



CRIME IMPACT STATEMENT

Redevelopment of Chorlton Square Shopping Centre,
Barlow Moor Road

Proposed Residential-Led Mixed-Use Development

FOR: PJ LIVESEY HOMES (6) LIMITED

VERSION B: 27th March 2025

Greater Manchester Police

designforsecurity

Chorlton Square Shopping Centre, Barlow Moor Road

2024/0389/CIS/01

EXECUTIVE SUMMARY

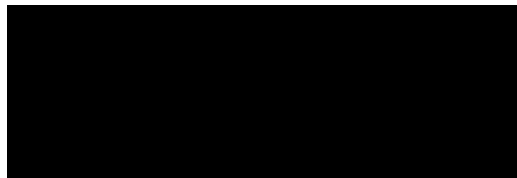
Development Supported with Further Points for Consideration

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime.

The proposed residential-led mixed use residential-led development is suitable for this area, it is in keeping with similar uses in the area, and the layout of the development is broadly acceptable with regards to designing out crime. There are a number of recommendations made in section 3.3 of this report including, but not limited to, the below:

- There are a number of areas identified for mitigating security features in section 3.3.3, these should be considered essential.
- Landscaped areas should be designed to allow for good sightlines and natural surveillance opportunities.
- Physical security & access control should be carefully considered.

It is highly recommended that these points are considered, along with the remaining points in section 3.3 of the report.



Patrick Babb

Consultant

e: [REDACTED]

Contents

1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.2 Common Use-Specific M.O.s (Modus Operandi)	
	2.3 Risk Factors - Residential	
	2.4 Risk Factors – Ground Floor Commercial Uses	
	2.5 Crime Rate Comparison	
	2.6 Domestic Burglary: Risk Analysis	
	2.7 Non-Burglary Risk Analysis – Retail Premises	
	2.8 Theft Retail Facilities: Risk Analysis	
	2.9 Vehicle Crime: Risk Analysis	
3	Layout Appraisal.....	11
	3.1 Proposed development	
	3.2 Positive Aspects of the Proposal	
	3.3 Changes Needed and Recommendations	
4	Physical Security (Residential).....	14
	4.1 Doors	
	4.2 Windows	
	4.3 Glazing & Building Fabric	
	4.4 Alarms	
	4.5 Access Control	
	4.6 Bicycle Parking Areas	
	4.7 Landscaping	
	4.8 Lighting	
	4.9 CCTV	
5	Physical Security (Retail)	16
	5.1 Doors	
	5.2 Windows, Building Fabric & Shutters	
	5.3 Glazing	
	5.4 Alarms, Access Control & CCTV	
6	Management & Maintenance	17
7	Construction	17
8	Useful References	17
	8.1 Secured by Design (SBD)	

Appendix

A	Contact register	18
B	Associated Documents.....	18
C	CIS Version History	18

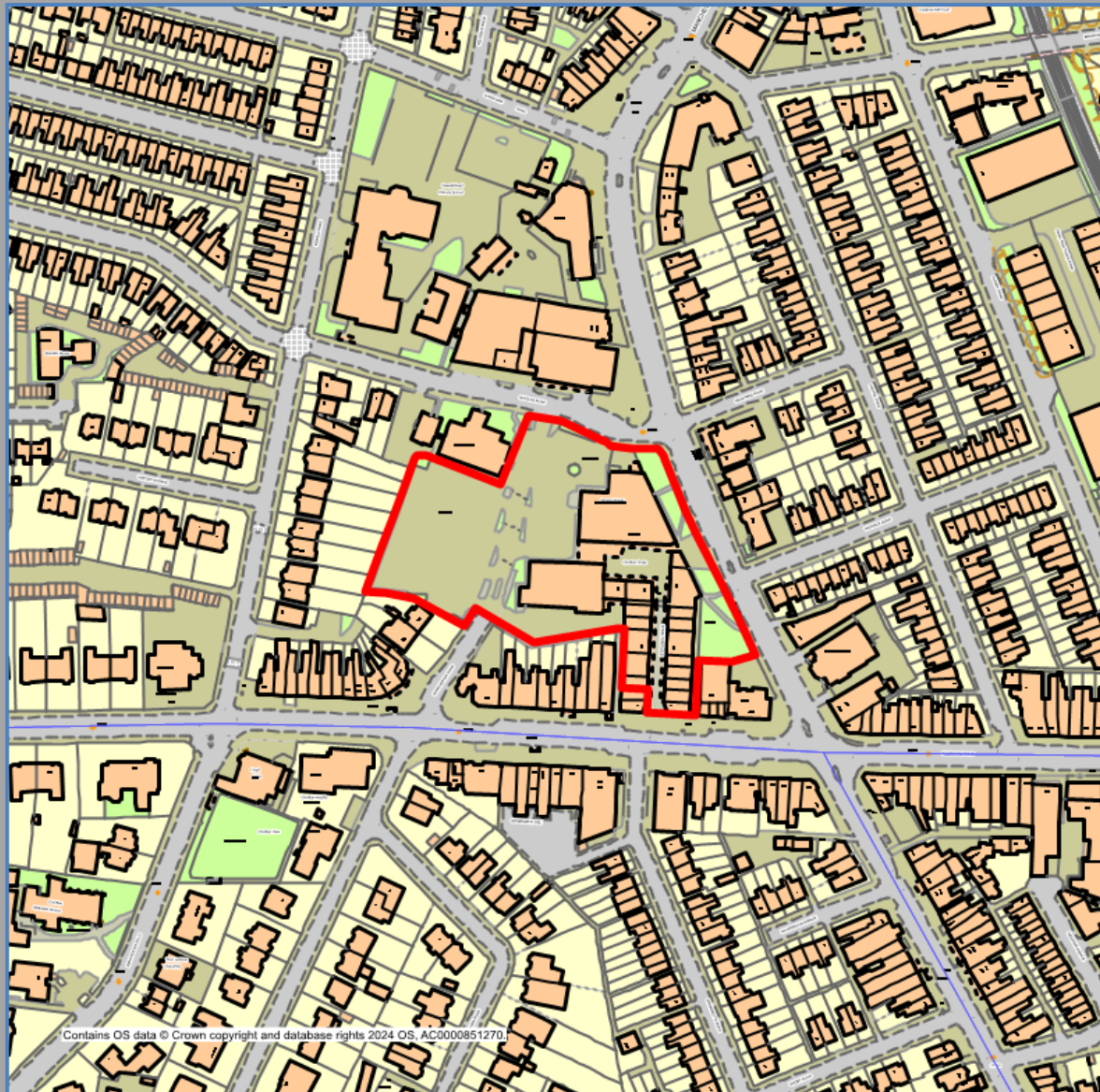
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in Chorlton, within the city of Manchester. The site is loosely bound by Nicolas Road to the North, Barlow Moor Road to the East, Wilbraham Road to the South, and the rear of properties on Oswald Road to the West.

