



CRIME IMPACT STATEMENT

Cornbrook Road/Dinton Street, Manchester

Erection of a 24-Storey Mixed Use Building Incorporating 224 Residential Apartments (Use Class C3), 87 Apart-Hotel Studios (Use Class C1), Amenity Space, Flexible Commercial Space (Use Class E), & Café (Use Class E(B)), Together With Infrastructure, Landscaping, & Other Associated Works

FOR: FG CORNBROOK LTD

VERSION B: 19th January 2024

REFERENCE: 2023/0618/CIS/01

Greater Manchester Police

designforsecurity



EXECUTIVE SUMMARY

Development Supported

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 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 which should be incorporated where possible and that the building is built to Secured by Design standards.



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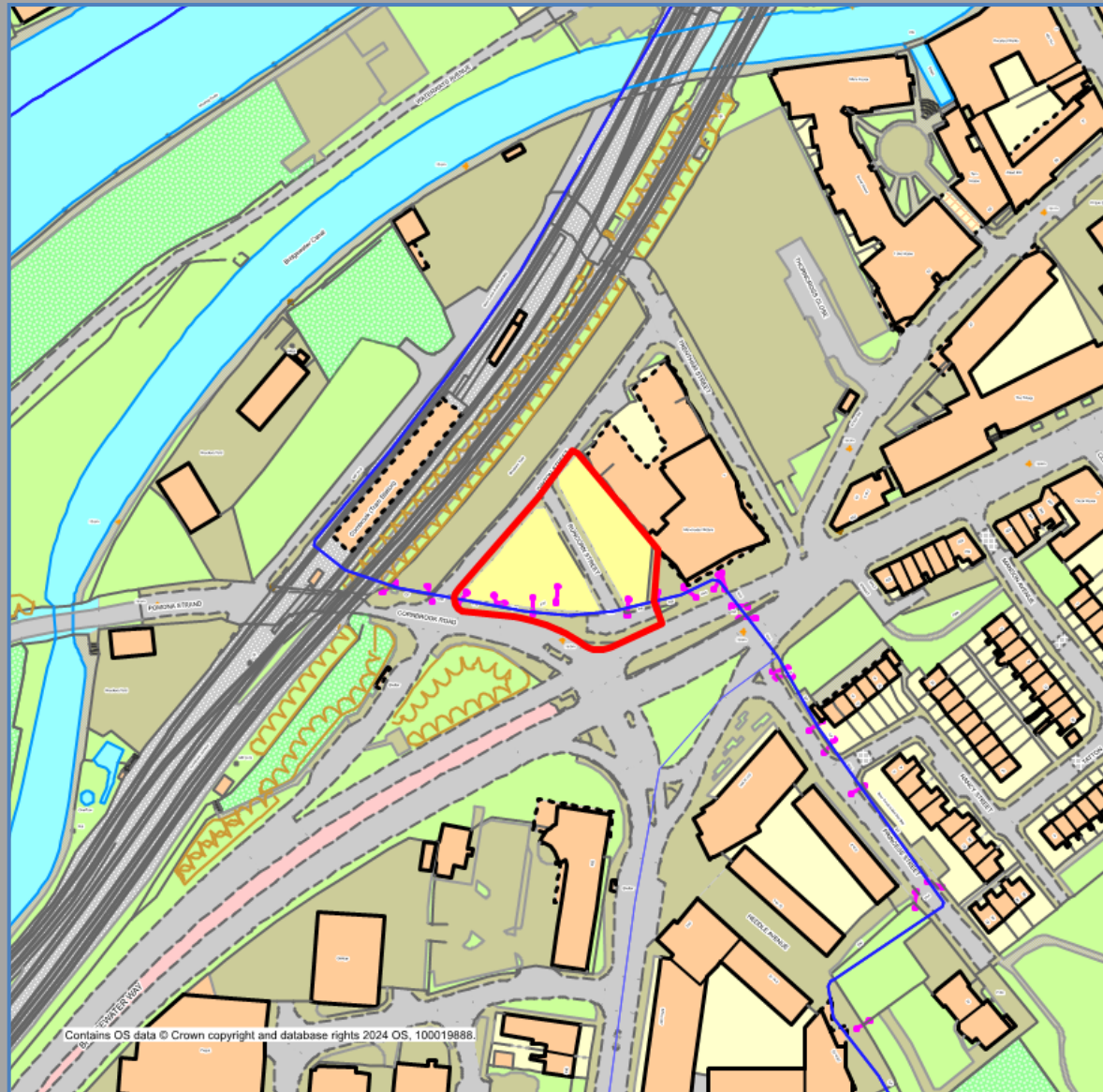
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Cornbrook area within the metropolitan borough of Trafford.

