



CRIME IMPACT STATEMENT

Proposed conversion of building into 9 self- contained apartments with related elevational alterations and associated car parking and cycle storage

AT 1 Justin Close, Manchester

Greater Manchester Police

FOR: Debtal Architecture Ltd

design**for**security

VERSION B: 28.10.24

2023/0096/CIS/01



EXECUTIVE SUMMARY

Development supported

We welcome the retention of number 9 Justin Close and its conversion to apartments.

From a crime prevention perspective, the positive features of the development include: an appropriate balance of size of properties; with appropriately designed pedestrian and vehicle gates to match the proposed railings, the western side of the site will be appropriately secure; the eastern and southern boundaries will be suitably secured; car and cycle parking will be provided on the site; lighting will illuminate all entrance doors and the car and cycle parking; and, there will be a refuse store on site.

Advice is included in the report, which we consider will enhance security of the development and this set out in section 3.3. The recommendations are summarised as follows:

- install security rated entrance doors and windows;
- install a clerestory window to the north elevation kitchen of Flat 1 and consider installing a similar window in the bedroom of Flat 1;
- control entry into the site and the building;
- ensure the cycle store is weatherproof and very secure;
- install a modest CCTV system to monitor activity in and around the development;
- make provision for mail delivery that will not compromise the security of the mail or the apartments; and,
- the development should be constructed to the Secured by Design standard.

At the planning application stage, Greater Manchester Police Design for Security will make representations to Manchester Planning to require the inclusion of a condition requiring the completed development to achieve Secured by Design, SBD, accreditation. Should the recommendations included in this report be adopted, I have every confidence that the scheme will achieve the award and the condition met.

Adrian Murphy MRTPI

Consultant

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Contents

1	The Site and Surrounding	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime in the neighbourhood	
	2.2 Crime rate comparison	
	2.3 Typical modus operandi used in committing crime at residential property in Manchester, & measures to reduce vulnerabilities	
	2.4 Environmental features of the site and surroundings that may influence crime patterns	
3	Development Appraisal	10
	3.1 The proposed development	
	3.2 Positive aspects of the proposal	
	3.3 Recommendations to improve the security of the development	
4	Physical Security	12
	4.1 Doors	
	4.2 Window frames	
	4.3 Glazing	
	4.4 Intruder alarm	
	4.5 Car park	
	4.6 Boundary fencing	
	4.7 Cycle parking	
	4.8 Lighting	
	4.9 CCTV	
	4.10 Signs	
5	Management & Maintenance	13
6	Construction	13
7	Secured by Design (SBD)	13

Appendix

A	Contact Register	14
B	Associated Documents.....	14
C	CIS Version History	14

1 The Site and Surrounding

The application site and its surroundings are shown on the plan and photographs below. The site, edged in red, is located at the southern end of Justin Close, Manchester, less than 1km south of the core of the city centre. The street is situated within the Brunswick neighbourhood, a predominantly Radburn-styled estate of social and private housing, combining residential tower blocks with modern family housing. Over the past 10-15 years, the estate has been remodelled with substantial investment in new housing and community facilities, as well as refurbishment of the existing housing stock. Justin Close is a short, in part narrow, cul-de-sac that, at its northern end, has a junction with Grosvenor Street, a busy one-way street that connects Downing Street, A6, to the east, with Upper Brook Street, A34, to the west. A pathway that allows access to houses that face Wadesmill Walk is accessed from the eastern side on the street whilst two community buildings, one of which has an outdoor 5-a-side football court, are located on the western side. At the head of the cul-de-sac there is a turning head, four parking bays that serve either permit-holding, local residents or 3-hour stay, public parking, and a vehicle access into the grounds of the Sheung Lok Centre, one of the community buildings. Small-medium sized, family houses adjoin the northern, eastern and southern sides of the application site. A series of pathways connect Justin Close with these adjoining streets - Hanworth Close to the south, and Wadesmill Walk and Stockland Close to the east; another pathway to Stockland Close has been closed off and a gate installed to restrict access. A raised, grassed, amenity space with two mature trees at its centre, separates houses that face Stockland Close from the site. The pathway that connects Justin Close to Hanworth Close passes through another amenity space, part of which local residents have personalised. Gartside Gardens a public park is situated opposite this amenity space on the south side of Hanworth Close.