The car park boundary with adjacent properties is made up of various treatments, including timber fences, concrete panel, and weld mesh fencing. The surface car park is a significant area of the site and is currently still in operation but did not appear to be well used on the time of my site visit.

The existing buildings on site have a temporary white timber hoarding with white metal gates, restricting access to the existing buildings to be demolished. There is anti-graffiti artwork on the current hoarding, which was previously defaced. There is also graffiti to a number of buildings in the local area.

There are significant areas of vegetation and grassed areas to the East of the site, adjacent Barlow Moor Road which are currently not well overlooked which could generate antisocial behaviour. This area is to be removed as part of the redevelopment.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st November 2023 to 31st October 2024.

Crime Summary

Figure 1: Recorded Crime within 500m of Site

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
24	23	63	242	65	11	<5	26	8	10

- 2.1.1 The overall rate of crime in the past 12 months has been above average for the Manchester division, with less serious wounding, theft and criminal damage having been most commonly reported. The majority of incidents have taken place at locations along Barlow Moor Road and Wilbraham Road, particularly at the junction between them and around Chorlton tram stop.
- 2.1.2 Less serious wounding offences have mostly taken place at the locations mentioned above, where assaults, harassment and assaults have been the most reported less serious woundings. These incidents have involved disputes between customers in pubs, restaurants, and retail outlets, as well as altercations between neighbours and some cases of domestic violence.
- 2.1.3 Most theft offences have occurred to the east of the proposed site at locations along Wilbraham Road. Offenders have targeted insecure items and bags left on tabletops and benches in public spaces, retail outlets and restaurants. There have also been cases of parcel being stolen from doorsteps and communal areas of apartment buildings.
- 2.1.4 Criminal damage offences have mainly taken place in the residential neighbourhoods throughout the local area. Offenders have used objects and bodily pressure to damage the external doors and smash the glazing in the windows of dwellings. Offenders have also used implements to damage the bodywork and glazing on cars.

2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments
Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24). External doors should be located where they can be overlooked by other properties or be seen from the public highway. External doors should be illuminated with a dedicated lighting source.
- 2.2.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.
Possible Solution - There should be two access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.
- 2.2.3 Posing as a legitimate customer and gaining access to staff only areas by means of tailgating staff and exploitation of insecure doors.
Possible Solution – Any staff-only areas should operate on an access control system with access restricted to authorised personnel.
- 2.2.4 Exploitation of insecure windows and doors to gain access into communal areas and apartments
Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

2.2.5 Theft of parcels from communal areas

Possible solution – There should be a secure parcel store with access restricted to residents. The parcel store should be covered by CCTV which can be reviewed in the event a parcel goes missing.

2.2.6 Forcing open secure shutters using bodily pressure and implements in order to access the doors/windows behind

Possible Solution - Any shutters should conform to a recognised security standard such as LPS 1175 SR 2.

