



CRIME IMPACT STATEMENT

140 Great Ancoats Street

2 No. Apartment Buildings, Offices, &
Commercial Units

FOR: ARTAL LTD

VERSION A: 3rd December 2024

REFERENCE: 2024/0313/CIS/01

Greater Manchester Police
designforsecurity

140 Great Ancoats Street

2024/0313/CIS/01

EXECUTIVE SUMMARY

Recommendations made

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 following areas have been identified as a concern and should be addressed (see section 3.3 for more details).

- The landscaped areas should be carefully designed so that areas of concealment or hard landscaping that could generate antisocial behaviour, or criminality, are avoided. These spaces should be illuminated to a high standard.
- Vehicular access to the rear of the buildings and the landscaped area should be restricted with bollards or similar vehicle mitigation.
- Access control and physical security of the buildings should be carefully considered. A comprehensive CCTV system should be provided.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development, and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



Patrick Babb

Consultant

e: patrick.babb@designforsecurity.org

Contents

1	Visual Audit.....	5
2	Crime Statistics & Analysis.....	6
	2.1 Crime Summary	
	2.2 Common Use-Specific M.O.s (Modus Operandi)	
	2.3 Risk Factors - Residential	
	2.4 Risk Factors - Offices	
	2.5 Crime Rate Comparison	
	2.6 Domestic Burglary: Risk Analysis	
	2.7 Non-Domestic Burglary (Offices): Risk Analysis	
	2.8 Theft (Offices): Risk Analysis	
	2.9 Vehicle Crime: Risk Analysis	
3	Layout Appraisal.....	12
	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 (Offices)	16
	5.1 Doors	
	5.2 Windows & Shutters	
	5.3 Glazing & Building Fabric	
	5.4 Bicycle Parking	
	5.5 Alarms	
	5.6 Access control	
	5.7 Lighting	
	5.8 CCTV	
6	Physical Security (Commercial Units)	18
	6.1 Doors	
	6.2 Windows, Building Fabric & Shutters	
	6.3 Glazing	
	6.4 Alarms	
	6.5 Access Control	
7	Management & Maintenance	19
8	Construction	20

9	Useful References	20
9.1	Secured by Design (SBD)	

Appendix

A	Contact register	21
B	Associated Documents.....	21
C	CIS Version History	22

1 Visual Audit

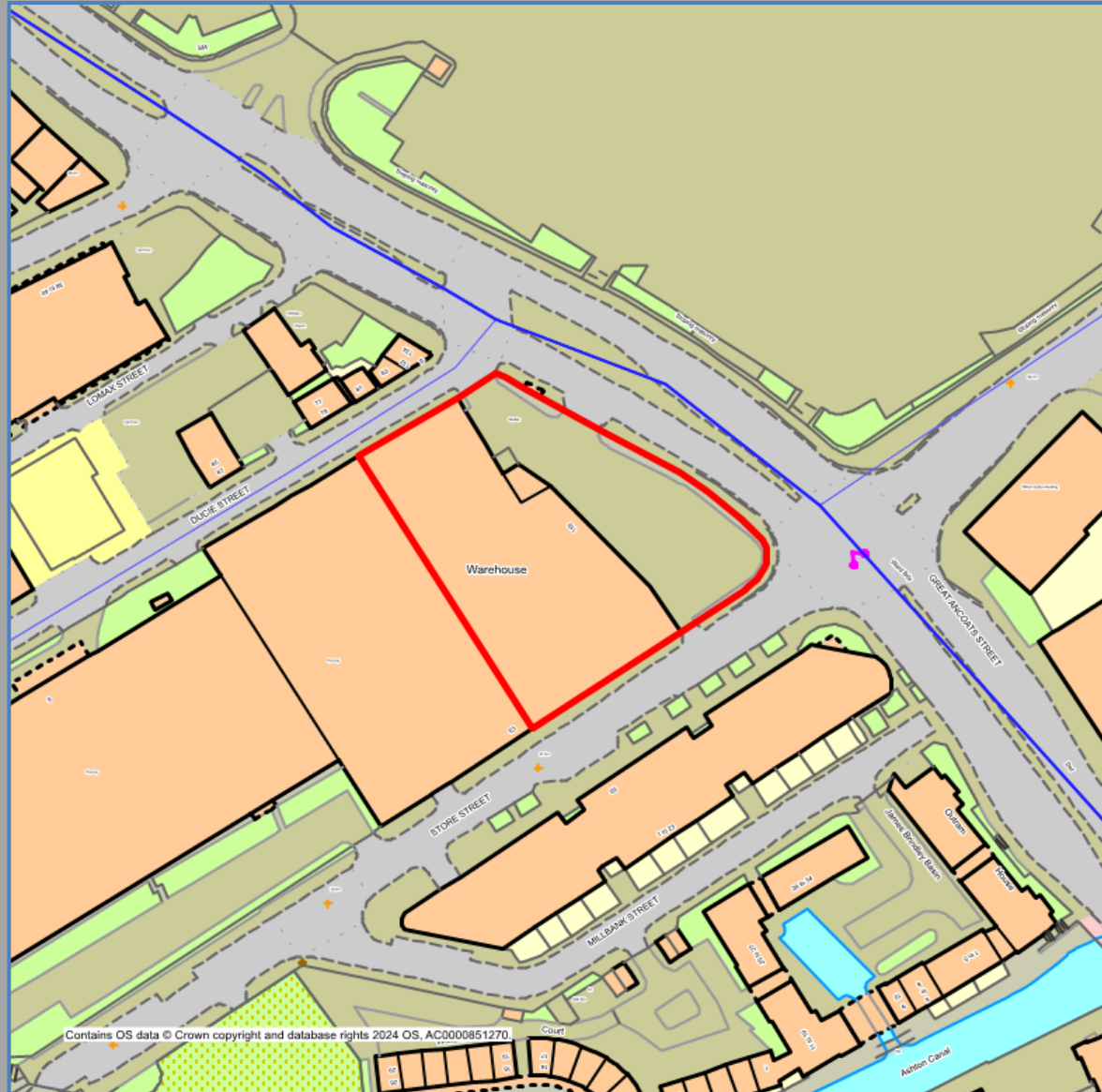
The proposed development site can be seen on the adjacent map, edged in red. The site is located in the city centre area of Manchester in the Northern Quarter area.

