

Security Measures Statement

Project: 18 Kenyon Lane, Manchester, M40 9JQ

1. Introduction

This Security Measures Statement has been prepared to discharge the planning condition requiring details of security provisions for the approved development at 18 Kenyon Lane, Manchester.

The proposed development comprises the refurbishment of an existing building to provide Class E commercial units. The design incorporates a range of security measures to ensure the safety of occupants, visitors, and the surrounding area.

2. Design Approach

The development follows the principles of **Secured by Design**, aiming to:

- Reduce opportunities for crime and anti-social behaviour
- Increase natural surveillance
- Provide a safe and secure environment for users

3. Physical Security Measures

3.1 Doors and Windows

- All external doors to be **robust, lockable and compliant with current security standards**.
- Installation of **high-quality multi-point locking systems**.
- Windows to be **double-glazed units with secure locking mechanisms**.
- Glazing to be toughened/laminated where appropriate to reduce risk of forced entry.

3.2 Roller Shutters / Security Screens (if required)

- Any external shutters (if installed) will be **internally mounted or of open lattice design** to maintain passive surveillance.
- Shutters will be integrated sensitively to avoid creating a hostile street frontage.

3.3 Access Control

- Clearly defined **main entrance point** as indicated on the proposed plans.
- Access to staff-only or storage areas will be restricted via **lockable internal doors**.
- Controlled access to rear yard/service areas.

4. Surveillance and Lighting

4.1 CCTV

- Installation of a **CCTV system** covering:
 - Main entrance
 - Rear yard and bin store area
 - Internal circulation areas (where appropriate)

- System to be operated in accordance with data protection requirements.

4.2 External Lighting

- Provision of **low-energy external security lighting** at key locations including:
 - Entrances
 - Rear yard
- Lighting to be designed to:
 - Enhance visibility and safety
 - Avoid excessive glare or light spill to neighbouring properties

5. Site Layout and Natural Surveillance

- The layout ensures **active frontages** to the street, increasing natural surveillance.
- The rear yard and bin storage area are **enclosed and clearly defined**, limiting unauthorised access.
- Internal layout allows clear visibility of entrances and circulation spaces.

6. Management Measures

- The premises will be managed to ensure:
 - Security systems are maintained and operational
 - CCTV (where installed) remains functional
 - External areas are kept clear and well-lit
- Staff will be aware of basic security procedures, including locking and alarm use where applicable.

7. Compliance

The development will be carried out in accordance with the approved security details and these measures will be retained thereafter in compliance with the planning condition.

8. Conclusion

The proposed security strategy combines:

- Robust physical measures
- Effective surveillance
- Good site design and management

Together, these will provide a safe, secure, and well-managed commercial environment in accordance with the requirements of the Local Planning Authority.