2.3 Risk Factors - Residential

The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds, or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

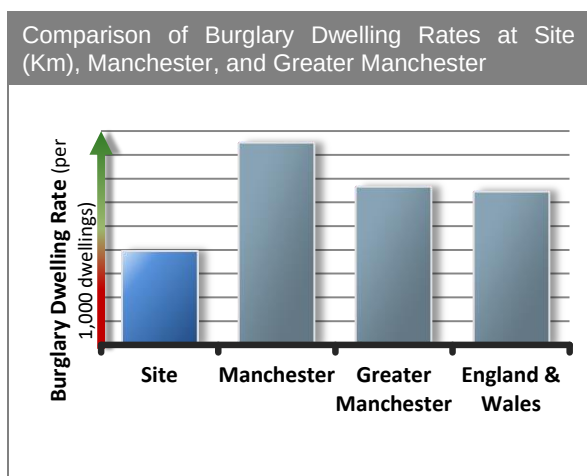
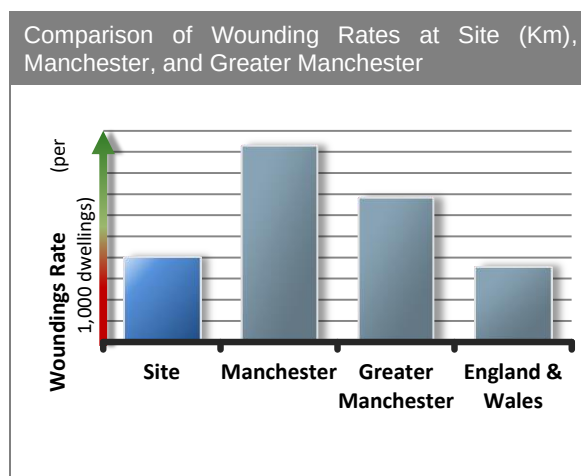
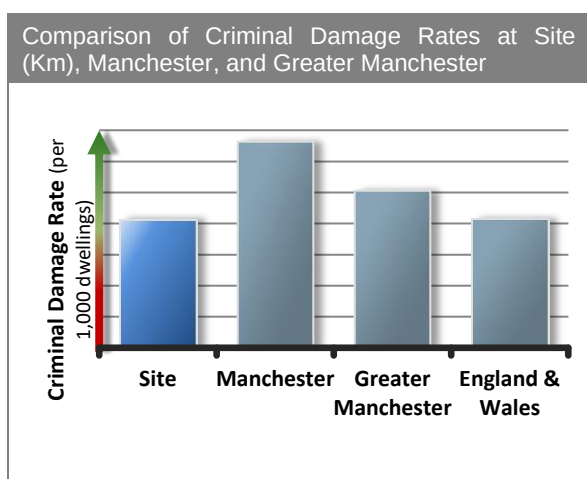
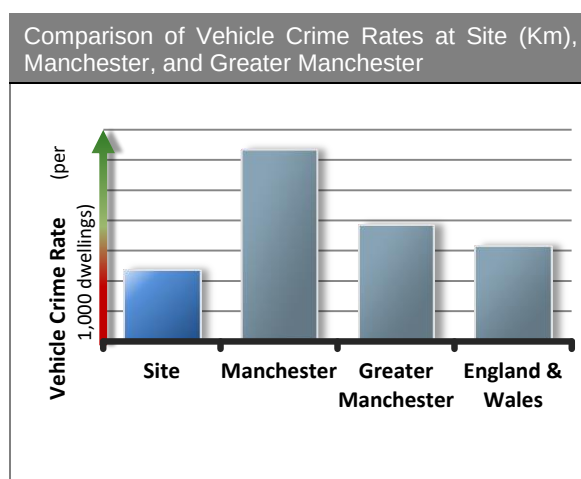
2.4 Risk Factors – Ground Floor Commercial Uses

The typical security risks for a development of this nature are:

- Commercial burglary
- Cash robbery
- Unauthorised access to private spaces/Tailgating
- Shoplifting
- Employee theft
- Theft of customer / staff property
- Criminal damage to property

