

THE FOLLOWING COMMENTS ON DESIGN HAVE BEEN PROVIDED BY THE GREATER MANCHESTER POLICE IN REGARDS TO DESIGNING FOR SECURITY

ENSURE THAT ALL BUILDING WORK COMPLIES WITH THE OFFICERS COMMENTS. IF IN DOUBT, CONTACT DESIGN FOR SECURITY

Doors

All external doors should be compliant with and certified to BS PAS 24, STS 202 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product. Any escape-only doors should be alarmed (audible upon opening) and designed without visible external ironmongery.

Consultation/treatment rooms should be fitted with a courtesy lock for patient privacy, with external override in case of emergency. It should not be possible for patients to lock/barricade themselves inside any rooms within the building. Any drug stores or other vulnerable areas (such as record rooms, staff changing rooms/lockers etc.) should be fitted with security-certified doorsets (see above) and 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.

All other internal doors/frames to offices, stores, utility/plant areas should be solid core (minimum 44mm thick) with 3 hinges and a 5 lever mortice deadlock or similar, so that they can be secured when unoccupied.

Windows

All windows, where possible, should be certificated to BS PAS 24. All other window designs/dimensions should take account of the requirements of the above standards, as certified products can carry dimensional restrictions.

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.

Ground floor and easily accessible opening lights e.g. above single storey elements (escape requirements permitting) should be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

Glazing & Building Fabric

All ground and first floor glazing (or if otherwise accessible) must incorporate at least one pane of glass with a 0.8mm PVB interlayer (e.g. 6.8mm laminated glass), or a glass rated as P2A 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 any cladding to the building, to a minimum height of 2000mm from external ground level, to ensure that the building fabric itself is not vulnerable to attack.

There should be no other features of the building (such as louvered features that could be used as a ladder, exposed rainwater down pipes etc.) or nearby hard/soft landscaping features (such as nearby boundaries, trees, lighting columns, handrails etc.) that may provide climbing aids onto the roof.

Access Controls

Access control systems should be operable by swipe card or proximity reader/fob, and not numeric key pads. The following doors should operate on access control:

- The single-leaf main entrance to the building - capable of being controlled remotely by security/FM staff if/when required (e.g. at night).
- Any drug stores or other vulnerable areas (e.g. record rooms).
- The doors leading to any staff only areas/facilities.
- Any service entrances/gates.

Boundaries

1.1.1The proposed boundary treatment is acceptable - 2000mm weld mesh fence with matching vehicular swing gates. The access route gate on Withington Road should be of robust construction and only for staff use.

Alarm

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.

Lighting

External lighting must be provided to all vehicular/pedestrian routes within the site, in accordance with BS 5489.

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.

Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

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 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. Suitable locations would be: all vehicular and pedestrian access/egress points, the main entrance lobby, all reception/waiting areas and external/internal circulation areas and car parking area.

Landscaping

Any landscape features (hard or soft) to the area should not impede natural surveillance off/from the building or reduce the effectiveness of lighting or any CCTV systems. The robust management of such spaces is essential to encourage active use and enjoyment, whilst making abuse less likely to occur. Poor management and maintenance can lead to a downward spiral of neglect and loss of environmental quality, encouraging nuisance, vandalism and other anti-social or criminal behaviours.

In vulnerable locations (such as around entrances, parking areas and footpaths), low planting should not exceed 1000mm in height and tree canopies should fall no lower than 2000mm from the ground. This is in order to allow people to see their surroundings better and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.

Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people, premises and parked vehicles (both to gain entry and to commit criminal damage).

Planting must be avoided that will aid climbing over boundary treatments. The security of fences can be compromised if trees or street furniture are placed close by.

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.

Management & Maintenance

1.1.2The 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

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IF IN DOUBT **CONTACT THE ARCHITECT.**

This drawing is to be read in conjunction with all relevant drawings and information.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site prior to the purchase or manufacture of any elements, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

FINAL MEASUREMENTS TBC BY THE CONTRACTOR

Note: Drawings are not to be used for construction. All dimensions to be checked on site prior to any works commencing.



R6		
R5		
R4		
R3	16/3/21	Issue for planning- re-design
R2	21/1/21	Issue for comment- re-design
R1	20/1/21	Issue for client - re-design
Rev:	Date	Description

Issued for: planning

Location:

land to the rear of the premises (120 and 120a) fronting Withington Road
Manchester
M16 8FA

Project:
Erection of part single part two storey building to provide clinic

Drawing Title:
Design for security specification I



Drawing No: 210	Date: 20/01/2019
Project No: 1178	Scale: 100@A3
Drawn: NP	Checked: MC