The site is positioned in a prominent location on the junctions of Great Ancoats Street and Store Street & Ducie Street, which form the North, East, and South boundaries of the site, with the site boundary to the West formed by an existing adjacent building.

Great Ancoats Street, Ducie Street, and Store Street are subject to high levels of vehicular and pedestrian traffic, with Great Ancoats Street forming part of the inner ring road.

The site is presently developed a part single storey, part two storey, warehouse building, which is currently used as a furniture store, and associated car parking area to the front.

There are a number of new developments in the local area including the Oxygen building & Crusader Mill to the South/East, multiple apartment buildings on Old Mill Street, and other residential buildings on Great Ancoats Street. The large vacant site to the North of the site (Central Retail Park) is set to be redeveloped as Manchester Digital Campus, park/public realm, and a residential development.



2 Crime Statistics & Analysis

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

2.1 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
30	41	140	354	135	42	8	258	24	23

- 2.1.1 The overall rate of crime over the past 12 months has been high, with less serious wounding, vehicle crime and theft having been the most reported offences taking place. These types of crime are typical of those experienced in or within close proximity of district, town or city centres where there is a high concentration of retail, commercial and licensed premises, leading to a higher number of crime and disorder issues. These offences have occurred throughout the local area, with a higher concentration to the west of the proposed site closer to the city centre, as well as at a hotspot of offences occurring along Pollard Street to the southeast.
- 2.1.2 Less serious woundings have taken place throughout the local area, with assaults and public order offences have been the highest recorded less serious woundings taking place. Offences have mostly occurred during the late evening and early hours of the morning, with the majority of incidents involving disputes between known associates as well as cases of domestic violence.
- 2.1.3 Vehicle crime in the local area has mostly taken place in private car parks and vehicles using on street parking facilities, with a large hotspot of offences occurring at the car parks near New Islington tram stop. Theft from a motor vehicle has been the highest recorded vehicle crime, whereby offenders have used implements and objects in order to smash glazing in windows to access the interior before removing items from within.
- 2.1.4 Thefts have also taken place throughout the area, with offenders most commonly using pickpocketing and distraction techniques in order to obtain items stored on the person such as mobile phones, purses and wallets. Offenders have also targeted insecure items (mostly mobile phones and bags) left on or under tables in bars and restaurants or benches in public spaces. There have also been cases of parcel being stolen from apartment buildings.

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

2.2.1 Theft of parcels from communal spaces

Possible Solution – There should be secure parcel stores within the apartment buildings. Access into parcel stores should be governed by the building-wide access control and monitored with CCTV.

2.2.2 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).

2.2.3 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.

Possible Solution - There should be 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.

2.2.4 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.

2.2.5 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.