2.5 Crime Rate Comparison

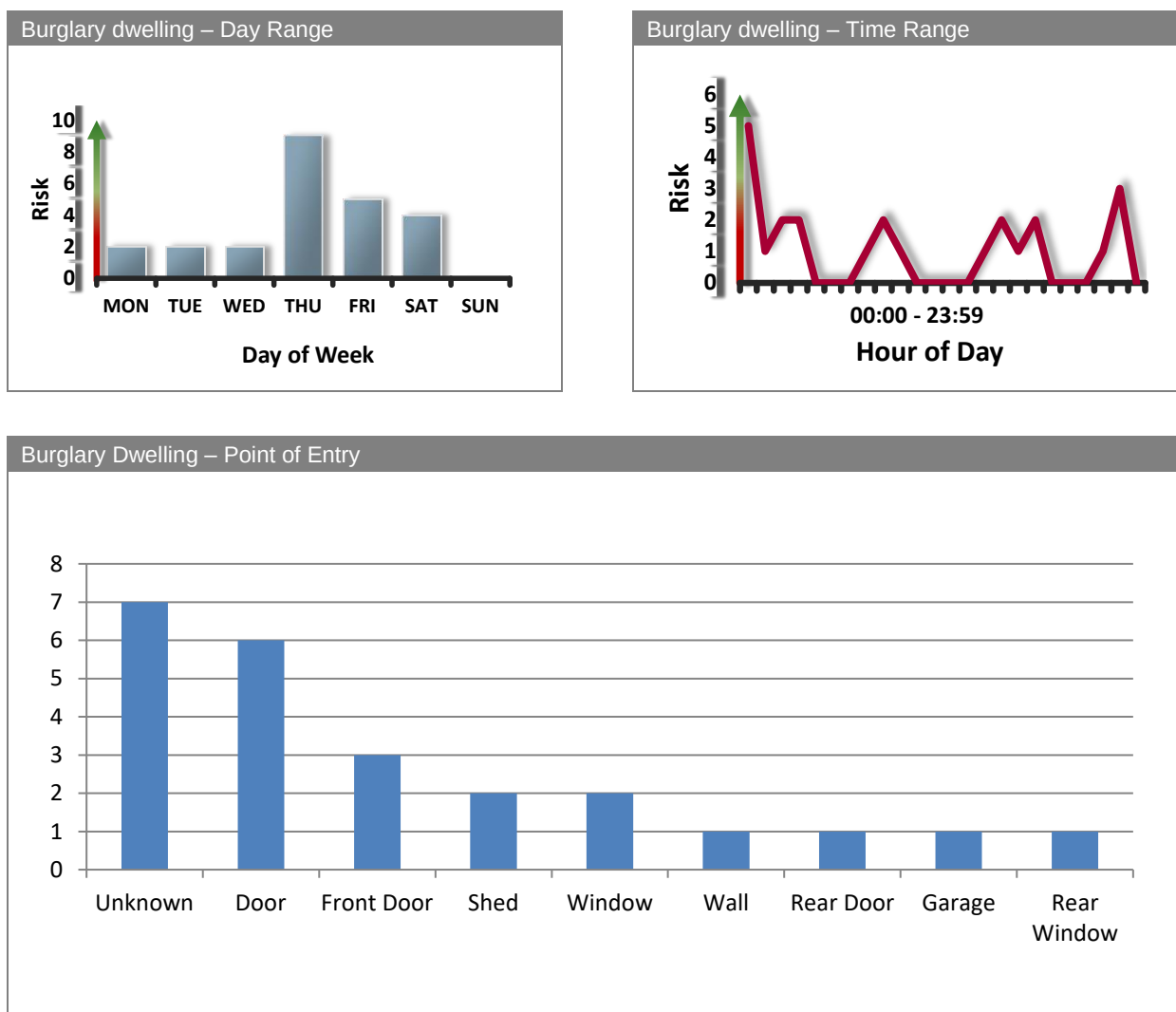
The rates below relate to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.5.1 The rate of domestic burglaries per 1000 dwellings is **54% lower** than Manchester as a whole, **41% lower** than Greater Manchester and **39% lower** than England & Wales.
- 2.5.2 The rate of woundings per 1000 dwellings is **57% lower** than Manchester as a whole, **41% lower** than Greater Manchester and **12% higher** than England & Wales.
- 2.5.3 The rate of incidents of criminal damage per 1000 dwellings is **38% lower** than Manchester as a whole, **18% lower** than Greater Manchester and **1% lower** than England & Wales.
- 2.5.4 The rate of incidents of vehicle crime per 1000 dwellings is **63% lower** than Manchester as a whole, **39% lower** than Greater Manchester and **26% lower** than England & Wales.

2.6 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



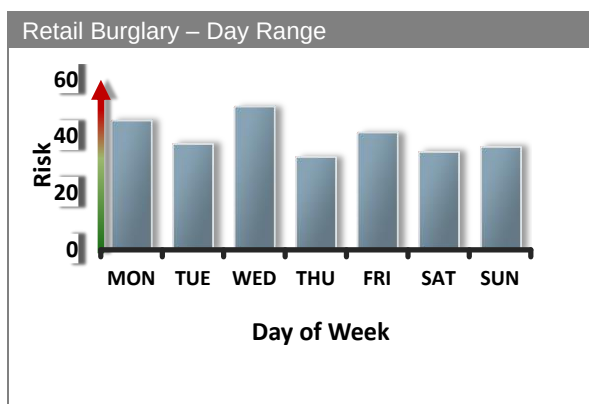
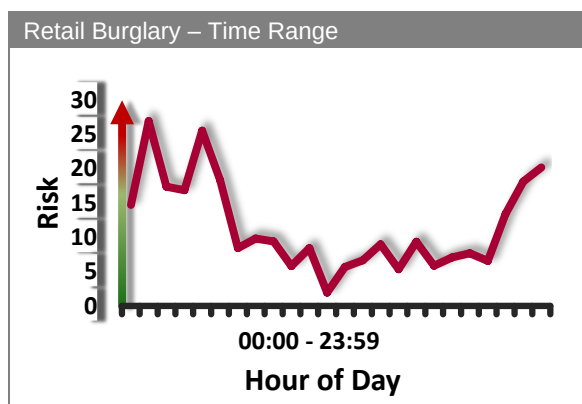
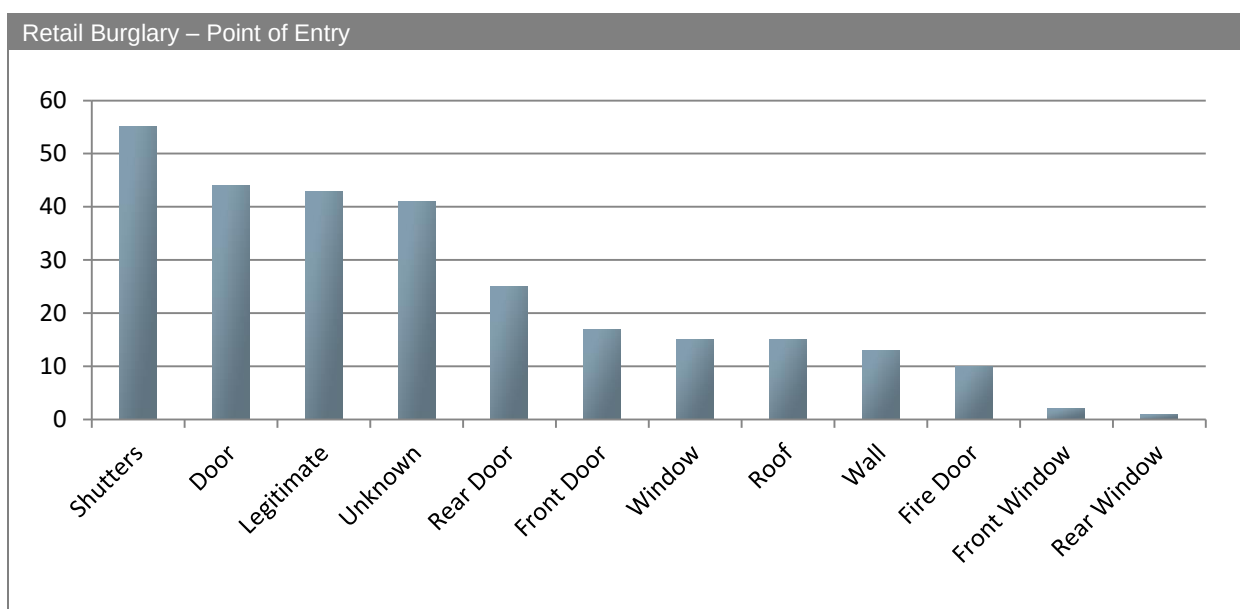
2.6.1 **Day/Time Range:** The risk of domestic burglary is highest on Thursday just after midnight (00:00-01:00). Offenders often target dwellings late at night when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

