

Your Ref:
Our Ref: 2019/1089/SBD/01

F.A.O. Jessica Spencer

Date: 13th December 2023

Dear Jessica

Secured by Design – The Island Site, Land Bound by John Dalton Street, South King Street, Bow Street and Ridgefield, Manchester

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

The following checklist forms the site-specific requirements for this scheme to achieve the Secured by Design award. A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which the items within the checklist can be verified. Please contact us on 0161 856 5912 or by email (info@designforsecurity.org) as this time approaches to organise the inspection. Other items which relate to technical information (door specifications for example) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company).

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

Yours faithfully



Patrick Babb
Consultant
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Secured by Design Checklist

2019/1089/SBD/01
The Island Site, Manchester



1.0 Physical Security

1.1 Doors

- ☐ All external door-sets should be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. All escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.
- ☐ Revolving/sliding doors should be tested and certified to LPS 1175 SR2..
- ☐ All internal doors/frames to staff only plant/service/storage areas, as well as the staff locker/changing areas and any cycle/refuse stores, should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls.
- ☐ The doors into the emergency escape cores at each level should also be solid-core (minimum 44mm thick) and fitted with electromagnetic locks connected to the fire alarm, so that people at one level cannot access other levels. Once an emergency escape core is accessed, the only means of egress should be at ground floor level onto the street.
- ☐ Any sectional overhead doors on external elevations must be tested and certified to LPS 1175 SR2.
- ☐ If the building is to be occupied by multiple tenants, all individual office levels or suites should be fitted with self-closing access-controlled solid-core doors (minimum 44mm thick), operated by staff swipe cards/fobs or by intercoms linked to individual receptions and any rooms within office suites should be capable of being deadlocked when unoccupied. The doors into the emergency escape cores at each level should be fitted with electromagnetic locks, connected to the fire alarm, so that people at one level cannot access other levels. Once an emergency escape core is accessed, the only means of egress should be at ground floor level.

1.2 Windows and Shutters

- ☐ 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.
- ☐ Shutters must be tested and certified to STS202 or LPS 1175 SR2 (or SR1 if perforated laths are required), and installed in accordance with manufacturer's instructions.

1.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of laminated glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.
- ☐ There should be a block work wall (or material of similar strength e.g. welded-steel mesh) behind/within any cladding 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.

1.4 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.
- ☐ If an alarm is not installed, then the infrastructure for the tenant to be easily install one should be provided.

1.5 **Access Control**

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:
 - The revolving entrance door and any pass 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 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 cards/fobs should be capable of being easily and quickly activated / disabled to ensure that misuse is prevented.
- ☐ If an access control system isn't provided, then the infrastructure for one to be easily installed should be provided.

1.6 **Lighting**

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

1.7 **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.

1.8 **Other**

- ☐ Expanses of blank wall at accessible levels should be faced in a material that is resistant to graffiti, or have a resistant coating applied at the outset (for suitable products see www.securedbydesign.com).