



FAO Paul Daly
Stephenson STUDIO Ltd
3 Riverside Mews
4 Commercial Street
Manchester, M15 4RQ

Your Ref:
Our Ref: 2007/0982/SBD/01
Direct Line: 0161 856 5915

9th July 2020

Dear Paul

Conversion of building to 31 x apartments with car and cycle parking spaces - Brownsfield Mill, Binns Place, Great Ancoats Street, Manchester

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

I have now considered the application and have attached a checklist of items required to be included in the development for it to achieve the Secured by Design Bronze Award.

An inspection of the completed will be required around the time the building is to be handed over, during which compliance with the checklists will be verified. Where appropriate, door specifications 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 final inspection. The inspection may not proceed without this documentation.

Please contact my office on 0161 856 5912 or info@designforsecurity.org as handover approaches to organise the inspection.

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

Secured by Design Checklist



2007/0982/SBD/01

Brownsfield Mill, Binns Place, Great Ancoats Street, Manchester

Doors

Communal

- ☐ External, communal entrance doors are compliant with BS PAS 24, STS 201 or LPS 1175 SR2.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificates/SBD company certificates have been received for the external communal access doors.
- ☐ The communal entrance doors fitted are compliant with the relevant test certificates.
- ☒ The communal entrance doors are fitted with door closers, which fully engage the locking mechanisms when closed.
- ☒ Non-standard or retained/re-used, external, communal entrance doors are fitted with an electronic lock that conforms to TS 621:2018.

As discussed, bespoke oak doors, cannot obtain certificate - however to have equivalent elements: 600kg/m3 doors, PAS24 compliant ironmongery - see attached. Doors D-B1-100, D-00-102, D-01-100

as above D-B1-100, D-00-102, D-01-100

Apartments entrance doors

- ☐ All apartment entrance doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificates/SBD company certificates have been received for the apartment entrance.
- ☒ All apartment entrance doors have a door viewer.
- ☐ Door chains or other opening limiters have been installed to apartment entrance doors.
- ☒ The doors have been fitted with 'sb ironmongery solutions Ltd' hardware, as agreed.
- ☒ Steel plate has been added to the outer side of the apartment entrance doors, as agreed.

as discussed, cannot obtain PAS test certificate due to steel linings etc. Component elements compliant; 600kg/m3 door leafs, SB ironmongery set D01 & D01A as agreed, see attached

In line with Building regs Part Q (para B.10) - as there is an electronic audio visual door entry system (also combined with door viewer) it is not proposed to install door chains in addition

All these doors are Crittal-style slimline steel which is a Conservation requirement as new, not existing. Not possible to obtain below test certification with this type of system. All glazing to be P1A under EN 356 with 2-point locking as window dwgs al(31)0001-0004

Garden access doors (LG1, LG4 and town house)

- ☐ The garden access doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificates/SBD company certificates have been received for the garden access door
- ☐ The doors have been fitted with 'sb ironmongery solutions Ltd' hardware, as agreed.

External Individual Apartment Entrance doors were agreed with SB Ironmongery rather than the garden patio doors W.LG.1, W.LG.24, & W.LG.18 identified here. Component elements of agreed doors D-B1-106, D-B1-107, D-00-100 & D-00-101 PAS24 compliant; 600kg/m3 oak door leafs. Ironmongery as agreed set ref D05 (attached).

External escape doors

- ☐ Escape doors should comply with BS PAS 24, STS 201/202, or LPS 1175 SR2.
- ☒ The retained escape doors, on at all levels, must have at least two locking points to each door leaf.
- ☒ Escape doors are fitted with door closers, which fully engage the locking mechanisms when closed and sound a warning alarm when open.

As discussed, bespoke oak doors, cannot obtain certificate - however to have equivalent elements: 600kg/m3 door leafs, multipoint compliant ironmongery set ref K01 & K02, see attached. D-00-103, D-02-100, D-03-100, D-04-100, D-05-100.