A view south along Justin Close from its junction with Grosvenor Street



The western side of number 9 Justin Close and timber fencing enclosing the car park at the head of the cul-de-sac



The western (front) elevation of number 9 Justin Close



Public amenity space on the eastern (rear) side of number 9 and rear garden fencing of adjacent housing



A public footpath separates the northern edge of the site from rear boundary fencing of houses facing Wadesmill Walk



A wider pathway separates the southern edge of the site from public amenity space opposite



The application site measures around 750m² and includes a building, originally built as a public house, The King William IV, its car park and a small yard. In 1996, planning permission was granted to change the use of the public house to a drop-in centre for community counselling and pastoral care facilities, with a cafe and office accommodation. In 2003 permission was granted to convert the building to a single dwellinghouse. The property is constructed in brick with single-storey and two-storey elements; the two-storey part of the building has a pitched roof, whilst the single storey elements have a flat roof. There are several entrance doors, all but one of which are located on the western side of the building. There are windows at ground and first floor levels, most are unprotected whilst others have been secured with timber boards or steel bars. There are intruder alarm boxes, two small CCTV camera, as well as floodlighting, all mounted on the front of the building or car park fence. The car park is enclosed with a deteriorating, 1800mm high, concrete post and waney-lap, timber fence, with vehicle gates and a pedestrian gate. One of the vehicle gates has been removed. Landscaping on the site is limited to an exceptionally large conifer and two much smaller trees on the edge of the car park.

2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st March 2022 to 28th February 2023.

2.1 Crime in the neighbourhood

All crime

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Crimes involving the use or threat of violence	Theft (including shoplifting)	Robbery	Drug related offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
21	39	55	459	362	41	38	45	19	66

2.1.1 There were 1089 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is well above the average for a neighbourhood within Manchester but not significantly greater than neighbourhoods which are situated close to the city centre and University area.

2.1.2 The most common crimes recorded were:

- the use, or threat, of violence - 42%
- theft - 33%
- burglary - 6%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 6%
- criminal damage – 5%.

2.1.3 Typically, crimes involving the use or threat of violence are usually the most common in any given residential neighbourhood. However, this neighbourhood is more mixed than many others, with residential property forming less than half of the property in the area. The major crime generators and attractors are the high concentration of commercial and education buildings in the city centre and university area, the large number food and drink premises, car parks and bicycles, all located in an area where there are very large numbers of people throughout the day.

2.1.4 The percentage of violent crimes in this part of the city is less than most residential areas but the volume of acquisitive crimes is very much higher, particularly bicycle theft and theft of personal belongings of customers in bars and night-clubs.

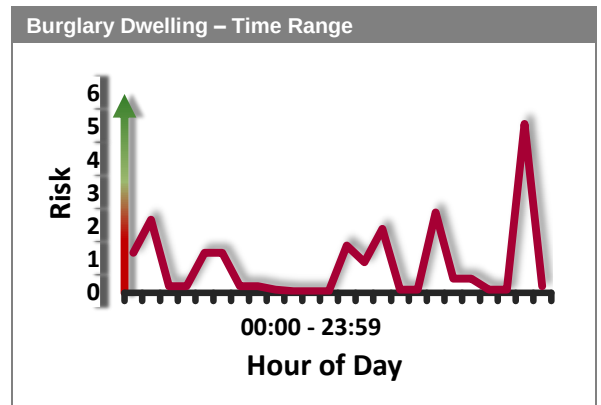
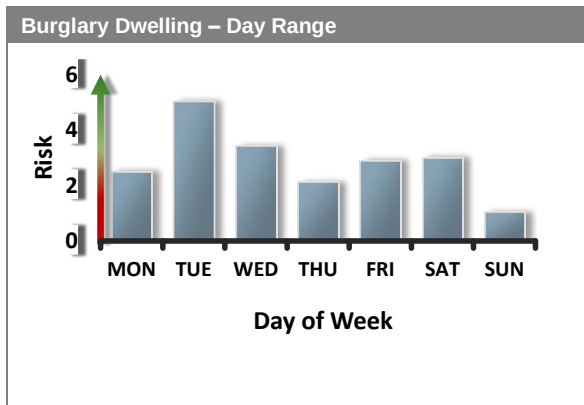
2.1.5 The top 5 streets/places for recorded crime were:

1. Princess Street - 261 crimes
2. Oxford Road - 198 crimes
3. Grosvenor Street – 59 crimes
4. Sackville Street – 51 crimes
5. Booth Street East – 30 crimes.