The site is roughly triangular, and the boundaries are formed by Dinton Street to the North-West, Vox apartments to the East, and Chester Road/Cornbrook Road to the South.

The site is currently vacant and hoarding restricts access into the site. The site is a brownfield site and was previously developed as two single storey units (Manchester Spring Co & Bennett Bros. Metal Recycling). The adjacent development, Vox apartments, has a Co-op food store at ground floor, with apartments on the upper 14 floors.

The site is located in close proximity to Manchester city centre (to the North) and is well connected by Metrolink, with Cornbrook Station nearby.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st December 2022 to 30th November 2023.

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
41	22	80	266	68	18	<5	92	18	24

- 2.1.1 The most frequently occurring offences in the local area over the past 12 months has been less serious wounding, vehicle crime and criminal damage. These offences have been occurring throughout the local area, with a hotspot of offences situated just to the south of the site at the junction of Chester Road and Bridgewater Way.
- 2.1.2 Less serious woundings have taken place throughout the local area, particularly at the hotspot mentioned above, as well as at Cornbrook tram stop. Assaults, harassment and public order offences have been the highest recorded offence types occurring in the area, and incidents have typically occurred between unknown associates, as well as some cases of domestic violence.
- 2.1.3 Theft from a motor vehicle has been the highest recorded vehicle crime occurring. Offenders have targeted vehicles parked throughout the area by using tools and objects to gain access to the vehicles by smashing glazing or lockpicking and then removing items from within
- 2.1.4 Criminal damage offences have also taken place throughout the local area, with offenders having mainly targeted the glazing in windows and doors of properties and vehicles left unattended on streets. There have also been many cases of implements being used to scratch the paint and tyres on vehicles.

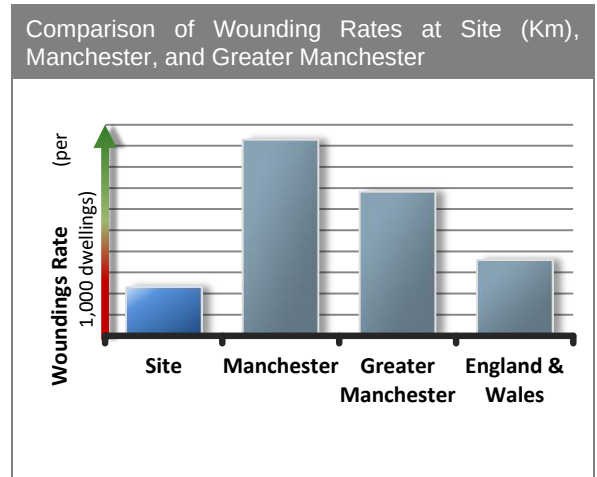
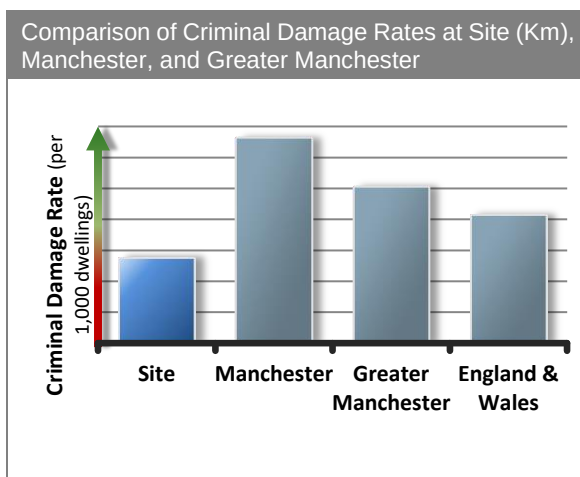
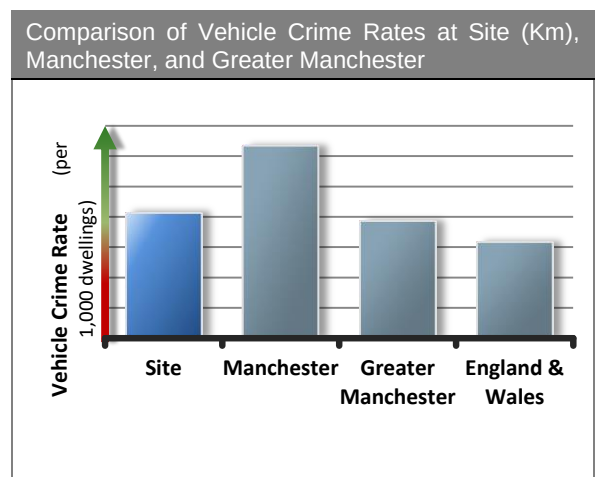
2.2 Common Use-Specific M.O.s (Modus Operandi)