External metal louvered door

- ☒ The external metal door, DRS-401, to be used to secure the plant rooms, cleaners store and cycle store is agreed, and each door has an appropriate locking system to suit its use, i.e. electronic or manual locks to plant rooms and cleaners' store, and an electronic lock to the cycle store.
- ☒ External metal doors have been fitted as agreed.

Door screechers now also included in the M&E package

Window Frames

- ☒ The window details set out on the elevation drawings (*no.s al(31)001-004*) is agreed.
- ☒ The windows have has been installed/adapted in accordance with the agreed drawings agreed.

Glazing

- ☒ The glazing specification set out on the elevation drawings (*no.s al(31)001-004*) is agreed.
- ☒ The glazing has been installed in accordance with the agreed drawings agreed.
- ☒ New or replacement glazing within external doors should incorporate at least one pane of glass rated as P1A under EN 356.

Boundaries

Front

Pedestrian gate is to have maglock of 4500N centrally located instead of electronic strikes indicated in dwg

- ☒ The Great Ancoats Street boundary wall and gates details, *drawing no. al(21)0032*, is agreed.
- ☒ The Great Ancoats Street boundary wall and gates have been erected in accordance with the agreed plan.

Rear

- ☒ The Rear boundary wall details – sheet 1 and sheet 2, *drawing no.s al(21)0030 and al(21)0031*, are agreed.
- ☒ The gate has been fitted with a magnetic lock that has a holding force of 4500N (ideally, fitted centrally)
- ☒ The access control panel does not offer intruders an opportunity to scale the adjacent fence or gate.
- ☒ For clarification, the gate may be inward or outward opening.
- ☒ The Rear boundary details have been erected in accordance with the agreed plan.

Access Controls

Visitor access to front gate, resident-only access from rear gate

- ☒ The audio-visual units have been installed at the front and rear pedestrian entrance gates allow residents to communicate with visitors via a handset in each apartment.
- ☒ Residents are able to operate the pedestrian gates locking mechanisms from within their own apartment to allow *bona fide* visitors entry.
- ☒ Access controls have been fitted to the courtyard and south-west elevation, communal entrance doors. yes, D-B1-100 and D-B1-102

Landscaping

- ☒ The landscaping details contained within the AVRO landscaping drawings pdf (beginning with *drawing no. RFM-XX-00-DR-L-0001 rev C01*) are agreed.
- ☒ The landscaping has been carried out in accordance with the agreed details.
- ☒ Signage has been installed to direct visitors to appropriate entrance gates and entrance doors.

Lighting

- ☒ The lighting details contained with the AVRO External lighting drawings pdf (beginning with *drawing no. V(90)111 rev M2*) are agreed. However, there are no details for the lower ground floor.
- ☒ Lighting has been provided to the
 - apartment entrance doors on the lower ground floor
 - the rear entrance gate

Included, see attached dwgs V[90]110, V[90]002 & V[90]003.

- rear, lower ground floor, communal entrance door ← Included; see dwg V[90]110 attached
- garden access doors to the town house, LG 1 and LG4 ← OK

✓ Lights are operated by photoelectric cell/daylight sensor, although PIR security lighting is an acceptable means to illuminate the escape stair and doors on the north-eastern elevation.

✓ Fittings produce 'white' light.

Cycle Store

✓ A DRS-401 door has been fitted to secure the cycle store

✓ The door is fitted with an electronic lock that has a holding force of around 4500N.

✓ The door is self-closing and automatically locks upon closure.

✓ Securely anchored 'Sheffield' stands, or similar, are fitted within the store.

✓ PIR lighting has been installed within the store.

Intruder Alarm

✓ There is no requirement for intruder alarms to be installed.

CCTV

✓ If installed, details of CCTV cameras, their locations, and the details of the monitoring station, including its location, hours of operation, and incident response capability, should be forwarded for consideration. ←

✓ Cameras should be capable of monitoring: all entrance gates; the courtyard; communal entrance doors and entrance lobbies and the cycle store. ← Please refer to dwgs V[90]100, V[90]101 & V[90]102