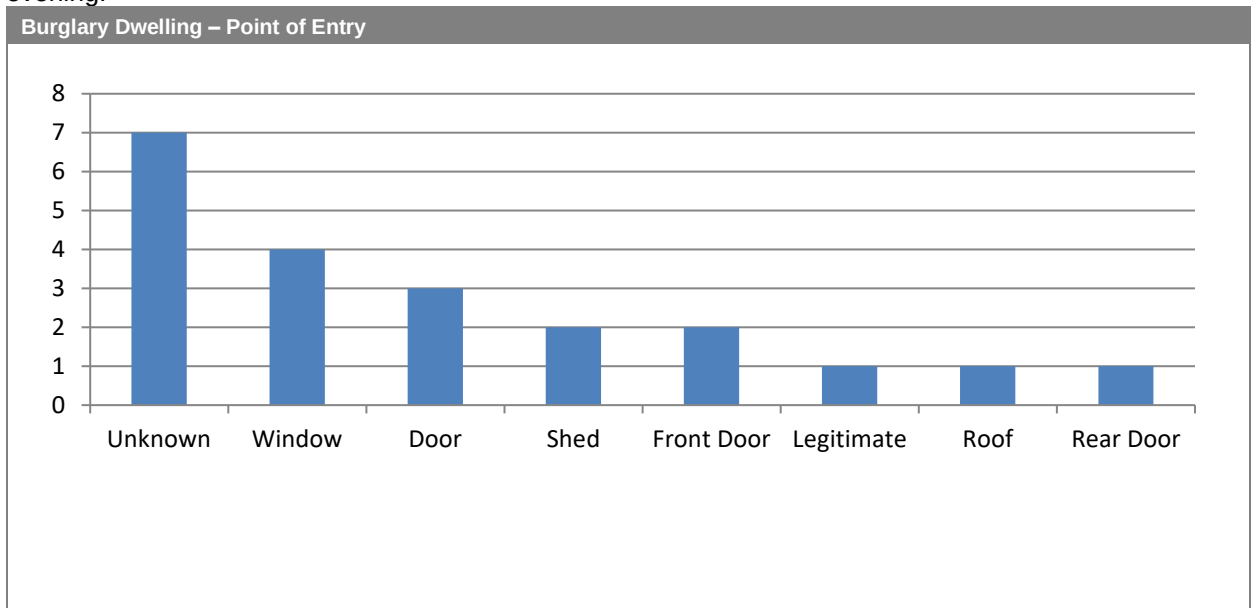
2.1.6 There was just one crime recorded at Justin Close - a burglary at one of the neighbouring community centres. Whilst the streets and premises in the city centre and Oxford Road area generated more crime, Lockton Court and Lamport Court, two residential tower blocks very close to the site, experienced most crimes in the immediate vicinity of the site.

Domestic burglary

2.1.7 There were 21 burglaries committed within the neighbourhood during the period analysed. The burglary rate is a much lower than the City of Manchester average for neighbourhoods of the same size and also lower than rates across the conurbation and the country. Properties on Kincardine Road, Princess Street, Ardwick Green South, Lamport Court and Lockton Court were most commonly targeted.