2.6.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- In cases where the entry point has been recorded as 'unknown', it is likely that the offenders has exploited insecure windows or doors.
- Smashed glazing in the windows and doors.
- Using bodily pressure or implements in order to force open secure windows and doors.

2.7 Non-Burglary Risk Analysis – Retail Premises

The data below relates to non-domestic burglary offences within / against retail facilities, recorded in the Manchester area during 2018 - 2019.



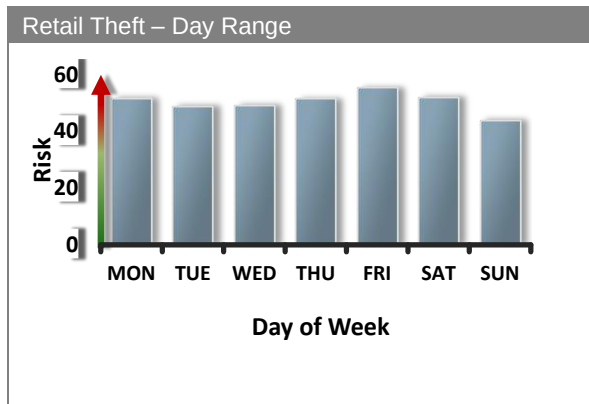
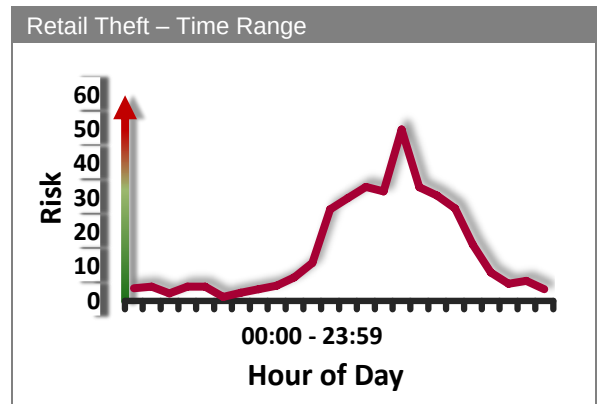
2.7.1 **Day / Time Range:** The risk of burglary at retail premises in Manchester is consistently high throughout the week, peaking on a Wednesday. During the day the risk of burglary at retail premises increases in the early hours of the morning (12am – 6am). Burglaries at commercial premises frequently take place during the night, when they are closed, and the streets are quiet. Offenders perceive the risk of being witnessed or apprehended at its lowest.

2.7.2 **Point of Entry:** In the local area the following entry points and MO's have been the occurred most frequently:

- Smashed glazing in windows and doors to gain entry to premises.
- Posing as a legitimate customer and tailgating / exploitation insecure doors to gain access to staff only areas.
- Forcing open shutters using bodily force and implements to gain entry.
- Opening secure doors using bodily pressure and implements to gain entry.