2.3 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

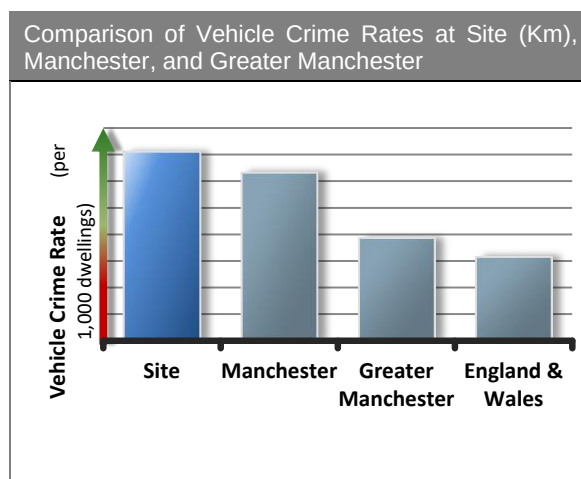
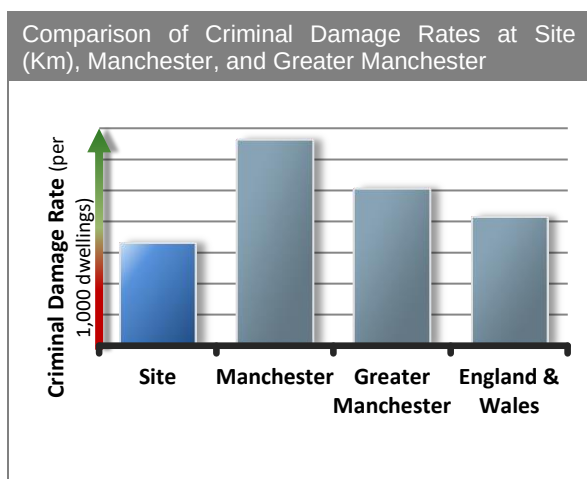
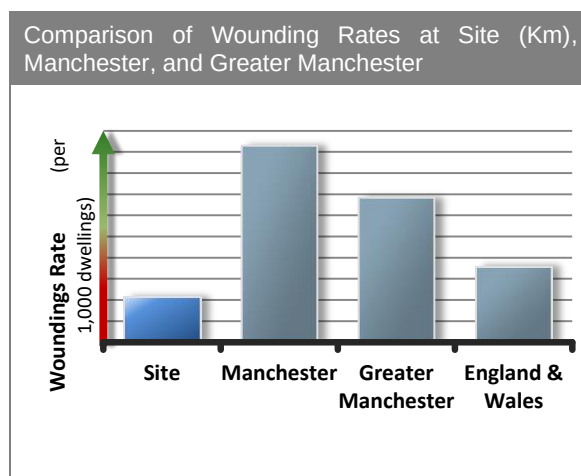
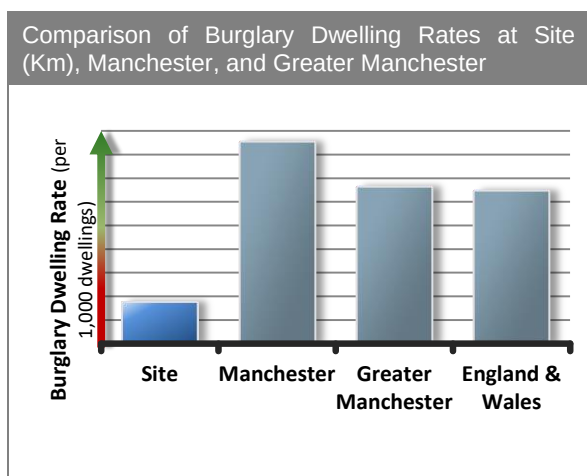
2.4 Risk Factors - Offices

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

- Burglary
- Violence towards staff
- Theft of personal belongings at work
- Criminal damage to property and vehicles
- Unauthorised access to buildings/private space
- Arson
- Cycle theft
- Employee theft
- Theft of/from parked vehicles
- Theft and criminal damage during the construction period