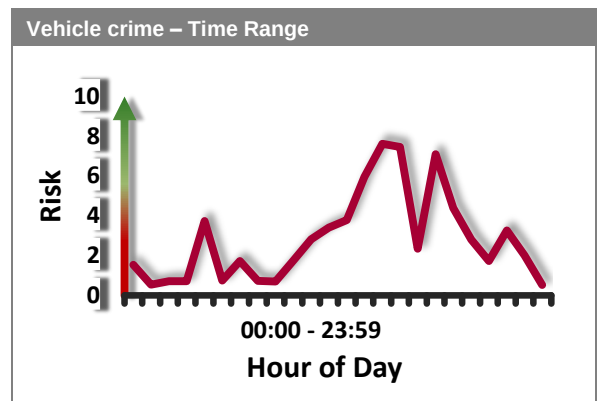
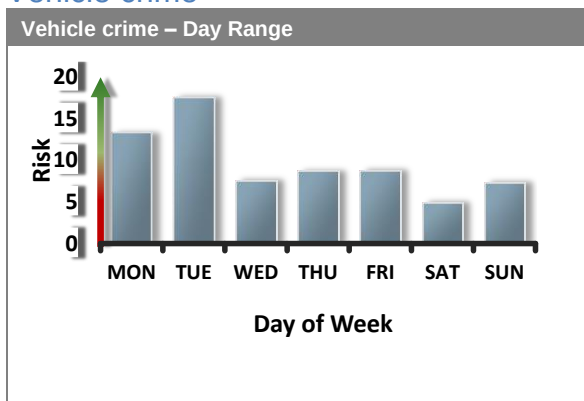


- 2.1.8 The risk of domestic burglary is greater on a Tuesday. Offences are most commonly committed in the late evening.



- 2.1.9 In 6 of the 21 cases of burglary in this neighbourhood, offenders have targeted the front and rear doors of homes as a means to gain entry - using force to a door open or a hand tool to damage the lock. There were 4 incidents where entry was gained via a window. There were a further 8 burglaries where offenders were likely to have entered a property via an unlocked door or window, 2 incidents where the offender targeted a garden shed and on one occasion the offender gained entry via the roof of a property.

Vehicle crime

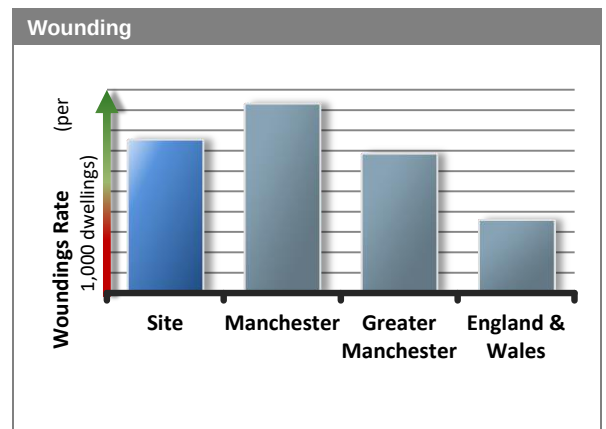
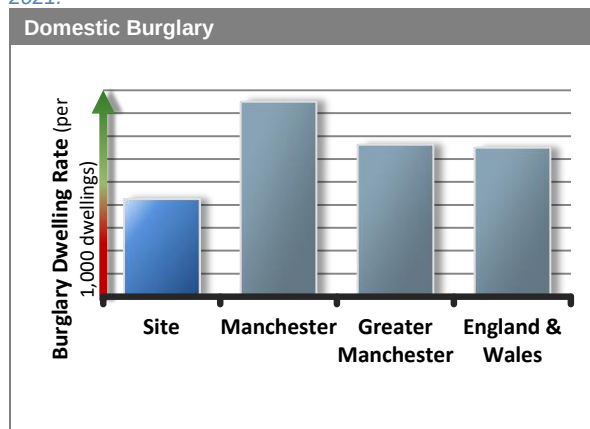


- 2.1.10 Vehicle-related crime and bicycle theft occur equally frequently. The risk of vehicle crime is highest at the start of the week. The most common time for such crimes to be committed is the afternoon, which is typical for a neighbourhood on the edge of the city centre.

