surveillance and wayfinding. This boundary serves as a deterrent to potential intruders, making unauthorised access less appealing. The presence of a physical barrier discourages opportunistic crimes. Without a physical barrier, exterior walls are more susceptible to graffiti and other forms of defacement. However, with the railings in place, individuals would have to cross a defined boundary to reach the walls, making such acts more conspicuous and less likely to occur.

Environmental protection

The installation of a boundary around the green areas enables nature to exist alongside the modern built environment, creating a connection between the two while protecting plants from damage caused by foot traffic. This not only enhances the aesthetic appeal of the development but also contributes to sustainability. Over time, as plants grow and intertwine with the railings, the visual effect improves further, offering a more natural and inviting landscape for residents. It should be noted that foliage should be maintained to keep visibility.

Creation of personal outdoor spaces

One of the key benefits of the metal railings was their ability to create small yet meaningful outdoor areas for residents. By clearly marking out space around windows and doors, the railings provided an area that residents could take pride in. Whether used for potted plants, seating, or decorative elements, these spaces encourage personal expression and foster a greater sense of ownership among residents. The psychological benefits of having a dedicated outdoor space, no matter how small, contributes to a stronger sense of community and belonging within developments.

The inclusion of railings as part of the overall design is an example of how modern developments can incorporate security, aesthetics, and sustainability in a balanced manner. Also, by incorporating these demarcation techniques into new build city properties, it makes them feel less disjointed from other nearby buildings with similar metal railings at the front of their properties.

Crime Prevention Through Environmental Design (CPTED) for new build flats in urban areas

CPTED is a design approach aimed at reducing crime and enhancing community safety through the built environment. When applied to new build flats in towns and cities, CPTED principles help create safer, more liveable urban spaces. CPTED can be implemented in such developments through:

Natural surveillance - maximising visibility via large windows, balconies and windows facing streets or courtyards, well-lit communal areas, and open sightlines. These all deter criminal activity by increasing the chances of offenders being observed.

Territorial reinforcement - the use of fencing, hedges, or changes in paving can define private, semi-private, and public spaces, discouraging unauthorised access.

Signage and wayfinding - clear signage and demarcation such as planting and fencing helps residents and visitors navigate spaces, reducing opportunities for offenders to loiter unnoticed.

Gated entrances for controlled access - secure entry systems and access-controlled communal areas help keep non-residents out.

Access control - limited entry and exit points with traffic calming measures, and reinforced doors, intercom systems, key fobs, or biometric access help to minimise access routes and makes it harder for criminals to enter and escape unnoticed.

Maintenance and management - a well-maintained environment (clean streets, repaired lighting, and smart-looking fencing) signals active management, discouraging vandalism and crime.

In summary, CPTED for new build properties in urban areas focuses on making crime less attractive by shaping the environment to promote safety, visibility, and a strong sense of community. Learn more about CPTED or browse our range of metal railings.



Sentry® Residential Railings and Single Leaf Gate



Barbican Imperial® Railings and Single Leaf Gate

For further information on products featured visit: www.jacksons-security.co.uk