- 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).
- 2.2.2 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.
- 2.2.3 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 Crime Rate Comparison

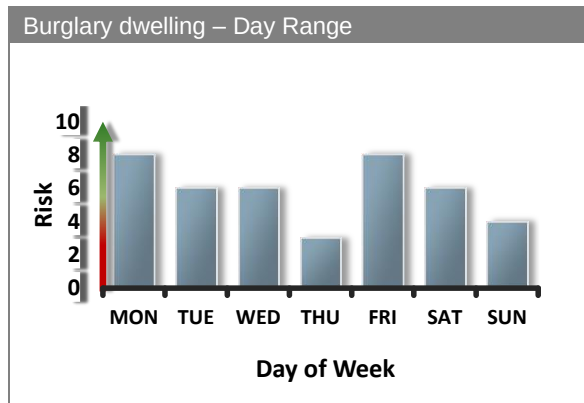
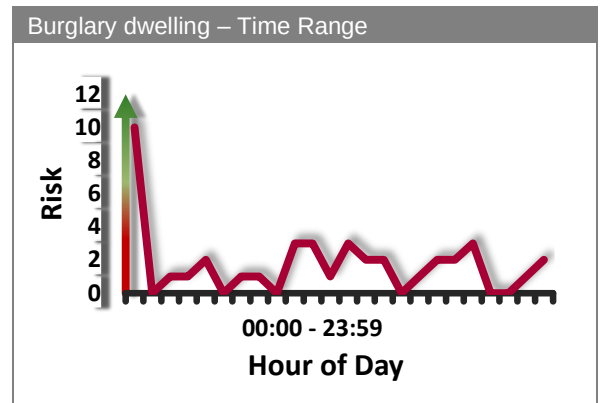
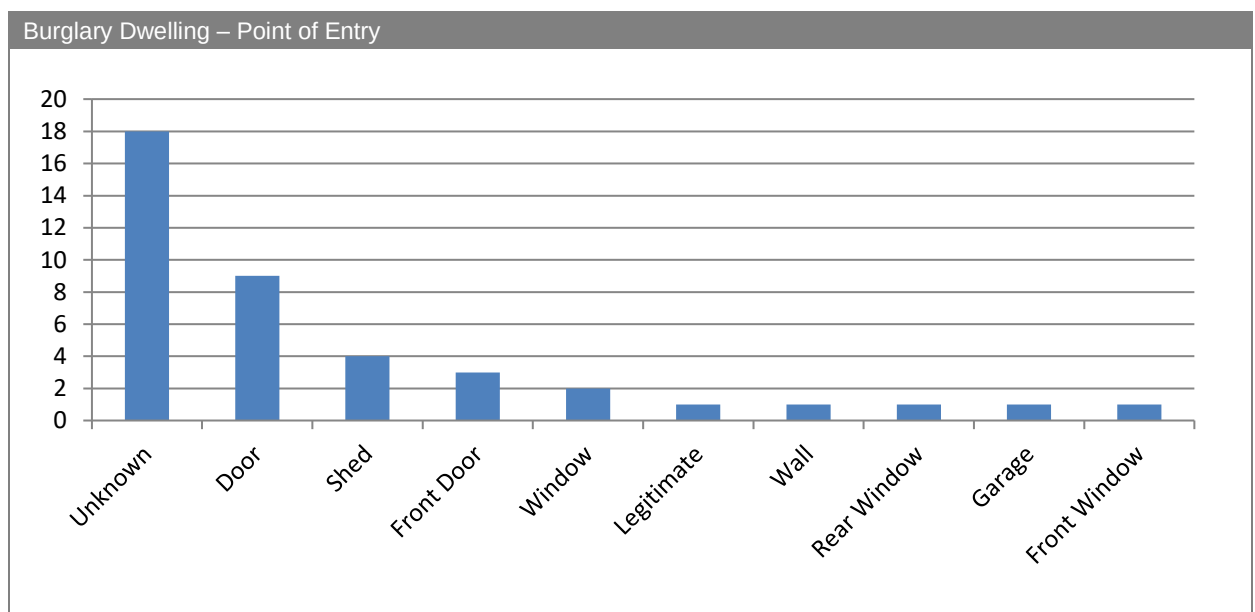
The rates below relate to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2017.