2.2 Crime rate comparison

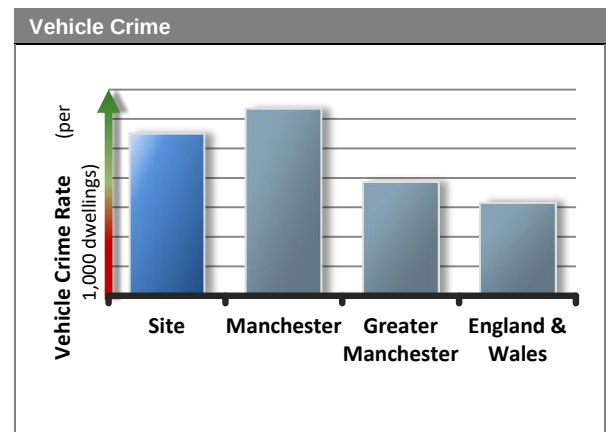
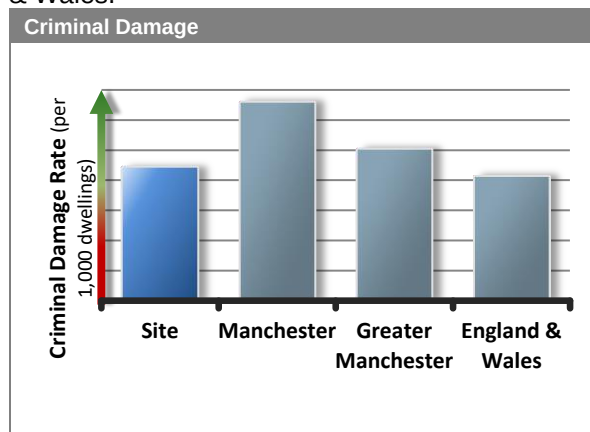
Comparing crime rates in the neighbourhood around the site to those in Manchester, Greater Manchester, and England & Wales

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



2.2.1 The rate of domestic burglaries per 1000 dwellings in the neighbourhood around the site is **50% lower** than the rate for Manchester, **36% lower** than the Greater Manchester rate and **34% lower** than the rate for England & Wales.

2.2.2 The rate of wounding per 1000 dwellings in the neighbourhood around the site is **19% lower** than the rate for Manchester, **10% higher** than the Greater Manchester rate but **111% higher** than the rate for England & Wales.



2.2.3 The rate of criminal damage per 1000 dwellings in the neighbourhood around the site is **33% lower** than the Manchester rate, **12% lower** than the Greater Manchester rate and **7% higher** than the rate for England & Wales.

2.2.4 The rate of vehicle crime per 1000 dwellings in the neighbourhood around the site is **13% lower** than the Manchester rate, **43% higher** than the Greater Manchester rate and **74% higher** than the rate for England & Wales.

2.3 Typical modus operandi used in committing crime at residential property in Manchester, & measures to reduce vulnerabilities

2.3.1 Communal entrance doors and apartment doors were targeted when left unsecured by residents.

To minimise the risk of offenders tailgating through communal doors or entering apartments through unsecured doors:

- communal entry doors should be self-closing and lock securely upon closure;
- install a secondary set of secure doors (airlock/secure lobby), also self-closing and self-locking;
- lifts should be operated by an access control system;

- install CCTV cameras in the entrance lobby;
- employ a concierge; and,
- apartment doors should be self-closing with a thumb turn lock on the inner side that meets fire regulations.

2.3.2 Doors and windows have been forced open

To minimise the risk of offenders forcing doors and windows:

- all external doors and apartment entry doors, and all accessible windows, should be certified to PAS 24 security standard - PAS 24 rated doors and windows are difficult to force open;
- external entrance and means of escape doors should be readily visible from the street or surroundings - offenders will be less inclined to target properties where their actions may be witnessed;
- restrict access to secluded elevations with appropriately high and robust fencing;
- all external doors should be illuminated with dusk-to-dawn lighting. Light suggests property is occupied and may deter offenders from targeting it. Lighting will also support CCTV systems and highlight the actions of an offender, increasing the chance of a crime being witnessed; and,
- CCTV should be considered to record activity within and around exterior of the building.

2.3.3 Glazing in doors and windows has been smashed to gain entry or commit criminal damage

To minimise the risk of offender smashing glazing in doors and windows:

- laminate glass should be fitted to all external doors and to all windows on the ground or accessible floors of the development; and,
- any accessible windows should be fitted with locks and opening restrictors.

2.3.4 Offenders have stolen bicycles

To minimise the risk of offenders targeting bicycles:

- a cycle store should be provided within a secure part of the site;
- CCTV should monitor activity in and around cycle stores; and,
- PIR lighting should be installed to illuminate the cycle store.