2.8 Theft Retail Facilities: Risk Analysis

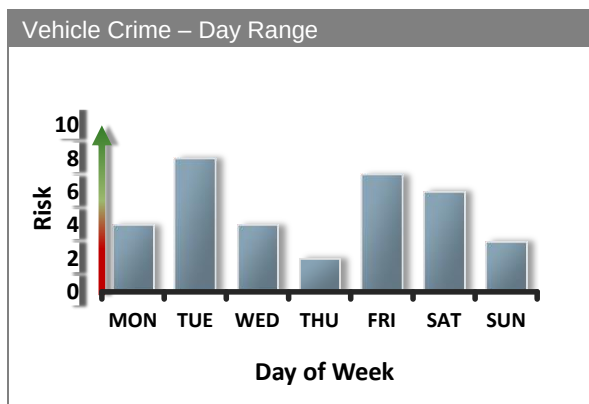
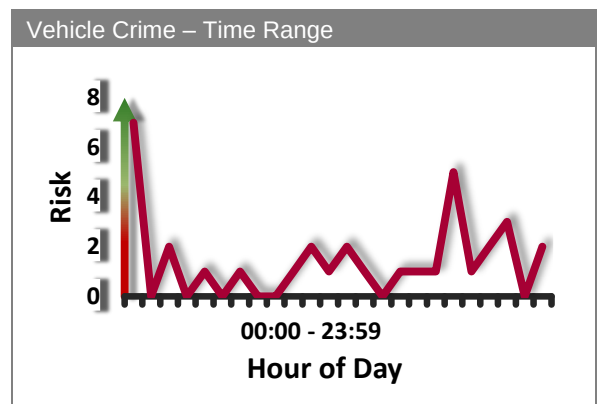
The data below relates to thefts within / against retail facilities, recorded in the Manchester area during 2018 - 2019.



- 2.8.1 **Day / Time Range:** The risk of theft from retail premises in Manchester is consistently high throughout the week, peaking on a Friday and Saturday. During the day the risk of theft at retail premises peaks in the late morning and into the evening (10:30am – 8pm). Small, personal items are being targeted, mostly mobile phones, purses, and bags.

2.9 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.9.1 **Day/Time Range:** The risk of vehicle crime is highest on Tuesday just after midnight (00:00-01:00). Offenders tend to target vehicles at this time when they are often left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The application is for full planning permission for the demolition of existing buildings on site and erection of 6 residential buildings to provide up to 262 homes with ground floor commercial uses and associated car parking, landscaping and public realm, servicing, and access arrangements, with associated highways alterations and other associated works.

3.2 Positive Aspects of the Proposal

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 The proposed development is in keeping with similar new developments in the local area (i.e. residential/apartments). The volume of apartments across the buildings will generate a high level of residential activity in the local area which can deter criminals from operating.
- 3.2.2 The building has several active frontages including to Nicolas Road & Barlow Moor Road, and the pedestrian route through the scheme. This will allow for high levels of natural surveillance of the surrounding areas. The proposed retail uses will bring activity to the building during the day when residents are more likely to be out at work.
- 3.2.3 The site fronts onto Nicolas Road, Barlow Moor Road, and Wilbraham Road. The high levels of vehicular and pedestrian traffic will provide the buildings with high levels of passive surveillance.
- 3.2.4 The area between the buildings will be well overlooked by the apartments and retail offerings, allowing staff and residents to be alerted to any misuse.
- 3.2.5 The main entrances to the building are positioned where they can easily be seen from the public highway/footway or the pedestrian route through the site.
- 3.2.6 Car parking will be provided at ground floor and basement level of the podium that connects blocks A, B, C & F, allowing residents with vehicles to park them securely and reduce the burden on street parking. The car parking area to the rear of plot D will be restricted to residents with double gates, allowing residents to park their vehicles securely and reduce the burden on street parking in the area.
- 3.2.7 A small visitors car park will be provided which will allow visitors of residents and visitors to the district centre to park.
- 3.2.8 Cycle stores will be provided for residents to securely store their bicycles within the building where they will be less vulnerable to theft.
- 3.2.9 Vehicle access to the rear of block E will be gated, restricting access to the rear of the block to authorised persons and reducing the potential for misuse.
- 3.2.10 Pedestrian access between plots D & E will be gated which will restrict access to the car parking area beyond to residents.
- 3.2.11 There will be a mix of lighting sources through the development (i.e. bollard, column, festoon lighting) which will allow for a high level of illuminance to the public realm areas.

3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

Layout

- 3.3.1 There are a number of places where there are passageways or spaces which are not overlooked and could potentially generate antisocial or criminal behaviour.
- To the space to the front of block F to the rear of the existing Costa Coffee café.
 - Between block F and the existing Admiral bookmakers building (partially overlooked by upper floor apartments).

-
- The access road to the undercroft/basement parking area to the rear of existing properties on Wilbraham Road.
 - The route to the access road from Wilbraham Road.
- 3.3.2 Consideration should be given to mitigating the risk of antisocial or criminal behaviour, which will be to the detriment of residents of the proposed apartments, existing residents, and business owners.
- 3.3.3 To reduce the potential for misuse of these spaces the following measures should be considered essential.
- Routes should be linear to allow for good sightlines, allowing pedestrians to view any threats
 - These spaces should be illuminated to a high standard to deter loitering in these spaces.
 - There should be CCTV coverage of these spaces, ideally monitored by a security team/concierge.
 - Any vandalism/graffiti should be quickly removed, and litter picking should be carried out regularly.
 - These spaces should be viewed overlooked by upper floor apartments where possible, to allow residents to provide some surveillance of these areas.
- 3.3.4 Many of the properties on Wilbraham Road have first floor apartments (some accessed from the rear) these will allow some surveillance of the access road. The inclusion of improved lighting will provide better opportunities for surveillance and deter offenders.
- 3.3.5 In all other aspects the layout of the development does not have any features which have the potential to generate crime or antisocial behaviour.

