Greater Manchester Police
designforsecurity

GMP HQ, 4th Floor
Northampton Road
Central Park
Manchester
M40 5BP
t: 0161 856 5912
e: info@designforsecurity.org
w: www.designforsecurity.org

F.A.O. Simon Critchley
Simpson Haugh & Partners
Riverside
4 Commercial Street
Manchester
M15 4RQ

Your Ref:
Our Ref: 2015/0530/SBD/01

Direct Line: 0161 856 5915

12th July 2017

Dear Simon,

Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.

Secured by Design – Princess Street/Whitworth Street, Manchester

Thank you for your Secured by Design, SBD, application, relating to the above development. I understand that you are seeking full compliance; this is now known as the SBD Gold award.

The attached checklist sets out the requirements for this scheme to achieve the Secured by Design Gold award. I am pleased to inform you that, subject to inclusion of all the measures set out within the checklist, the development should achieve Secured by Design Gold accreditation.

A final 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. Door, window and shutter 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 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

Secured by Design Checklist

2015/0530/SBD/01

Building 1

Doors

Communal residential and commercial entrances

- ☐ The communal residential entrance door set, doors connecting the basement car park floors to the lift and stair cores, and the commercial unit entrance doors (i.e. the door frame, door leaves, locking mechanism, door hardware and access control system) 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 external residential, car park-stair/lift core and commercial entrance doors.
- ☐ The communal residential entrance, car park-stair/lift core and the commercial entrance doors that have been fitted are compliant with the relevant test certificate.
- ☐ The communal residential entrance doors and car park-stair/lift core are fitted with door closers, which fully engage the locking mechanisms when closed.
- ☐ An audio visual link from the communal residential entrance to the concierge desk and to each apartment has been installed. An audio visual unit should relay images (one way) and audio (two ways) to a handset at the concierge desk and in each apartment to allow vetting of visitors prior to allowing entry. Concierge staff and residents should be able to operate the locking mechanism of the entrance doors remotely.
- ☐ Letterboxes within commercial doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Internal doors to 'back-of-house' management offices/storage/staff rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621 - fitted with access controls (i.e. proximity readers or swipe cards) or secured with keys. These doors should be fitted with self-closers and lock securely upon closure.
- ☐ Cash storage within the commercial units should be within a suitable LPS 1183 rated safe, which is located within a management office that has solid masonry walls, no adjacent false/suspended ceilings and a certified door-set to BS PAS 24 or LPS 1175 SR2.
- ☐ Signage has been installed at communal residential entrance informing visitors of the appropriate building/entrance to use.

Individual apartments

- ☐ All individual 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 individual apartment entrance doors.
- ☐ All individual apartment entrance doors have a door viewer.
- ☐ Door chains or other opening limiters have been installed to individual apartment entrance doors.

Emergency exit doors

- ☐ The external emergency escape doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain no ironmongery on the outer side of the door.

- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for emergency escape doors.
- ☐ The escape doors are compliant with the relevant test certificates.
- ☐ Escape doors are self-closing and lock securely upon closure.
- ☐ Emergency escape doors are to be used only in an emergency and not for general access or egress; the doors are fitted with an alarmed and include signs to prevent/deter misuse.

Bin store/Service doors

- ☐ The external bin store doors and the internal and external commercial service doors (including louvered doors) are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain minimal ironmongery on the outer side of the door.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for bin store/service doors.
- ☐ Internal doors to 'back-of-house' office/storage/plant/meter rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621.
- ☐ Internal and external bin store/service doors are self-closing and lock securely upon closure.

Roller Shutters

- ☐ Ideally, the car park shutter should be powder coated and tested, and certified, to LPS 1175 SR2, (or LPS 1175 SR1 if the shutter is perforated).
- ☐ If used, shopfront shutters or grilles must be powder coated, and tested and certified to LPS 1175 SR2, (or LPS 1175 SR1 if perforated), and fitted internally within the fabric of the building rather than added externally at a later date.

Glazing

- ☐ Curtain walling panels should include laminated glazing, and should be securely fixed directly to the floor slabs rather than to perimeter columns.
- ☐ Glazing throughout the development (including within external doors and the glazed balustrades) includes at least one pane of glass rated as P1A or P4A under EN 356.