2.3.5 Vehicles were targeted when parked in unsecured car parks or on the 'street'

To minimise the risk of vehicle-related crime:

- car parking should be located within the boundaries of the development, within an area that is secure and overlooked by residents or monitored by an effective CCTV system. Consideration may be given to installing automatic vehicle gates and fencing around the car parks.

2.3.6 Offenders have damaged boundary fencing

To minimise the risk of offenders targeting fencing:

- fence panels should be especially robust when exposed to the public realm.

2.3.7 Theft of plant and machinery, and criminal damage during the construction period.

To minimise the risk of offenders targeting the construction site:

- a secure hoarding should be erected around the site with access restricted to contractors and authorised visitors;
- security staff should patrol the site or visit during non-working hours;
- lighting and CCTV should be installed to illuminate the site and record activity; and,
- plant and machinery should be fitted with tracking devices, and, at the end of the working day, it should be arranged to prevent forced access onto the site and to minimise the risk of theft.

2.4 Environmental features of the site and surroundings that may influence crime patterns

2.4.1 Features of the physical environment can influence patterns criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether or not to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.4.2 Aspects of the local environment that might help to reduce the risk of crime and disorder at the site are as follows:

- the property is overlooked on three sides by the upper floor windows of neighbouring houses;
- the building appears to have recently been occupied - the presence of residents will deter offenders;
- visitors and staff of the two, neighbouring, community centres offer a level of supervision of the property as they come and go;
- windows on the most secluded sides of the building are secured with steel bars or timber sheet;
- the building appears to be fitted with an intruder alarm, a limited CCTV system and some external lighting;
- there are no visible signs of criminal activity at the property; and,
- the environmental quality of the area immediately surrounding the site is generally good, and neighbouring residents have made efforts to improve the public realm.

2.4.3 There are also some features that might facilitate crime and disorder, and these include:

- there is a high level of crime in the neighbourhood throughout the day and night, indicating that offenders are active in the area.
- the site is quite secluded and there are few passing pedestrians;
- there is an absence of defensible space around the northern, eastern and southern elevations of the building, which allows easy access to offenders to the exposed doors and windows;
- the quality of doors and windows installed at the property appear to lack adequate security qualities;
- one of the external doors is not secure;
- downspouts and window ledges, along with refuse bins and the proximity of boundary fencing, make access to the flat roof areas relatively straightforward for an offender - a pair of ladders has been stored on the site compounding the issue.
- the car park boundary fencing is in a poor state of repair and one of the vehicle gates has been removed, allowing free access into the most secluded parts of the site;
- the lack of street activity and the style and proximity of the rear garden fencing of neighbouring houses make the footpaths around the site feel somewhat oppressive; and,
- although the street lighting on the streets and pathways around the site is generally very good, it is not so good on the pathway alongside the building's northern elevation.

3 Development Appraisal

3.1 The proposed development

3.1.1 The applicant proposes to:

- remove the buildings pitched roof and install a flat roof
- convert the property into 9 apartments
- retain the existing car park
- install an external, cycle store
- install an external, refuse store
- install perimeter railings and security gates.

3.1.2 There will be seven apartments on the ground floor (4 x one-bedroom and 3 x two-bedroom units) and a further two on the first floor (a one-bedroom and a two-bedroom unit).

3.1.3 A communal entrance door, located on the western elevation, facing the car park, will serve three of the ground floor apartments and both upper floor apartments. The remaining four ground floor apartments will each have their own entrance doors, all of which will adorn the western elevation. Only one of the existing entrances will be retained; the door will be replaced with a new communal entrance door. All other doors will be removed, and new entrances created to serve four of the ground floor apartments.

3.1.4 All existing window frames at ground and first floor levels will be removed and replaced with new frames, those on the western elevation will generally be smaller. New windows will be opened on the eastern and northern elevation.

3.1.5 The car park will be retained and set out with seven parking bays marked out. The cycle store will be located adjacent to the southern boundary of the site and a bin at the south-western corner. The existing fencing around the car park will be replaced with 1500mm high, railings.

3.1.6 New, 1200mm high, railings will be erected around the remaining boundaries of the site.

3.2 Positive aspects of the proposal

The following elements of the scheme make a positive contribution to the prevention of crime and fear of crime.