- 2.3.1 The rate of domestic burglaries per 1000 dwellings is **58% lower** than Manchester as a whole, **47% lower** than Greater Manchester and **45% lower** than England & Wales.
- 2.3.2 The rate of woundings per 1000 dwellings is **75% lower** than Manchester as a whole, **66% lower** than Greater Manchester and **35% lower** than England & Wales.
- 2.3.3 The rate of incidents of criminal damage per 1000 dwellings is **58% lower** than Manchester as a whole, **45% lower** than Greater Manchester and **33% lower** than England & Wales.
- 2.3.4 The rate of incidents of vehicle crime per 1000 dwellings is **35% lower** than Manchester as a whole, **8% higher** than Greater Manchester and **31% higher** than England & Wales.

2.4 Domestic Burglary: Risk Analysis

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



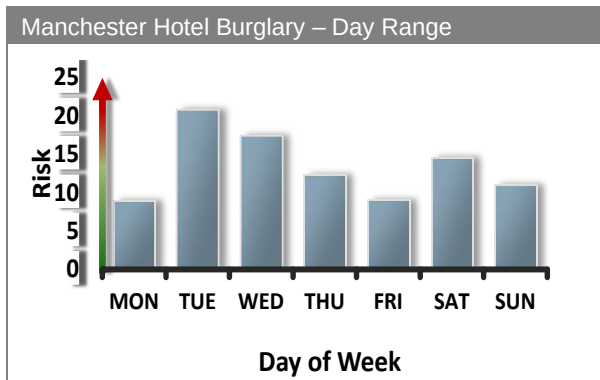
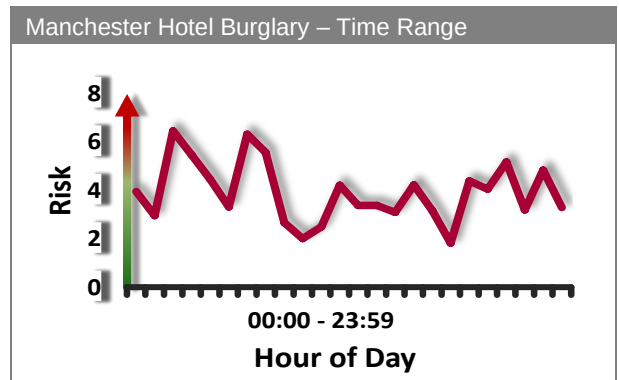
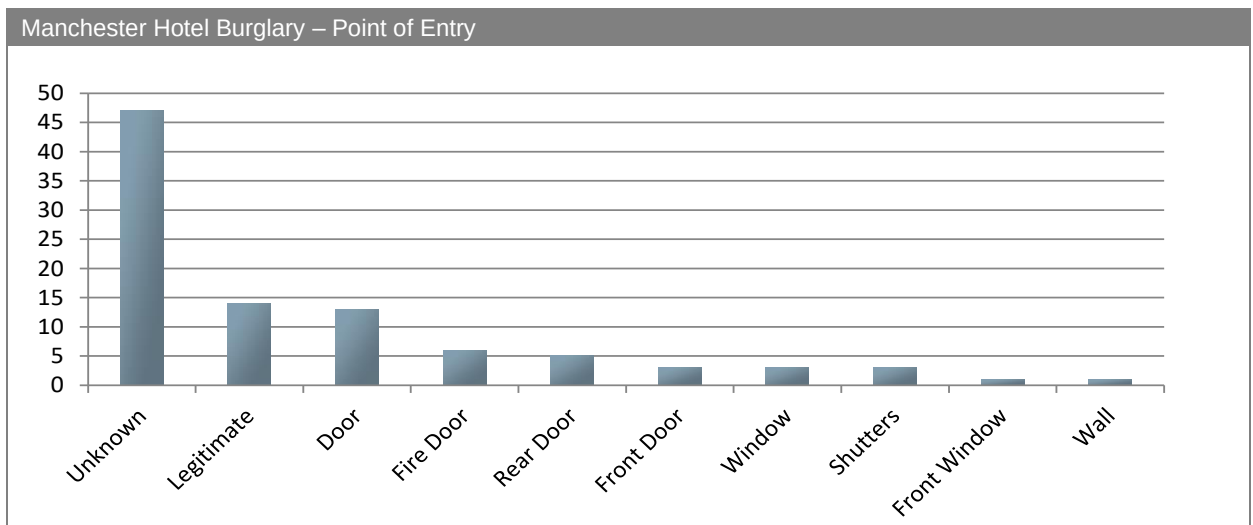
2.4.1 **Day/Time Range:** The risk of domestic burglary peaks on Monday and Friday just after midnight (00:00-01:00). Offenders tend to target properties late at night when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