Apartments

- 3.3.6 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, 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.
- 3.3.7 Access into the buildings 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.
- 3.3.8 To prevent tailgating into the building there should be a secure lobby, with a residents/visitors passing through a second access control security rated door before they can enter the stair/lift core of the building.
- 3.3.9 Postal workers should not be allowed unfettered access throughout the development. Postal workers should be granted access only to the post rooms only or mail/parcels should be delivered directly to the concierge.
- 3.3.10 Due to the prevalence of parcel theft at apartment buildings it is highly recommended that a parcel store is provided for residents. Access into the parcel store should be restricted to residents with an auditable access control system. There should be monitored CCTV within the parcel room to deter the potential for theft, and so that footage can be reviewed if parcels are missing.
- 3.3.11 Doors into cycle stores should operate on an access control system, operated with resident's key card/fob. Bicycle racks should allow both wheels and the frame to be secured.
- 3.3.12 All amenity spaces/facilities should be governed by an access control and/or booking system, restricting use of these spaces to genuine users. Access control should be auditable in the event that the amenity spaces are misused.

Ground Floor Commercial Units

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

Car Parking (Surface)

- 3.3.15 The rear surface car parking area should be secured with a secure boundary and automated gates. Boundary treatments and gates should be 1800mm high to prevent them from being easily climbed. They should not have centrally located horizontal bars to aid climbing, the gates should be located away from other climbing aids, and the gap at the bottom of the gates should be small enough to stop anyone crawling through.
- 3.3.16 Pedestrian gates should be of robust construction (i.e. metal railings), and it should operate on access control (i.e. secured with a maglock), or be key lockable, the gate should be self-closing and self-locking so that the gate closes automatically behind residents and cannot be left insecure.
- 3.3.17 The car parking area should be illuminated to a high standard with an average illuminance 20lx to deter offenders and to facilitate safe use during the hours of darkness.
- 3.3.18 The car parking areas should be illuminated to an average illuminance of 20lx.
- 3.3.19

Car Parking (Undercroft/Basement)

- 3.3.20 The entrance into the car park should be restricted with a shutter or bi-folding gate, with a fob, ANPR, or remote control, to restrict access to genuine users.
- 3.3.21 The car park should be illuminated in accordance with BS 5489 – see table L1 opposite.
- 3.3.22 Any doors into the building from the car parking area should be certified to a recognised security standard (i.e. BS PAS 24).

Table L1: Lighting requirements for multi-storey/enclosed car parks

Areas	Av. lux	Min. lux	Uniformity
Parking bays and lanes	75	50	0.6
Ramps, corners and junctions	150	75	0.5
Vehicular entrances/exits	75 (night) 300 (day)	n/a	n/a
Pedestrian areas (stairs, lobbies etc)	100	50	0.5
Open roof level	30	10	0.33

Please Note:

- The Av (average) lux is the maintained average horizontal illuminance on the floor
- The Min (minimum) lux is the minimum horizontal illuminance at any location
- Reference should be made to BS 5489 part 9, for further information and guidance
- There may be scope for compromise on the above levels due to external factors

External spaces

- 3.3.23 Landscaped areas potentially generate antisocial behaviour or misuse if poorly designed. It is highly recommended that, to ensure good sightlines, that tree canopies do not fall lower than 2000mm and shrubbery/planting is generally kept lower than 1000mm. These principles should be particularly adhered to in the pedestrian route between the blocks and the frontage to Barlow Moor Road.
- 3.3.24 There should be a mix of lighting sources (i.e. illuminated bollards, lighting columns, festoon lighting) within the landscaped area to ensure it is illuminated to a high standard when it is dark, to deter misuse and allow it to be easily surveyed from inside the buildings. Any seating areas should be capable of being viewed from inside the building and be covered by CCTV.
- 3.3.25 To enhance natural surveillance and minimise the risk of antisocial behaviour, crime, and fear of crime, proper lighting should be employed to illuminate both the building exteriors and any external spaces. Additionally, it is essential to illuminate the building overhangs (if applicable) to discourage gatherings.
- 3.3.26 Vehicular access into the pedestrian route between the blocks should be prevented with bollards, trees, planters, or similar. Vehicular access to the public realm on Barlow Moor Road and Nicolas Road should be restricted in a similar way.
- 3.3.27 Anti-graffiti coating to any blank facades would allow for any graffiti to be quickly removed; or alternatively, the design of any blank façades could have a detail which would make defacement difficult. Shrubby or planting can also be used to restrict access to vulnerable elevations.

4 Physical Security (Residential)

In addition to the layout issues highlighted in section 3, the following checklist (sections 4-7) forms the physical security requirements for this scheme to achieve Secured by Design accreditation if required.