3.2.1 The re-use of the building is welcomed. Properties that remain vacant are often targeted by thieves and vandals. The resulting visible signs of decay can attract further abuse, which is then likely to negatively affect the neighbouring houses and community facilities.

3.2.2 A residential development seems to be an appropriate use for the building.

3.2.3 A reasonably modest number of apartments are proposed in the development, which should make it easier for residents to become familiar with their neighbours and distinguish between residents and non-residents as they come and go, positively influencing community safety in and around the development. There will be a sufficient number of apartments to provide a good prospect of at least some residents being present in each building throughout the day, and particularly at night and at the weekend.

3.2.4 The range of apartment sizes may help attract a broader age range of residents and more diverse households, i.e., singles, couples, and families. It is more likely that residents of developments with a broader resident age range and family arrangements will develop a sense of neighbourliness, with anti-social behaviours moderated and neighbours likely to interact, assume 'ownership' and actively supervise the shared spaces within the development.

3.2.5 Residents and visitors of three of the ground floor apartments and both of the upper floor apartments will have to pass through two, access-controlled, doors prior to reaching the relevant apartment.

3.2.6 Residents and visitors of the development will generate 'street-level' activity and surveillance as they come and go.

3.2.7 The number, size and location (on all elevations) of windows will facilitate passive surveillance over Justin Close, the existing public car parking spaces, the surrounding pathways, rear boundaries of adjacent housing and the community facilities, both during the day and evening, which will benefit passers-by, residents and the community.

- 3.2.8 New railings will define and secure the boundaries of the site.
- 3.2.9 The lighting plan indicates that all external doors and the car and cycle parking will be illuminated from dusk to dawn.
- 3.2.10 Car and cycle parking are provided within the site.
- 3.2.11 A refuse store will be provided.

3.3 Recommendations to improve the security of the development

Car park

- 3.3.1 The sliding metal gate should be automated and operated by residents' fob.
- 3.3.2 The car park should be illuminated with dusk to dawn lighting.

Cycle store

- 3.3.3 Regardless of the means of securing the car park, the cycle store will need to be very secure to reduce the risk of cycle theft and to have the confidence of residents. I suggest a Secured by Design accredited cycle hangar or cycle locker, such as those in the images below, is installed. Less secure alternatives are unlikely to be used by residents and should be avoided.



Control entry into the site and communal area of the building

- 3.3.4 The proposed pedestrian entrance gate should be fitted with a fob-operated, electronic lock and be self-closing and locking.
- 3.3.5 An audio-visual unit should be fitted at the pedestrian entry gate with a link to each apartment so that when visitors call, residents can vet them prior to releasing the gate's electronic lock from within their apartment, allowing access to *bona fide* visitors only.
- 3.3.6 The communal entrance door must be security-rated, self-closing and lock upon closure. The door should be secured with an electrically operated, multi-point lock, activated with a programmable fob or card.
- 3.3.7 An audio-visual unit should be fitted at the communal entrance door with a link to each apartment accessed via this door, so that when visitors call, residents can vet them prior to releasing the lock from within their apartment, allowing access to *bona fide* visitors only. Alternatively, residents should greet residents at the communal entry door.
- 3.3.8 All external door and the pedestrian gate should be appropriately illuminated.

Apartment security

- 3.3.9 Whether accessed from internally or externally, each apartment should be fitted with a security-rated entrance door with door viewer and opening limiter.
- 3.3.10 Any glazing within or at the side of the door should include laminate glass.
- 3.3.11 All window frames should be security-rated and fitted with key-operable locks and opening restrictors.
- 3.3.12 Glazing in windows should include laminate glass.

Kitchen and bedroom window of Flat 1

- 3.3.13 Rather than a standard window, a clerestory window should be fitted in the kitchen. The window should include at least one opening restrictor and laminate glass. Consider also installing a clerestory window to the bedroom of Flat 1 with similar glazing and restrictors as the kitchen window.

Mail delivery

- 3.3.14 Individual, robust and lockable, postal boxes for each apartment should be mounted on the wall adjacent to the communal entrance door.
- 3.3.15 The four apartments with their own entrance door should be fitted with a letter plate within the door.