Intruder alarm

- ☐ An alarm is installed to each apartment which complies with BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems.

  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.
- ☐ A monitored alarm system has been installed to secure the commercial unit, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or concierge office. The alarm has two secure signalling paths (one being GSM radio back-up).

Access Controls

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following should operate on access control:
  - Communal residential entrance
  - Ground floor stair core entrance door
  - Mail room door
  - Lifts
  - The car park entry shutter fob activated for entry and exit.

- Doors to the lifts and stair core from the car park
- Gates/doors to cycle stores
- Refuse stores (internal and external doors)
- Internal and external service doors
- Staff only rooms in both residential and commercial areas.

Lighting

- ❑ External lighting has been provided to all entrances and emergency escape doors.
- ❑ Lighting in the car park should be in accordance with BS 5489, and should display an average lux level of 75-100, with a uniformity level of no less than 50%.
- ❑ Lights operate by photoelectric cell/daylight sensor.
- ❑ Light fittings produce 'white' light.

CCTV

Residential

- ❑ Cameras should be capable of monitoring the following: all entrances to the building, the ground floor lobby, car park and car park entrance shutter, and the cycle storage.
- ❑ Monitoring and recording equipment should be securely stored on site within a secure area of the concierge office.

Restaurant

- ❑ As a minimum, cameras should be capable of monitoring all entrances, external seating, service access doors, the sales counter/till points, and the management office.
- ❑ Recording equipment should be located within a secure room within the premises, or recorded and stored by the development's management company or off-site, by a suitable monitoring/management company.

Cycle Store

- ❑ Cycle stores should be secured with a steel gate in a steel frame, fitted with an electronic lock to operable with a residents' fob. The gates should be self-closing and self-locking. Mag locks should have a resistance force of around 4500N.
- ❑ Racks should allow cyclists to secure the frame and wheels to the rack.

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Building 2

Communal residential and commercial entrances

- ☐ The communal residential entrance door set, doors connecting the basement car park floors to the lift and stair cores, and the commercial unit entrance doors (i.e. the door frame, door leaves, locking mechanism, door hardware and access control system) 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 external residential, car park-stair/lift core and commercial entrance doors.
- ☐ The communal residential entrance, car park-stair/lift core and the commercial entrance doors that have been fitted are compliant with the relevant test certificate.
- ☐ The communal residential entrance doors and car park-stair/lift core are fitted with door closers, which fully engage the locking mechanisms when closed.
- ☐ An audio visual link from the communal residential entrance to the concierge desk and to each apartment has been installed. An audio visual unit should relay images (one way) and audio (two ways) to a handset at the concierge desk and in each apartment to allow vetting of visitors prior to allowing entry. Concierge staff and residents should be able to operate the locking mechanism of the entrance doors remotely.
- ☐ Letterboxes within commercial doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Internal doors to 'back-of-house' management offices/storage/staff rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621 - fitted with access controls (i.e. proximity readers or swipe cards) or secured with keys. These doors should be fitted with self-closers and lock securely upon closure.
- ☐ Cash storage within the commercial units should be within a suitable LPS 1183 rated safe, which is located within a management office that has solid masonry walls, no adjacent false/suspended ceilings and a certified door-set to BS PAS 24 or LPS 1175 SR2.
- ☐ Signage has been installed at communal residential entrance informing visitors of the appropriate building/entrance to use.

Individual apartments

- ☐ All individual 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 individual apartment entrance doors.
- ☐ All individual apartment entrance doors have a door viewer.
- ☐ Door chains or other opening limiters have been installed to individual apartment entrance doors.

Emergency exit doors

- ☐ The external emergency escape doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain no ironmongery on the outer side of the door.

- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for emergency escape doors.
- ☐ The escape doors are compliant with the relevant test certificates.
- ☐ Escape doors are self-closing and lock securely upon closure.
- ☐ Emergency escape doors are to be used only in an emergency and not for general access or egress; the doors are fitted with an alarmed and include signs to prevent/deter misuse.