2.4.2 **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 windows and doors.
- Forcing open secure windows and doors using bodily pressure and implements.

2.6 Burglary Risk Analysis

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



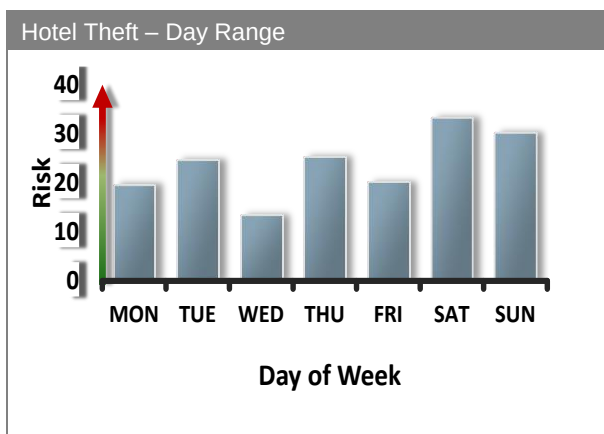
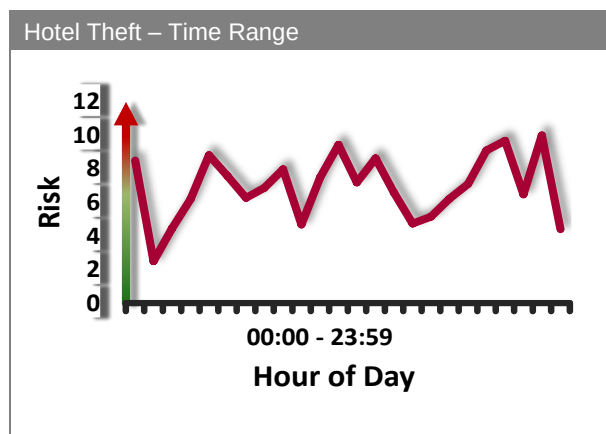
2.6.1 **Day/Time Range:** The risk of burglary at Manchester hotels fluctuates throughout the week, peaking on Tuesday. During the day, the risk of burglary peaks during the early hours of the morning. It is likely that offenders target hotels at these times when guests are likely to be out of their rooms or when staffing levels are likely to be lower – allowing offender's time to attempt to gain unauthorised access without being detected.

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

- Offenders posing as legitimate customers to gain entry before targeting insecure doors/ restricted areas.
- Opening secured doors using bodily pressure and implements to gain access.
- Exploitation of insecure doors to gain entry to hotel room.
- In cases of unknown point of entry offenders have often gained possession of the hotel room key card and accessed the room, removing personal and business property.