4.1 Doors

- 4.1.1 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.
- 4.1.2 Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - 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.
- 4.1.3 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.
- 4.1.4 Construction of internal walls surrounding internal apartment entrance doors (600mm either side of the door set) should incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism. The resilient layer should be timber (minimum thickness of 9mm) or expanded metal.
- 4.1.5 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.

4.2 Windows

- 4.2.1 Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- 4.2.2 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.

4.3 Glazing & Building Fabric

- 4.3.1 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.
- 4.3.2 Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- 4.3.3 There should be a block work wall or material of similar strength (e.g. welded-steel mesh) behind or within any new cladding/insulated panels to the building, to a minimum height of 2000mm from ground level, to ensure that the fabric of the building itself is not vulnerable to attack.

4.4 Alarms

- 4.4.1 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
- 4.4.2 If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Access Control

4.5.1 Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:

- Communal entrances
- Communal areas
- Bicycle stores
- Circulation cores
- Amenity space
- Staff only areas
- Car parking areas
- Parcel rooms

4.6 Bicycle Parking Areas

4.6.1 Doors into the cycle parking area(s) must be 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, with access restricted to registered residents (i.e. genuine bicycle owners).

4.6.2 Cycle stands should either be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.7 Landscaping

4.7.1 There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

4.7.2 It is essential that good sightlines are maintained throughout the development to allow residents and visitors to actively survey the area for potential threats. Low level planting should not be in excess of 1000mm in height and tree crowns should fall no less than 2400mm to aid sightlines and natural surveillance.

4.8 Lighting

4.8.1 External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/pooling.

4.8.2 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.

4.8.3 Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

4.8.4 Doors within the basement/undercroft parking area should be illuminated with a dedicated lighting source.

4.8.5 Elevations of the building should be illuminated.

4.9 CCTV

4.9.1 The proposed apartment development should be covered by a comprehensive CCTV system.

4.9.2 It is important that an operational requirement for CCTV is drawn up for commercial premises in accordance with their specific use and that the objectives for the CCTV system are clearly established before a tendering process is started. A useful reference to help achieves this goal is the CCTV

- 4.9.3 The CCTV system must have a recording format that is acceptable to the police with images of evidential quality. Staff should be sufficiently trained to operate the system and be able to make recordings available to police on request and an operational requirement must take account of this fact.
- 4.9.4 Whilst the location of cameras is a site-specific matter it would be normal practice for the system to observe all vehicular and pedestrian entrances. Early discussions with an independent expert and potential installers can resolve a number of matters including:
- monitoring and recording requirements
 - activation in association with the intruder alarm
 - requirements for observation and facial recognition/identification
 - areas to be monitored and field of view.
 - activities to be monitored.
 - the use of recorded images
 - maintenance of equipment and the management of recording
 - subsequent ongoing training of operatives
- 4.9.5 TV systems must be installed to BS EN 50132-7: CCTV surveillance systems for use in security applications.
- 4.9.6 The CCTV system should be compatible with the existing or planned lighting system.
- 4.9.7 CCTV systems should be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.org.uk.
- 4.9.8 For guidance on the use of CCTV images as legal evidence see BS 7958: 215 Closed circuit television (CCTV). Management and operation. Code of practice. This document provides guidance and recommendations for the operation and management of CCTV within a controlled environment where data that may be offered as evidence is received, stored, reviewed, or analysed. It assists owners of CCTV systems to follow best practice when gathering information of evidential quality. Remotely monitored detector activated CCTV systems must be installed in accordance with BS 8418: 2015 Installation and remote monitoring of detector operated CCTV systems - Code of practice.

5 Physical Security (Retail)

5.1 Doors

- 5.1.1 External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- 5.1.2 Sliding/revolving doors should be tested and certified to LPS 1175 SR2.
- 5.1.3 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.
- 5.1.4 All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

5.2 Windows, Building Fabric & Shutters

- 5.2.1 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.
- 5.2.2 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.

-
- 5.2.3 Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
 - 5.2.4 Any shutters must be tested and certified to LPS 1175 SR2 and installed in accordance with manufacturer's instructions.

5.3 Glazing

- 5.3.1 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.

5.4 Alarms, Access Control & CCTV

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

6 Management & Maintenance

- 6.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
 - Litter removal
 - Repair to communal areas (lighting, signage, access controls)
 - Trimming and pruning to shrubs and trees
- 6.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

7 Construction

- 7.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible, and accountable.
- 7.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

8 Useful References

8.1 Secured by Design (SBD)

- 8.1.1 Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

A Contact register

Date	Contact With	Summary of Contact
23/10/2024	Adam Booth	Meeting
11/11/2024	Joe McElhone	CIS application confirmed
24/03/2025	Chris Argent	CIS comments

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

Drawing No.	Drawing Title	Date	Rev
1062-01G	Landscape Masterplan DRAFT		
2104-	Design and Access Statement_DRAFT1		
2104-FCBS-ZZ-GF-DR-	-Ground Floor		
2104-	Planning Drawings (Collated)_DRAFT1		

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

C CIS Version History

Version	Revisions Made	Date
A		
B	Revised report	27/03/2025