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Your Ref:
Our Ref: 2023 0189 SBD 01

Direct Line: 0161 856 5915

Date: 13th July 2023

F.A.O. Ralph Taylor

Dear Ralph

Secured by Design – Former All Souls Rectory, Every Street, Manchester

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

I understand that the planning approval was granted for the development in 2016 and that subsequent applications to amend the scheme have been approved, including the most recent approval (136140/JO/2023), dated 7 July 2023, which included a condition requiring the development to achieve Secured by Design accreditation (condition 3).

I have compiled this checklist with reference to both the drawings submitted with the Secured by Design application and those submitted under the recent planning approval

The attached checklist forms the site-specific requirements for this scheme to achieve the full (Gold) Secured by Design award. Door and window specifications must be verified by third party certification, or SBD supplier certificates (if the supplier is an SBD registered company) and you should forward them on to me at the earliest opportunity.

I am pleased to inform you that, subject to the inclusion of the measures within the checklist, the development should achieve Secured by Design accreditation, but please inform me of any alterations to the scheme as the criteria within the checklist may be affected.

An inspection of the scheme will be required about a week before handover, during which the items within the checklist can be verified. Please contact my office at info@designforsecurity.org as handover approaches to organise the inspection.

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

Yours sincerely,



Adrian Murphy
Consultant
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Secured by Design Checklist



2023/0189/SBD/01

Erection of 4 storey building to form 10 apartments (Class C3) together with associated landscaping, parking and boundary treatment following the demolition of the former All Souls Rectory.

ENTRANCE DOORS

External doors that allow entry into the building and the apartment entrance doors must meet the PAS 24 standard.

BS PAS 24:2022 test certificates/SBD company certificates have been received for:

- ☐ The communal entrance door on the front elevation.
- ☐ The communal entrance door on the rear elevation.
- ☐ The individual apartment entrance doors.
- ☐ The patio doors to the ground floor apartments.

- ☐ The communal, front, entrance door is compliant with the relevant test certificate.
- ☐ The communal, rear, entrance door is compliant with the relevant test certificate.
- ☐ The individual apartment entrance doors are compliant with the relevant test certificate.
- ☐ The patio doors to the ground floor apartments are compliant with the relevant test certificate.

- ☐ The front and rear, communal, entrance doors are self-closing and lock securely upon closure.
- ☐ The front and rear, communal, entrance doors include a multi-point, electronic lock, (which is an integral part of the door certification).

A visitor door entry system has been installed at the front, communal, entrance door, which will allow;

- ☐ the visitor to call any selected apartment and hold a two-way conversation with the resident.
- ☐ the resident to identify via a coloured video image on the handset/terminal the caller prior to answering
- ☐ the resident to admit entry to *bona fide* visitors by remotely operating the electric locking device from their apartment.

Apartment entrance doors include:

- ☐ a door viewer to allow residents to identify visitors prior to opening their door.
- ☐ a door chain, or other similar opening limiter.

WINDOW FRAMES

All ground floor window frames must meet the PAS 24 standard.

BS PAS 24:2022 test certificates/SBD company certificates have been received for:

- ☐ PAS 24:2022 or SBD company certificates have been received for each type of ground floor opening windows.
- ☐ All ground floor opening windows are all compliant with the relevant test certificate.
- ☐ All ground floor opening windows are fitted with a key-operated lock.
- ☐ All ground floor windows are fitted with fixed/lockable opening restrictors (not releasable from the outside), limiting opening to 100mm.

GLAZING

The glazing within all ground floor windows and all external doors (including any glazed panels to the side of doors) includes at least one pane of glass rated as P1A under BS EN 356 (laminated glass):

- ☐ All doors
- ☐ All Windows.

LIGHTING

- ☐ Lights that are controlled by a dusk to dawn sensor have been installed at the front and at the rear, communal, entrance doors.
- ☐ Lights that are controlled by a dusk to dawn sensor have been installed at the ground floor, patio doors.
- ☐ A light that is controlled by PIR sensor has been installed at cycle store and its entrance door.
- ☐ A light that is controlled by PIR sensor has been installed at refuse store and its entrance doors.
- ☐ The car park is illuminated with low-intensity, dusk to dawn lighting.

BOUNDARIES

The proposed boundary details illustrated on drawing 909-A-010 *PROPOSED EXTERNAL WORKS PLAN* and A695-P-4000 *EXTERNAL GATE AND WALL DETAILS* both dated APRIL 2023 are accepted, subject to:

- ☐ The proposed beech hedge being reasonably established at time of the inspection
- ☐ Installation of an electro-magnetic lock, with a holding force of around 4500Newton, and a self-closing mechanism to the gate securing the pedestrian/cyclist entrance gate
- ☐ Installation of a self-closing, pedestrian gate at the Every Street entrance.
- ☐ The installation of a suitable lock (e.g., a padlock) to secure the gate to the private garden of the ground floor apartment at the rear of the building

CYCLE STORE

- ☐ The store is fitted with PAS 24 or LPS 1175 sr2 rated doors, or with steel gates set within a steel frame.
- ☐ The locking mechanism of each door/gate has a holding force of around 4500Newton.
- ☐ The doors/gates are self-closing and lock securely upon closure.
- ☐ Cycle stands are securely fixed to the floor and allow cyclists to secure the frame and wheels.

MAIL DELIVERY

- ☐ Mailboxes are securely fixed to the wall adjacent to the front, communal, entrance door.
- ☐ The mailboxes are robust and can be locked with a key.

SIGNAGE AND NUMBERING

- ☐ Signage has been installed at the front entrance door informing visitors of the name and address of the development.
- ☐ Each apartment is clearly numbered.