2.5 Crime Rate Comparison

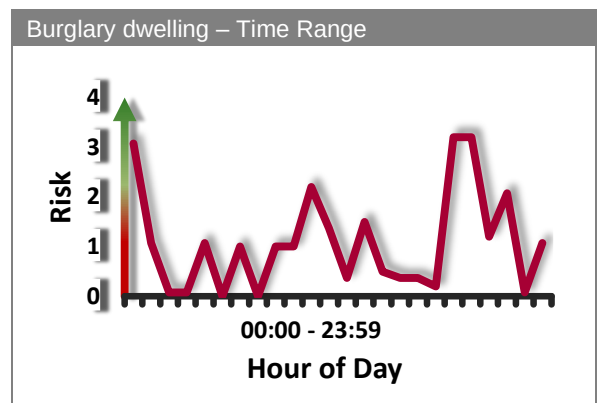
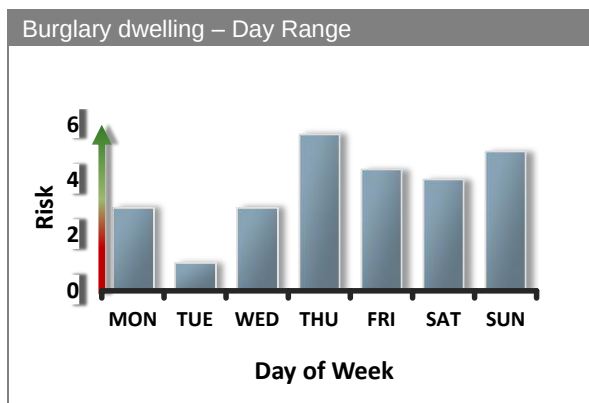
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.5.1 The rate of domestic burglaries per 1000 dwellings is **79% lower** than Manchester as a whole, **73% lower** than Greater Manchester and **73% lower** than England & Wales.
- 2.5.2 The rate of woundings per 1000 dwellings is **77% lower** than Manchester as a whole, **69% lower** than Greater Manchester and **40% lower** than England & Wales.
- 2.5.3 The rate of incidents of criminal damage per 1000 dwellings is **50% lower** than Manchester as a whole, **35% lower** than Greater Manchester and **20% lower** than England & Wales.
- 2.5.4 The rate of incidents of vehicle crime per 1000 dwellings is **12% higher** than Manchester as a whole, **84% higher** than Greater Manchester and **124% higher** than England & Wales.

2.6 Domestic Burglary: Risk Analysis

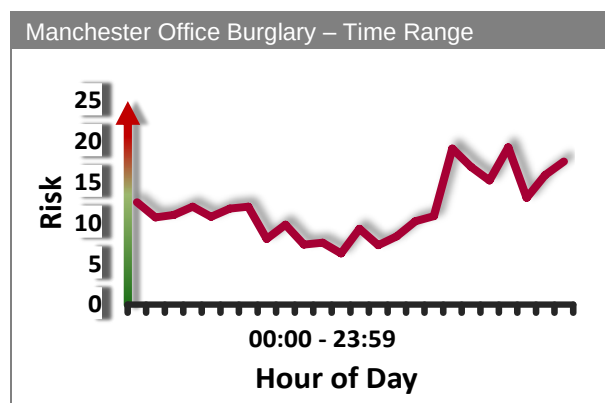
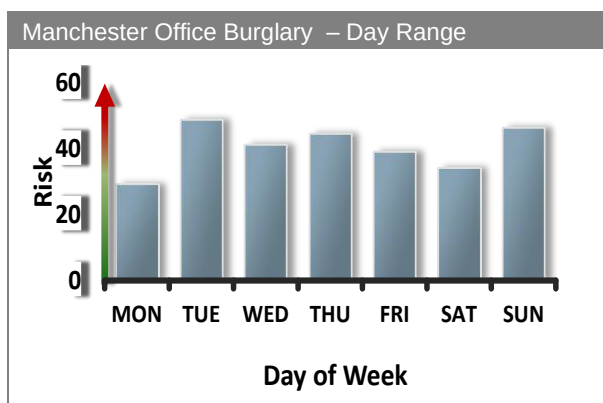
The data below relates to domestic burglaries committed within 500m of the site.



