Greater Manchester Police
designforsecurity

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Your Ref:
Our Ref: 2023/0166/SBD/01

F.A.O. Zayn (Brightwise Group) Date: 27th June 2025

Dear Zayn

Secured by Design – Land Adjacent 67 Cheetham Hill Road, Manchester

Thank you for your Secured by Design application in relation to the above development.

The following checklist forms the site-specific requirements for this scheme to achieve the Secured by Design award. A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which the items within the checklist can be verified. Other items which relate to technical information (door specifications for example) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company).

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

Yours faithfully

[redacted]

Patrick Babb
Consultant
[redacted]

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Secured by Design Checklist

2022/0330/SBD/02
The Rossett, Palatine Road

1 Physical Security (Apartments)

1.1 Doors (Apartments)

- 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 an audio/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; or,
- The 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 operated by a key. There should be an audio/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 meeting them at the main entrance.
- Secure through-the-wall mailboxes, or similar, should be provided for each apartment so that mail can be securely delivered without access into the building being required.
- Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Apartment entrance doors must have a door viewer.
- External escape-only doors (as with external doors in general) should be certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

1.2 Windows

- Ground floor 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.

1.3 Glazing

- Glazing to a height of 2400mm (or if otherwise accessible) must incorporate an internal pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P1A under EN 356. The remaining external pane in a double glazed unit may be toughened glass.

1.4 Boundaries

- The proposed boundary treatments are acceptable for Secured by Design.

1.5 Lighting

- External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- The bicycle store should be illuminated.

2 Physical Security (Retail Unit)

2.1 Doors

- External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- External escape-only doors (as with external doors in general) should be certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick).

2.2 Windows, Building Fabric & Shutters

- Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR 2 or LPS 2081 SR B.
- 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.
- Any shutters must be tested and certified to LPS 1175 SR2 and installed in accordance with manufacturer's instructions.

2.3 Glazing

- Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

2.4 Alarms, Access Control & CCTV

- The commercial unit should have intruder alarms installed or the infrastructure for tenants to easily install an alarm.
- The infrastructure should be provided for tenants to install a CCTV system and access control.