

Howard & Seddon Architect
64 Washway Road
Sale
M7 2ZS

Your Ref: 128987/FO/2020
Our Ref: 2006/1490/SBD/01

F.A.O. Karl Seddon

Date: 18th June 2024

Dear Sir,

Re: SECURED BY DESIGN (SBD) – 8 no. Residential Apartments and a Medical Centre at Ducie Arms, 424 Stockport Road, Manchester.

Thank you for the SBD application you have submitted for the above scheme.

I can confirm that the measures required for SBD Silver accreditation are those set out within the checklist in the following pages.

A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which these items can be verified. Please contact me as this time approaches to organise the inspection. Other items which relate to technical information (e.g. door and window specifications) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company), before the inspection is carried out.

Should you have any queries regarding the contents of this letter, or any other issues relating to this SBD scheme, please do not hesitate to contact me.

Yours faithfully

Matthew Granelli
Consultant



1 Layout

- 1.0 The residential and medical centre should be self-contained with no shared access.

2 Physical Security (Residential)

2.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access into the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- ☐ Secure through the wall mailboxes should be provided for each apartment.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS 201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead.
- ☐ Doors to storage / meter rooms should have 44mm solid core doors, 3 hinges, with a mortised sash lock to BS3621/8621 to allow the rooms to be secured when not in use.

2.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.

2.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of laminated glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

2.4 Alarms

- ☐ If an alarm is installed, then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, and PIR detectors should cover all ground floor rooms with windows.

2.5 Boundaries

- ☐ The amenity space, bicycle parking area, bin stores, and surface car parking area should have a secure boundary of a minimum of 2100mm in height and of robust construction (i.e. metal railings).
- ☐ Pedestrian and vehicular gate designs should be carefully considered so that they cannot be easily climbed. Gates should not have exposed hinges, locking apertures, or mid-rails that could be used as footholds. It is recommended that gates are a minimum of 2100mm and of robust construction.

- ☐ Both pedestrian and vehicular gates should operate on an access control system, with access restricted to residents/staff. There should be an intercom on the pedestrian gate for residents to vet visitors before allowing them access into the building. The pedestrian gate should be self-closing and self-locking so that it cannot be left insecure.

2.6 **Landscaping**

- ☐ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ☐ Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by

2.7 **Lighting**

- ☐ External lighting must be provided to pedestrian routes within the site in accordance with BS 5489.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors (manual override is also permissible).
- ☐ Lighting in the car park should be in accordance with BS 5489, and display an average lux level 20 with a uniformity level of no less than 25%. These figures should be evidenced by a lighting layout/lux plan.
- ☐ Lighting to undercroft parking areas should display an average lux level of 75-100, with a uniformity level of no less than 50%.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.

2.8 **Car Parking Areas**

- ☐ Car parking spaces should be clearly marked, and signage should indicate that these are for residents use only.

2.9 **Other**

- ☐ Meter cupboards to apartments should be located to the fronts of properties only or within a secure cupboard / room inside the block but not inside individual apartments. Smart meters are acceptable.
- ☐ Any externally mounted rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

3 **Physical Security (Non-Residential)**

3.1 **Doors**

- ☐ External doors must be compliant with and certified BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- ☐ There should be a video/audio intercom on the main entrance to allow staff to vet visitors to the building when necessary (i.e. out of hours). Out of normal working hours the main entrance doors should be secured with an access control entry system for staff members to enter.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24:2012, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ Internal doors to storage rooms should be solid core, minimum 44mm thick with a multi-point locking mechanism.

3.2 **Shutters**

- ☐ Any shutters should be certified to LPS1175 SR 2.

3.3 **Windows**

- ☐ Windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

3.4 **Glazing**

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

3.5 **Alarms**

- ☐ A monitored alarm system should be installed to cover all building on the site, linked to contacts on all external doors/shutters and PIR detectors covering all ground floor areas with windows, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room.

3.6 **Access Control**

- ☐ Doors into drug stores, or rooms where personal records are stored, should be certified to BS PAS 24. Walls should be of solid masonry construction or include a resilient layer in the wall. The door should be alarmed when the building is closed. Controlled drugs should be secured in a BS 2881 storage cabinet. Doors into drug or record stores should operate on auditable access controls.
- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following doors should operate on access control:
 - All external doors.
 - Staff only areas.

3.7 **Lighting**

- ☐ External lighting must be provided to pedestrian routes within the site in accordance with BS 5489.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

3.8 **CCTV**

- ☐ The GP surgery should be covered with a comprehensive CCTV system which can be monitored by staff. Key areas for CCTV coverage would be the main entrance to the building, reception area, circulation cores, and doors into staff only/sensitive areas. If a CCTV system is not installed, then there should be the infrastructure for one to be easily fitted by the end user.