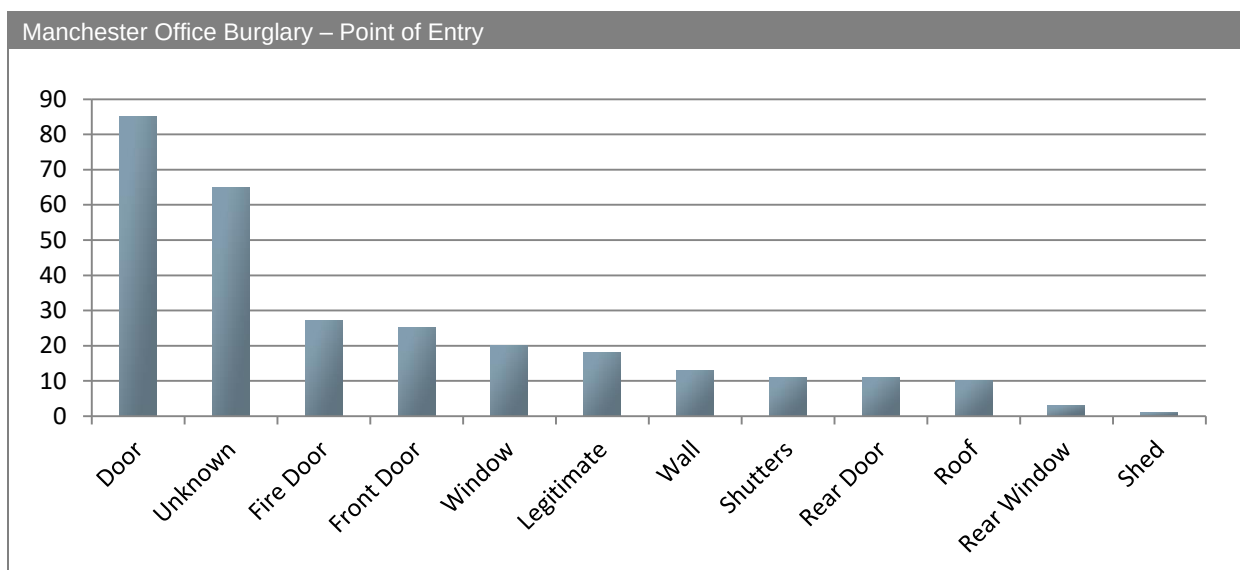
- 2.6.1 **Day/Time Range:** The risk of domestic burglary is highest on Thursday in the evening (18:00-20:00). Offenders often target dwellings in the evening when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.
- 2.6.2 **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 offender has exploited insecure windows or doors.
 - Glazing has been smashed within doors and windows to gain entry.
 - Doors and windows have also been forced open with bodily pressure/implements.

2.7 Non-Domestic Burglary (Offices): Risk Analysis

The data below relates to non-domestic burglary offences within/against offices, recorded in the Manchester area.



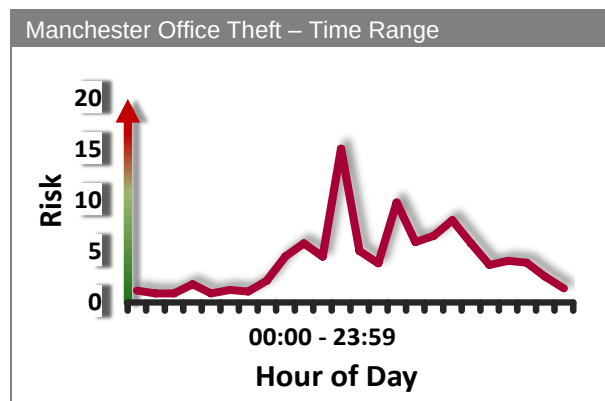
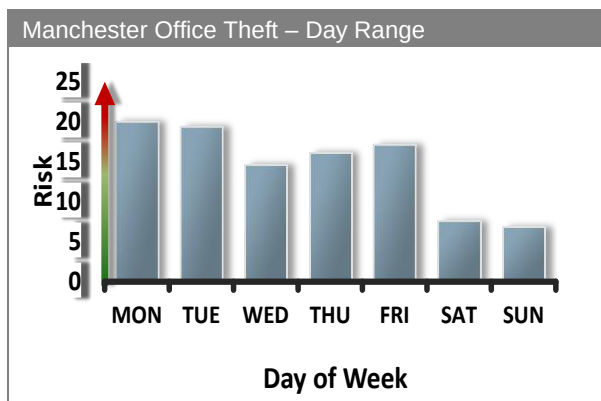
- 2.7.1 **Day/Time Range:** During the week, the risk of burglary at office premises in Manchester is greatest on Tuesday, Thursday and Sunday.
- 2.7.2 **Time Range:** During the day, the risk of burglary at Manchester office premises rises into the evening/late at night. Such premises are often targeted at these times when they are closed and unoccupied, meaning offenders can attempt to gain unauthorised access without fear of being disturbed or identified.



- 2.7.3 **Point of Entry:** The majority of burglaries at offices in Manchester have been committed through doors. Burglaries against office buildings in this area do not appear to be opportunistic, with offenders often bringing tools with them that can be used to force open doors and cut locks. Offenders have also smashed glazed panels in doors and windows to gain entry. A large proportion of burglaries have been committed through 'unknown' and 'legitimate' points of entry, which are likely to have been where offenders (posing as legitimate customers, visitors or employees) have gained unauthorised access to staff only areas (i.e. through insecure doors, tailgating etc.) to steal property.