CCTV

- 3.3.16 A modest CCTV system should be installed. It should be capable of monitoring activity at the pedestrian and vehicle entrance gates, the communal entrance door and entrance lobby, and the car and cycle parking.

4 Physical Security

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

4.1 Doors

Communal entrance

- ☐ The communal entrance doorset should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2, and include a multi-point electronic lock, (which is an integral part of the certification), capable of being operated via an electronic access control system.
- ☐ The door should be self-closing and lock securely on closure.
- ☐ An audio unit, ideally, audio-visual, should be mounted at the entrance door to allow visitors to communicate with residents prior to the resident attending to the visitor at the door.

Apartment entrance doors

- ☐ Individual apartment entrance doors must be compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2. Apartment entrance doors must include a door viewer and a number. An opening limiter/door chain is recommended.
- ☐ Entrance doors accessed externally should be fitted with a letter plate that complies with the Door Hardware Federation's Technical Standard 008 (TS008).

4.2 Window frames

- ☐ Ground and first floor window frames must be compliant with, and certified to, BS PAS 24 and, escape requirements allowing, must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing

- ☐ Glazing within and surrounding all external doors, and within all window frames must incorporate at least one pane of glass compliant with BS EN 356 P1A.

4.4 Intruder alarm

- ☐ It is good practice to fit an alarm to each apartment, particularly those with external doors on the ground floor
- ☐ If fitted, alarms should comply with BS EN 50131 and be linked to contacts on all external doors of each apartment with PIR detectors covering all rooms that have windows. Alternatively, a fuse spur should be available for residents to fit their own alarm system.

4.5 Car park

- ☐ Signs setting out the rules of use of the car park and sanctions for mis-use should be installed at the entrance to the car park.

4.6 Boundary fencing

- ☐ The proposed, 1200mm and 1500mm high boundary railings are accepted and should be installed in accordance with the approved site layout drawing.

4.7 Cycle parking

- ☐ Very robust Secured by Design accredited, cycle hangars or cycle lockers should be installed.

4.8 Lighting

- ☐ The proposed lighting plan should be implemented in full, with dusk-to-dawn, LED, white lighting to both gates, all external doors and to the car park.

4.9 CCTV

- ☐ A modest CCTV system should be installed. Suitable locations for cameras are:
- entrance gates
 - the communal entrance door
 - entrance lobby
 - the car and cycle parking
- ☐ Images should be recorded, and a playback/review system included in the system. CCTV equipment should be located in the secure room in the building or images relayed to the management company's security contractor.

4.10 Signs

- ☐ Signs should be mounted at the entrance gates and communal, entrance door, displaying the name of the development and the appropriate gate or door to be used by visitors and delivery staff.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up to address issues such as cleaning of communal areas and maintenance of lighting, CCTV, car and cycle parking, entry gates, and access controls.

6 Construction

- ☐ The developer should take appropriate measures to secure their site during construction, and control pedestrian and vehicular access into and out of the site.
- ☐ The contractor on this scheme should be a member of the 'Considerate Constructors Scheme'.
- ☐ Site security contractors should be Security Industry Authority approved.

7 Secured by Design (SBD)

- ☐ Secured by Design focuses on crime prevention at the design, layout and construction stages of housing 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	Summary of Contact
24.02.23	David Bitan, Debtal Architecture	Request for Crime Impact Statement
05.04.23		Site visited
20.04.23	David Bitan, Debtal Architecture	Additional plan received
11.05.23	David Bitan, Debtal Architecture	Report issued
18.09.24	Leah Schreibhand, Gold Sketch Studios	Request to update report to reflect the revised scheme
28.10.24	Leah Schreibhand, Gold Sketch Studios	Report re-issued

B Associated Documents

This report is based on the following drawings:

Drawing No.	Drawing Title	Date	Rev
004	Existing Elevations	06.03.25	
005	Proposed Plans	08.03.24	1
006	Proposed Plans	08.03.24	1
007	Proposed Elevations	08.03.24	1
201	Proposed Layouts	04/07/22	7
502	Site - Existing and Proposed	04.06.24	4
504	Site – External Lighting Design	25.06.24	1

In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations made in this report.

C CIS Version History

Version	Revisions	Date
A		11.05.23
B		28.10.24