Bin store/Service doors

- ☐ The internal and external bin store doors and the internal and external commercial service doors (including louvered doors) are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain minimal ironmongery on the outer side of the door.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for bin store/service doors.
- ☐ Internal doors to 'back-of-house' office/storage/plant/meter rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621.
- ☐ Internal and external bin store/service doors are self-closing and lock securely upon closure.

Roller Shutters

- ☐ If used, shopfront shutters or grilles must be powder coated, and tested and certified to LPS 1175 SR2, (or LPS 1175 SR1 if perforated), and fitted internally within the fabric of the building rather than added externally at a later date.

Glazing

- ☐ Curtain walling panels should include laminated glazing, and should be securely fixed directly to the floor slabs rather than to perimeter columns.
- ☐ Glazing throughout the development (including within external doors and the glazed balustrades) includes at least one pane of glass rated as P1A or P4A under EN 356.

Intruder alarm

- ☐ An alarm is installed to each apartment which complies with BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems.

  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.
- ☐ A monitored alarm system has been installed to secure each of the commercial units, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or concierge office. The alarm has two secure signalling paths (one being GSM radio back-up).

Access Controls

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following should operate on access control:
  - Communal residential entrance
  - Ground floor stair core entrance door
  - Mail room door
  - Lifts
  - Doors to the lifts and stair core from the car park
  - Gates/doors to cycle stores

- Refuse stores (internal and external doors)
- Internal and external service doors
- Staff only rooms in both residential and commercial areas.

Lighting

- ☐ External lighting has been provided to all entrances and emergency escape doors.
- ☐ Lighting has been installed in the covered external walkway through the building.
- ☐ Lighting in the car park should be in accordance with BS 5489, and should display an average lux level of 75-100, with a uniformity level of no less than 50%.
- ☐ Lights operate by photoelectric cell/daylight sensor.
- ☐ Light fittings produce 'white' light.

CCTV

Residential

- ☐ Cameras should be capable of monitoring the following: all entrances to the building, the ground floor lobby, all car park levels, and the cycle storage.
- ☐ Monitoring and recording equipment should be securely stored on site within a secure area of the concierge office.

Commercial

- ☐ As a minimum, cameras should be capable of monitoring all entrances, any external seating, service access doors, the sales counter/till points, and management offices.
- ☐ Recording equipment should be located within a secure room within the commercial premises, or recorded and stored by the development's management company or off-site, by a suitable monitoring/management company.

Cycle Store

- ☐ Cycle stores should be secured with a steel gate in a steel frame, fitted with an electronic lock to operable with a residents' fob. The gates should be self-closing and self-locking. Mag locks should have a resistance force of around 4500N.
- ☐ Racks should allow cyclists to secure the frame and wheels to the rack.

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Building 3

Communal residential and commercial entrances

- ☐ The communal residential entrance door set, doors connecting the basement car park floors to the residents' lift and stair core, concierge office entrance door and the commercial unit entrance doors (i.e. the door frame, door leaves, locking mechanism, door hardware and access control system) 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 external residential, car park-residents' stair/lift core, concierge entrance and commercial entrance doors.
- ☐ The communal residential entrance, car park-residents' stair/lift core, concierge entrance and the commercial entrance doors that have been fitted are compliant with the relevant test certificate.
- ☐ The communal residential entrance doors, car park- residents' stair/lift core doors and concierge entry door are fitted with door closers, which fully engage the locking mechanisms when closed.
- ☐ An audio visual link from the communal residential entrance to the concierge desk and to each apartment has been installed. An audio visual unit should relay images (one way) and audio (two ways) to a handset at the concierge desk and in each apartment to allow vetting of visitors prior to allowing entry. Concierge staff and residents should be able to operate the locking mechanism of the entrance doors remotely.
- ☐ Letterboxes within commercial entrance doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Internal doors to 'back-of-house' management offices/storage/staff rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621 - fitted with access controls (i.e. proximity readers or swipe cards) or secured with keys. These doors should be fitted with self-closers and lock securely upon closure.
- ☐ Cash storage within the commercial units should be within a suitable LPS 1183 rated safe, which is located within a management office that has solid masonry walls, no adjacent false/suspended ceilings and a certified door-set to BS PAS 24 or LPS 1175 SR2.
- ☐ Signage has been installed at communal residential entrance informing visitors of the appropriate building/entrance to use.