2.8 Theft (Offices): Risk Analysis

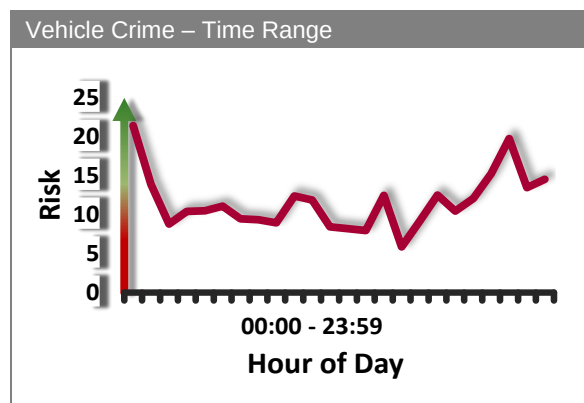
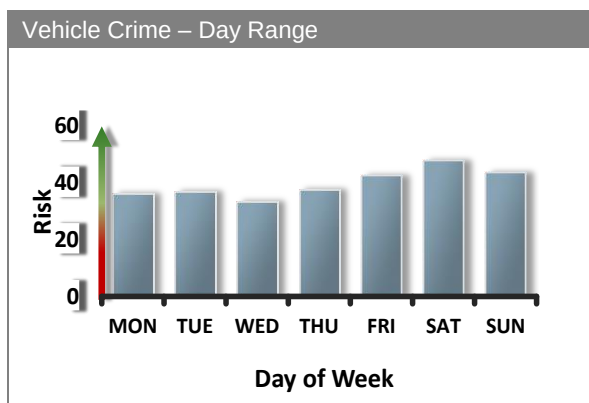
The data below relates to thefts within/against offices, recorded in the Manchester area.



- 2.8.1 **Day Range:** During the week, the risk of theft at Manchester offices is greatest on Monday and Tuesday and is generally lower over the weekend (when many are shut).
- 2.8.2 **Time Range:** During the day, the risk of theft is concentrated during normal working hours – peaking around midday. During these times, many office workers will take their lunch breaks, leaving unattended property at desks or in insecure areas. Thefts can also often happen at the end of the working day, when members of staff are finishing work and premises is likely to be less secure, such as while cleaning operations are carried out.

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 Saturday in the evening (21:00-22:00). 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.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development site is of 2 no. apartment buildings (Block A & Block B). Block B will have four floors of office accommodation. There will be an access road to the rear of the building and a landscaped area between the two buildings.

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. apartments). The volume of apartments across the two 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 Great Ancoats Street and Store Street, as well as to the access road to the rear, and the landscaped area between the buildings. This will allow for high levels of natural surveillance of the surrounding areas.
- 3.2.3 The site is located on Great Ancoats Street which forms part of the inner ring road around the Manchester city centre area. The high levels of vehicular and pedestrian traffic will provide the buildings with high levels of passive surveillance.
- 3.2.4 The landscaped area between the buildings will be well overlooked by the apartments and offices, allowing staff and residents to be alerted to any misuse.
- 3.2.5 The proposed offices will bring activity to the building during the day when residents are more likely to be out at work.
- 3.2.6 The main entrances to the building are positioned where they can easily be seen from the public highway/footway.
- 3.2.7 Parcel stores will be provided in both buildings, allowing parcel to be securely stored if residents are not able to collect them at the point of delivery.
- 3.2.8 Reception desks overlook the main entrances to the apartment buildings, allowing staff to vet those entering the building.
- 3.2.9 Cycle stores, drying rooms, and changing rooms will be provided for residents and staff of the offices, allowing them to securely store bicycles inside the building rather than externally.

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.

Apartments

- 3.3.1 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.
- 3.3.2 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.
- 3.3.3 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.

-
- 3.3.4 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.
 - 3.3.5 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 potential thieves and so that footage can be reviewed if parcels are missing.
 - 3.3.6 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.
 - 3.3.7 The café/bakery should be capable of being secured when not in use. It should not be possible for members of the public to access circulation areas of the building from the café/bakery.
 - 3.3.8 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.

