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Your Ref:
Our Ref: 2015/0510/SBD/01
Direct Line: 0161 856 5915

7th April 2021

Dear Derek,

Secured by Design – Former Police Station, 742-744 Wilmslow Road, Manchester

Thank you for your Secured by Design, SBD, application, relating to the above development.

As stated in earlier correspondence and discussion, I still have concerns regarding the proposed refuse disposal arrangements for apartments 5 and 6. Consequently, I have reviewed the checklist and revised it so that it reflects the requirements to achieve the SBD Silver award.

Upon completion of the development, I believe that should the development achieve this level of award, planning condition 9 will be satisfied and the resulting SBD Silver certificate can be used as evidence of compliance in an application to discharge the condition.

An inspection of the scheme will be required about a week before handover, during which the items within the checklist can be verified. Please contact my office on 0161 856 5912 or info@designforsecurity.org as handover approaches to organise the inspection.

Details of the doors, window frames and glazing specification must be verified by third party certification or SBD supplier certificates (if the supplier is a SBD registered company) and submitted to me in advance of the inspection. The inspection will not proceed without this documentation.

Should you have any queries regarding the contents of the checklist, or the availability of Secured by Design compliant products, please do not hesitate to contact me.

Yours sincerely,

Adrian Murphy
Consultant
e: adrian.murphy@designforsecurity.org

Postal Address

Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester M11 2NS



2015/0510/SBD/01

Development of 6 apartments at the former Police Station, 742-744 Wilmslow Road, Didsbury, Manchester

Doors

Communal front entrance

- ☐ The front entrance doorset (i.e. the door frame, door leaves, locking mechanism, hardware and access control system) is compliant with PAS 24:2016.
- ☐ A PAS 24:2016 test certificates/SBD company certificate has been received for the front entrance door.
- ☐ The front entrance door fitted is compliant with the relevant test certificate.
- ☐ The front entrance door is fitted with a closing mechanism that fully engages the lock and secures the door upon closure.
- ☐ An audio-visual unit has been installed at the front entrance, which allows visitors to communicate with residents. The unit relays images (one way) and audio (two ways) to a handset in each apartment, to allow residents to vet visitors prior to allowing entry.
- ☐ Residents are able to operate the locking mechanism of the front entrance door from within their apartment.

Apartment front entrance

- ☐ The doors are compliant with PAS 24:2016.
- ☐ A PAS 24:2016 test certificate/SBD company certificate has been received for the apartment entrance doors.
- ☐ The doors have a door viewer fitted.
- ☐ The doors have an opening limiter fitted.
- ☐ The doors fitted are compliant with the relevant test certificate.

Garden/terrace access

- ☐ The sliding garden access doors of apartments 1 and 2 are compliant with PAS 24:2016.
- ☐ The hinged terrace access doors of apartments 3 and 4 are compliant with PAS 24:2016.
- ☐ PAS 24:2016 test certificates/SBD company certificates have been received for the garden/terrace access doors of apartments 1-4.
- ☐ The doors fitted are compliant with the relevant test certificates.

Window frames

- ☐ A PAS 24:2016 or SBD company certificate has been received for each of the new or replacement, ground floor and first floor (rear only) window frames.
- ☐ The new or replacement window frames are all compliant with the relevant test certificates.

- ☐ Ground floor and first floor (rear) window frames (new, refurbished and retained) are fitted with a lock that can be secured with a key.
- ☐ Ground and first floor (rear) window frames (new refurbished and retained) have fixed/lockable opening restrictors (not releasable from the outside) fitted, which limit opening to 100mm.

Glazing

- ☐ Glazing within and surrounding all external doors and all apartment entrance doors includes glass rated as P1A under the EN 356 standard.
- ☐ Glazing within all new, replacement and retained window frames on the ground floor, and on the first floors (rear elevation only) includes glass rated as P1A under the EN 356 standard.

Lighting

- ☐ External lighting has been provided to the front entrance door, to the garden/terrace access doors to apartments 1-4, and to each side of the door that allows access to the ginnel at the rear.
- ☐ External lights operate by photoelectric cell/daylight sensor.
- ☐ Light fittings produce 'white' light.

Walls and gates

At the front of the property

Details of the boundary walls and railings on the Wilmslow Road boundary are accepted.

I recommend the installation of a self-closing, pedestrian gate to the pathway to deter unwanted approaches to the building.

- ☐ The Wilmslow Road boundary wall and railings have been erected in accordance with the details set out on drawing number 12, revision D, and dated 31/08/20.

At the rear of the property

I assume the high, rear boundary walls will be retained.

- ☐ Details of the lock to the ginnel door have been provided.
- ☐ The lock securing the door to the ginnel has been installed as agreed.
The doors and gates securing access to the amenity space at the rear of apartments 1-4 set out on the e-mail dated 29.03.21 are accepted.
- ☐ The doors and gates securing access to the amenity space at the rear of apartments 1-4 have been installed as agreed.

Cycle parking

- ☐ Details of the proposed cycle parking set out on drawing number 12, revision E, and dated 31/08/20 are agreed.
- ☐ The cycle parking has been provided in accordance with the agreed details set out on drawing number 12, revision E, and dated 31/08/20.

Mail delivery

- ☐ The mail boxes located in the ground floor lobby are robust, have a sprung letter plates fitted to restrict access to mail and include a key operated lock.

Intruder alarm

- ☐ An alarm is installed in each apartment
- or**
- ☐ A 13 amp, non-switched, fuse spur suitable for an alarm is available for the residents to fit an alarm should they wish to do so.