Individual apartments

- ☐ All individual 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 individual apartment entrance doors.
- ☐ All individual apartment entrance doors have a door viewer.
- ☐ Door chains or other opening limiters have been installed to individual apartment entrance doors.

Emergency exit doors

- ☐ The external emergency escape doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain no ironmongery on the outer side of the door.

- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for emergency escape doors.
- ☐ The escape doors are compliant with the relevant test certificates.
- ☐ Escape doors are self-closing and lock securely upon closure.
- ☐ Emergency escape doors are to be used only in an emergency and not for general access or egress; the doors are fitted with an alarmed and include signs to prevent/deter misuse.

Bin store/Service doors

- ☐ The internal and external bin store doors, the external plant room doors facing Venice Street, and the internal and external commercial service door (including louvered doors) are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2 and contain minimal ironmongery on the outer side of the door.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for bin store/plant/service doors.
- ☐ Internal doors to 'back-of-house' office/storage/plant/meter rooms are 44mm solid core doors, fitted with 3 hinges and a mortised sash lock to BS3621/8621.
- ☐ Internal and external bin store/service doors are self-closing and lock securely upon closure.

Public entrance to the car park

- ☐ The public entrance door (i.e. the door frame, door leaves, locking mechanism, door hardware and access control system) that provides access to the lift lobby to the basement public parking are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2.
- ☐ A BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificate has been received for the door.
- ☐ The door is compliant with the relevant test certificate.
- ☐ The door is self-closing and locks securely upon closure.

Roller Shutters

- ☐ If used, shopfront shutters or grilles must be powder coated, and tested and certified to LPS 1175 SR2, (or LPS 1175 SR1 if perforated), and fitted internally within the fabric of the building rather than added externally at a later date.

Glazing

- ☐ Curtain walling panels should include laminated glazing, and should be securely fixed directly to the floor slabs rather than to perimeter columns.
- ☐ Glazing throughout the development (including within external doors and the glazed balustrades) includes at least one pane of glass rated as P1A or P4A under EN 356.

Intruder alarm

- ☐ An alarm is installed to each apartment which complies with BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems.

  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.
- ☐ A monitored alarm system has been installed to secure the commercial unit, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or concierge office. The alarm has two secure signalling paths (one being GSM radio back-up).

Access Controls

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following should operate on access control:
  - Communal residential entrance
  - Ground floor stair core entrance door
  - Mail room door
  - Lifts
  - Doors to the residents' lifts and stair core from the car park
  - Public entrance to the basement car park (e.g. using a bar coded ticket and associated reader)
  - Concierge entrance door
  - Gates/doors to cycle stores
  - Refuse stores (internal and external doors)
  - Internal and external service doors
  - Staff only rooms in both residential and commercial areas.

Lighting

- ☐ External lighting has been provided to all entrances and emergency escape doors.
- ☐ Lighting in the car park should be in accordance with BS 5489, and should display an average lux level of 75-100, with a uniformity level of no less than 50%.
- ☐ Lights operate by photoelectric cell/daylight sensor.
- ☐ Light fittings produce 'white' light.

CCTV

Residential

- ☐ Cameras should be capable of monitoring the following: all entrances to the building, the ground floor lobby, the concierge office, all car park levels, the public lift lobbies within the car park and at ground level, and the cycle storage.
- ☐ Monitoring and recording equipment should be securely stored on site within a secure area of the concierge office.

Commercial units

- ☐ As a minimum, cameras should be capable of monitoring all entrances, any external seating, service access doors, the sales counter/till points, and management offices.
- ☐ Recording equipment should be located within a secure room within the commercial premises, or recorded and stored by the development's management company or off-site, by a suitable monitoring/management company.

Cycle Store

- ☐ Cycle stores should be secured with a steel gate in a steel frame, fitted with an electronic lock to operable with a residents' fob. The gates should be self-closing and self-locking. Mag locks should have a resistance force of around 4500N.
- ☐ Racks should allow cyclists to secure the frame and wheels to the rack.