Offices

- 3.3.9 The reception should be staffed during standard office hours (i.e. 8am-6pm) to allow visitors to be vetted before being permitted access into the building. In cases where the main reception is unstaffed, a video/audio intercom should be installed at the main entrance, enabling staff members to verify and authorise visitors. Outside of normal working hours, the main entrance doors should be secured using an access control entry system, which allows only staff members to enter.
- 3.3.10 An auditable access control system should be implemented to regulate entry and movement within the office building. Entry into the circulation core of the building should only be allowed for authorised personnel and genuine visitors, using speed gates to limit access to the elevators and stairs, or employing an access control system to operate the lifts.
- 3.3.11 Access into the proposed bicycle store should operate on an access control system, with access restricted to genuine users. Cycle stands should be Sheffield style, or similar, allowing both wheels and the frame to be locked.
- 3.3.12 The building should be covered by a monitored intruder alarm with response (see section 4.4 for more details). Individual offices should have the infrastructure for tenants to install an intruder alarm system.
- 3.3.13 A comprehensive CCTV system should be installed to monitor all external doors and elevations, the reception area, circulation cores, all plant/back-of-house functions, and the cycle store. Individual offices and ground floor/basement commercial units should have the infrastructure so that any tenants can easily install a CCTV system if required.

External spaces

- 3.3.14 The access road to the rear of the apartment buildings should be restricted to genuine users/servicing with retractable bollards, or similar. This route should also be illuminated to a high standard to ensure it can be used safely by residents and pedestrians when it is dark.
- 3.3.15 The landscaped area between the building could 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.
- 3.3.16 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.
- 3.3.17 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 to discourage gatherings.
- 3.3.18 Vehicular access into the landscaped area, from Great Ancoats Street, should be prevented with bollards, trees, planters, or similar.

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

- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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

- ☐ 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.
- ☐ 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

- ☐ 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.
- ☐ 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.
- ☐ 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

- ☐ 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 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

- ☐ 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
 - Parcel rooms

4.6 Bicycle Parking Areas

- ☐ Doors into the cycle parking area(s) must be certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners).
- ☐ 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.
- ☐ Externally positioned cycle stands should be illuminated to a high standard.

4.7 Landscaping

- ☐ 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.
- ☐ The public space should be illuminated to a high standard and in accordance with BS 5489 – which should be considered as a minimum standard. A variety of lighting sources should be used to illuminate the environment rather than reliance on one type of lighting which can often lead to pooling/shadowing.
- ☐ The landscaped spaces and pedestrian routes should be covered by the CCTV system, which can be monitored by staff to alert them to any misuse of these spaces so they can be managed accordingly to foster safe environment for residents and pedestrians. The lighting scheme should allow the CCTV system to operate effectively, and the landscaping of this area should not impede coverage. Any seating areas within the landscaped area must be covered by CCTV as these areas are most likely to generate antisocial behaviour (i.e. congregation, or alcohol/drug consumption).
- ☐ Vegetation in the publicly accessible landscaped areas should be well maintained in order to facilitate the sight lines and reduce the potential for misuse. Low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2400mm 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.
- ☐ Hard landscaping in the public space should be carefully considered so that these areas do not become concealed from view. The seating areas and launchpad areas should be illuminated to a high standard to deter misuse and to facilitate natural surveillance.

4.8 Lighting

- ☐ 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.

- ☐ 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.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- ☐ Elevations of the buildings should be illuminated, particularly the commercial units and the clubhouse.

4.9 CCTV

- ☐ Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:
- ☐ CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.
- ☐ Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.
- ☐ With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.
- ☐ Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.
- ☐ **Acceptable Standard** - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images, then it does not matter how high the resolution of the recording unit is).
- ☐ **Identification** – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.
- ☐ The intelligent placement of cameras helps to provide clear facial identification of individuals.
- ☐ 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.

5 Physical Security (Offices)

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

5.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- ☐ Sliding/revolving doors should be tested and certified to LPS117 SR2.
- ☐ Staff should be given flexibility over permitting access into the commercial unit at different times of the day and night. The main sliding entrance doors should be capable of being controlled by reception staff if required (e.g. at night) to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobby.

- ☐ 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.
- ☐ Entrance doors to individual office suites should be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

5.2 Windows & Shutters

- ☐ Where feasible, any ground level, opening windows should be certificated to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Curtain walling panels should include laminated glazing (see below) and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any security shutters or grilles must be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required).

5.3 Glazing & Building Fabric

- ☐ All accessible glazing (i.e. below a height of 2000mm from external ground level) must incorporate an internal 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 external pane in a double-glazed unit may be toughened glass.
- ☐ 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.
- ☐ Any louvres at ground floor level to plant areas/refuge stores should be robustly constructed and fixed, to ensure they cannot be easily removed or damaged. Security-certified louvered doorsets are also available if required (see <https://www.securedbydesign.com/member-companies/accredited-product-search> for SBD approved suppliers).