2.7 Theft Risk Analysis

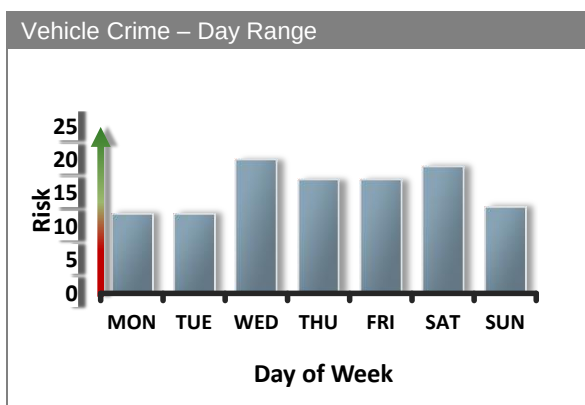
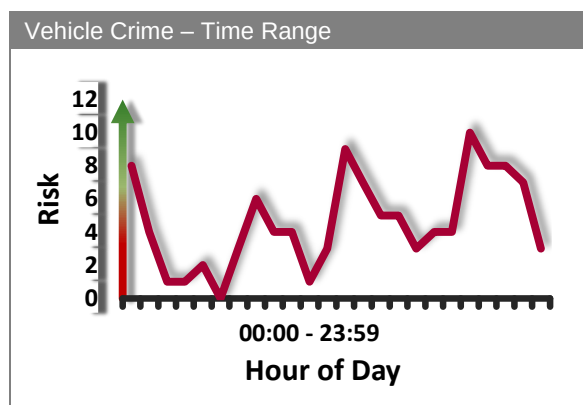
The data below relates to thefts within/against hotels/aparthotels, recorded in the Manchester area during 2018 - 2019.



- 2.7.1 **Day/ Time Range:** The risk of theft at Manchester hotels generally increases over the weekend. It is possible that the risk increases at these times when hotels typically have more guests and the opportunity to carry out such offences is greater. However, offenders do also target hotels between Monday and Friday, when they are typically less busy, and they perceive a lower risk of being caught/challenged. The risk of theft is greatest around lunchtime and in the evening/early hours of the morning. This is when hotel restaurants, bars and gyms are likely to be at their busiest and, therefore, the opportunities to commit theft are greater. Thefts of personal property (such as mobile phones, bags and purses/wallets) are the most routinely stolen items.

2.8 Vehicle Crime: Risk Analysis

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



- 2.8.1 **Day/Time Range:** The risk of vehicle crime peaks on Wednesday in the evening (19:00-20:00) and at midnight (00:00-01:00). Offenders tend to target properties in the evening and late at night 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

Erection of a 24-storey mixed use building incorporating 224 residential apartments (Use Class C3), 87 apart-hotel studios (Use Class C1), amenity space, flexible commercial space (Use Class E), and café (Use Class E(b)), together with infrastructure, landscaping, 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 site is located on the busy junction of Chester Road and Cornbrook Road where it will be subject to high levels of passive surveillance from those passing by in vehicles and on foot.
- 3.2.2 On the day of visiting the site the Metrolink station seemed to be very well used, contributing to significant flows of pedestrians near the site.
- 3.2.3 The mix of uses will bring legitimate use to the building during the day, deterring offenders from targeting the building whilst residents are likely to be at work.
- 3.2.4 There will be large bicycle stores for residents to use. This will allow residents to secure their bicycle within the building where they are less likely to be targeted.
- 3.2.5 The main entrances into the building are taken from prominent locations where they can be seen from the public highway/footway.
- 3.2.6 The car parking area will be secured, restricting access to residents.

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 operating with 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 Doors into cycle stores should operate on an access control system, operated with resident's key card/fob. Access into cycle stores should be restricted to genuine users rather than every resident of the building/block.
- 3.3.4 All resident's amenity spaces and staff only areas should operate on an audible access control system. Amenity such as the cinema room should only be accessible by those who have booked, restricting access to legitimate users.

Aparthotel

- 3.3.5 Doors into aparthotel room corridors should only be accessible/operable by guest key card, ensuring that access can only be gained by guests of that specific area of the hotel.
- 3.3.6 Aparthotel bedroom doors/frames should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls (i.e. VingCard or similar).
- 3.3.7 Access into staff only areas (i.e. housekeeping & stores) should be restricted to staff. Signage should be provided so that it is clear which areas are restricted to staff, to prevent confusion being used as a legitimate excuse for accessing staff only areas.
- 3.3.8 Each aparthotel bedroom should have a small wall or floor safe, operated by a personal identification number (PIN) selected by each new guest.