5.4 Bicycle Parking

- ☐ Doors into the cycle parking area(s) must be certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners).
- ☐ 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.

5.5 Alarms

- ☐ A monitored intruder alarm system should be installed. Alarms should have contacts on all external doors or shutters, and PIR in rooms with windows. The alarm should include a signal terminating at the security control room/patrol team. The alarms should have two secure signalling paths (one being GSM radio back-up), so that if either signalling path is tampered with by an intruder, or is faulty, the other continues to monitor for any further alarms and transmits them as 'confirmed activations' – extra confirmation that an intruder is on the premises and that the alarm isn't false.
- ☐ Individual office suites/floors should also consider having an intruder alarm should the buildings be open, but some office remain closed. As a minimum individual offices or floorplates should have the infrastructure so that an alarm can be installed by future tenants.

5.6 Access control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following doors should operate on access control:
 - The revolving entrance door and any pass doors.
 - All external doors.

- Turnstiles/speed gates and/or lifts.
- Staff only areas.
- Plant areas and areas restricted to maintenance staff.
- External cycle access doors, cycle store, and changing rooms.

☐ The electric locking system to be used throughout the building should ideally be fully auditable (i.e. allows the retention of data, such as who accessed where and when), to allow for a better investigation into any incidents. Staff key-fobs/cards should be capable of being quickly activated or disabled when required, to ensure they are not misused. Staff should only be allowed access to areas required for their work.

☐ Lockers should be provided in the changing rooms for staff to store personal items whilst changing/showering.

5.7 Lighting

☐ Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors of each building.

5.8 CCTV

☐ A CCTV camera system should be installed. Cameras should be capable of monitoring all building elevations - with particular emphasis on external doors (cameras should be able to observe people coming and going), and the entrance lobbies.

☐ Recording equipment should be located within a secure room or images may be recorded off-site at a suitable monitoring facility.

☐ CCTV monitoring screens should be located at the reception desk and or security office.

6 Physical Security (Commercial Units)

6.1 Doors

☐ External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222.

☐ Sliding/revolving doors should be tested and certified to LPS117 SR2.

☐ Staff should be given flexibility over permitting access into the commercial unit at different times of the day and night. The main sliding entrance doors should be capable of being controlled by reception staff if required (e.g. at night) to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobby.

☐ 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) 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.

6.2 Windows, Building Fabric & Shutters

☐ 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.

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

6.3 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.

6.4 Alarms

- ☐ The commercial units should have intruder alarms installed or the infrastructure for tenants to easily install an alarm.

6.5 Access Control

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

7 Management & Maintenance

- 7.1.1 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
- 7.1.2 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.
- 7.1.3 A comprehensive security regime for the individual commercial units must be prepared and remain in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable, and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as:
 - Opening and closing the building, including staff arrival and departure.
 - Management of deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods).
 - Details of staff security training.
 - Location and management of any smoking areas.
 - Repairing damaged external and internal fittings, particularly security features e.g. access control systems, alarm systems, CCTV cameras, and lighting.
 - Cleaning and prompt removal of graffiti and litter; and
 - Refuse collection arrangements.

-
- 7.1.4 All high value equipment within publicly accessible areas (e.g. computers, televisions, tools etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.
 - 7.1.5 Refuse collection arrangements should not require bins to be left in the street for extended periods/overnight. Servicing activities should not require any service doors to remain open unattended for prolonged periods.
 - 7.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to staff-only/back-of-house areas.

8 Construction

- 8.1.1 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.
- 8.1.2 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).

9 Useful References

9.1 Secured by Design (SBD)

- 9.1.1 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
04/09/2024	Jack Williams	CIS application received
15/10/2024	Declan Cartwright	Progress update
18/10/2024	Declan Cartwright	Design freeze

B Associated Documents

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

Drawing No.	Date	Rev
10359-SHP-Z2-A-G200-PL-00-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-03-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-04-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-B1-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-B2-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-RF-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-RF-002	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-TY-001	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-TY-002	18 th October 2024	Draft
10359-SHP-Z2-A-G200-PL-TY-003	18 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-00-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-01-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-02-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-09-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-09-002	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-18-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-19-001	11 th October 2024	
10359-SHP-Z1-A-G200-PL-19-002	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-31-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-31-002	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-45-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-46-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-B1-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-B2-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-RF-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-TY-001	11 th October 2024	Draft
10359-SHP-Z1-A-G200-PL-TY-002	11 th October 2024	Draft

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		