Car parking area

- 3.3.9 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.
- 3.3.10 Access into the car parking area should be controlled with a fob (or similar) restricting access to legitimate residents. Gates should be robust and not feature any climbing aids (i.e. exposed hinges or midrails) and should have a fast operation to prevent tailgating.
- 3.3.11 Access into the car parking area into the building should operate on an access control system to restrict access to residents. All entrance to the building within the parking area should be illuminated to a high standard.

4 Physical Security (Apartments)

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
 - Car parking areas
 - Parcel rooms

4.6 Bicycle Parking Areas

- ☐ 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).
- ☐ 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

- ☐ 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.
- ☐ 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 Car Parking Area

- 4.8.1 The boundary treatments and gates to the car parking area should be 2100mm high to prevent them from being easily climbed. There should be no 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.
- 4.8.2 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.
- 4.8.3 The car parking area of the adjacent apartment development has a boundary that includes razor wire. This type of boundary is not particularly appropriate for a residential development and can convey a

negative view of an area to those living there or passing by if these types of security measures are deemed necessary.

4.8.4 The car parking area should be illuminated in accordance with BS 5489.

4.9 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.
- ☐ Doors within the basement parking area should be illuminated with a dedicated lighting source.
- ☐ Elevations of the building should be illuminated.

4.10 CCTV

- ☐ The proposed apartment development should be covered by a comprehensive CCTV system.
- ☐ 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 achieve this goal is the CCTV Operational Requirements Manual 2009 ISBN 978-1-84726-902-7 Published April 2009 by the Home Office Scientific Development Branch.
- ☐ 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.
- ☐ 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
- ☐ TV systems must be installed to BS EN 50132-7: CCTV surveillance systems for use in security applications.
- ☐ The CCTV system should be compatible with the existing or planned lighting system.
- ☐ 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.
- ☐ 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 (Aparthotel)

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, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222.
- ☐ Sliding/revolving doors should be tested and certified to LPS 1175 SR2.
- ☐ Aparthotel bedroom doors/frames should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls (i.e. VingCard or similar).
- ☐ Each bedroom should have a small wall or floor safe, operated by a personal identification number (PIN) selected by each new guest.
- ☐ 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.
- ☐ 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

- ☐ Ground floor windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ Any 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.

5.3 Glazing

- ☐ In double glazed units the inner pane should not be less than 7.5mm laminated glass (2 x 3mm glass plies with an approx. 1.5mm PVB interlayer) and the outer pane should be a minimum of 6mm toughened or 6.8mm laminated glass (2 x 3mm glass plies with an approx. 0.8mm PVB interlayer).

5.4 Access Control

- ☐ Access to first floor, and above, should be restricted to hotel residents and staff. Hotel guests should only be able to access the specific floor that they are staying on.
- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:
 - Main entrances
 - External doors
 - Stairs/lifts
 - Offices
 - Staff only areas

5.5 CCTV

- ☐ The aparthotel should be monitored with a comprehensive CCTV system, or the infrastructure for one to be installed by the end user should be provided.
- ☐ Cameras should be capable of monitoring the main entrance, reception area, and circulation areas of the building.
- ☐ 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 area.

5.6 Alarm

- ☐ Consideration should be given to installing a monitored alarm system should be installed to cover the entire building, linked to contacts on all external doors and PIR detectors covering all ground floor areas with windows, with a signal terminating at a recognized Alarm Receiving Centre (ARC) or security control room. If an alarm isn't installed the infrastructure should be provided for one to be installed by the end user.

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
4/12/2023	Niels Heaton	CIS application confirmed
19/01/2024	Niels Heaton	CIS issued
24/01/2024	Niels Heaton	Revised CIS issued

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
8198-LRW-XX-XX-PP-A-00-013_P01	Latest Plans and Elevation Package	Nov 23	P01

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	GP surgery removed from proposals	19/01/2024
C	Car park gated and secured	24/01/2024