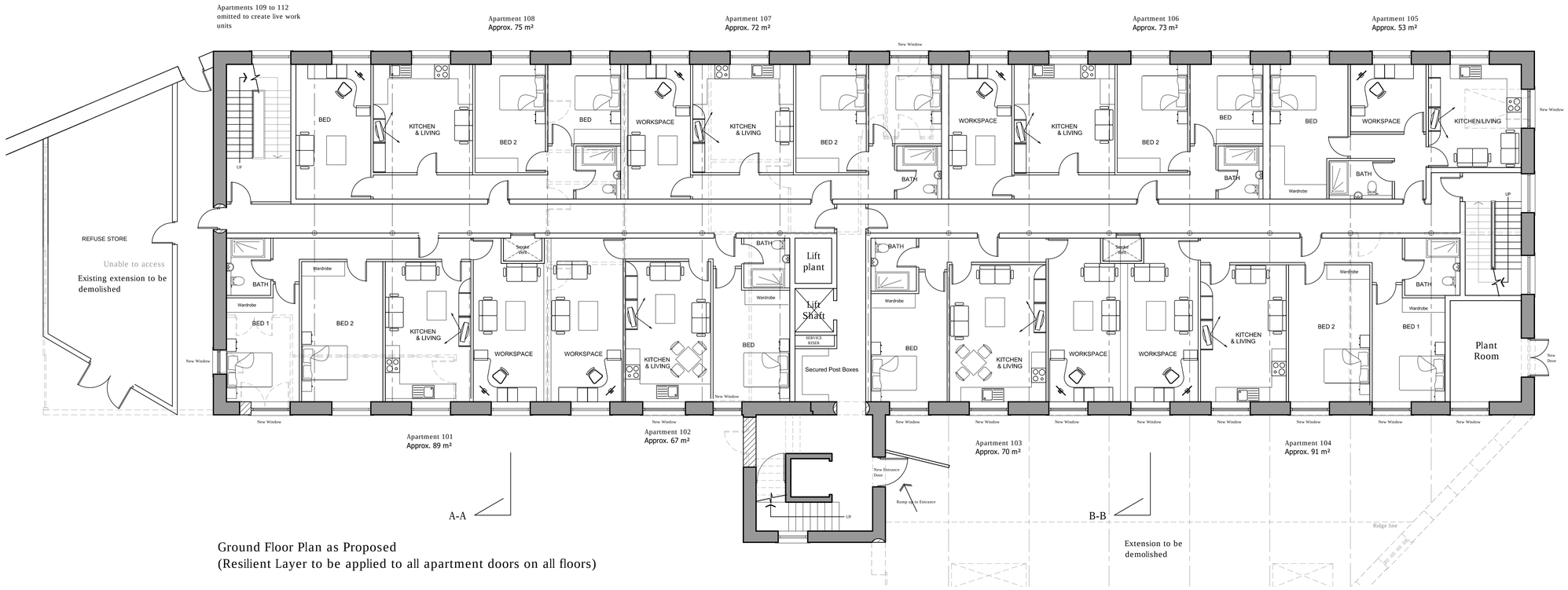
Only figured dimensions should be used.

Scaled dimensions should be checked with the Architect.

This drawing together with the design, is the property and copyright of the Architect and must not be reproduced without written permission



Ground Floor Plan as Proposed
(Resilient Layer to be applied to all apartment doors on all floors)

SECURED BY DESIGN SPECIFICATION

Mailbox System

Mail boxes to be DAD009 SBD mail box system by Decayeux Ltd or similar approved Secured by design Mailbox systems by others. Mailbox system to comply with Secured by Design TS009:2019. The secured mail delivery system to incorporate the following:

- Within an internal area covered by CCTV or located within a secure access controlled entrance hall within view of those using the building;
- Be of robust construction;
- The individual letter boxes shall have a maximum aperture size of 260mm x 40mm;
- Have anti-fishing properties;
- Have fire resistance where considered necessary;
- Installed in accordance with the manufacturers specification.

Access Control (Main Entrance Door)

Main Entrance Door to be fitted with Entrotec ePRO by Silver-group or similar approved video door entry and Access Control System by other manufacturers. Access Control System to offer the following attributes:

- Access to the building via the use of a security encrypted electronic key (e.g. fob, card, mobile device, key etc.);
- Vandal resistant external door entry panel with a linked camera;
- Ability to release the primary entrance doorset from the dwelling or bedroom
- Live audio/visual communication between the occupant and the visitor;
- Ability to recover from power failure instantaneously;
- Unrestricted egress from the building in the event of an emergency or power failure;
- Capture (record) images in colour of people using the door entry panel and store for those for at least 30 days. If the visitor door entry system is not capable of capturing images, then it should be linked to a CCTV system or a dedicated CCTV camera should be installed for this purpose. This information should be made available to police within 3 days upon request;
- All visitor and resident activity on the visitor door entry system should be recorded and stored for at least 30 days. This information should be made available to police within 3 days upon request.
- Systems must comply with General Data Protection Regulations (GDPR).

Other Access Doors (excluding fire doors)

- Solid core construction 44mm thickness (same physical requirements as above)
- Hinge bolts to be fitted to all outward opening final exit doors
- The locking system to any remaining doors to be agreed with the local Designing Out Crime Officer on a site specific basis
- Louvered doors may require fine mesh screens and must have at least one mortice deadlock to be BS 3621/98.

Final Communal Fire Exit Doors

- These should comply BS 476 and must comply with fire regulations
- Doors must be devoid of any external furniture
- Escape devices used on the door must be strong enough to keep intruders out while allowing occupants of the building to escape. Escape hardware which is fitted to such doors must comply with the British and European standard
- BS EN 1125 (for panic hardware) and BS EN 179 (for emergency exit devices)
- Panic push bar or similar locking system
- A door alarm must be fitted and be linked to an alarm panel, either monitored by house manager or central monitoring system
- Appropriate signage to warn of alarmed door

Unit Front Door

- This should comply with the requirement for front doors in the New Homes document
- Mortice lock to BS 3621/98 and/or rim night latch
- Multi-point locking with three or more deadlocks may be an alternative
- A patented master suited locking system that is registered to the developer or site owner
- Entry by key only

Ground Floor Windows and Other Accessible Windows

All ground floor windows and any other easily accessible windows e.g. a window or any part of which is within 2 metres vertically of an accessible level surface (such as ground or access balcony) shall be certificated to meet the security requirements of British Standards publication PAS 24: 2016: Enhanced security performance requirements for doorsets and windows in the UK.' through compliance either:

- via the traditional UK PAS 24 test methodology; or
- via BS EN 1627: 2011 Resistance Class 2N (which references BS EN 1628, 1629 and 1630), with additional test criteria to address known criminal methods of entry within the UK (which are not catered

for within the European Standards).

Note: whilst the UK has selected Class 2N (and hence there are no performance requirements under

the European Standard), there is still a requirement for all emergency egress without locking hardware to be installed with laminated glass conforming to BS EN 356 P1A (minimum).

Note: Windows satisfying other standards that provided similar or better performance are also acceptable and these include:

- STS 204 Issue 4: 2012
- LPS 1175 Issue 7.2 (2014) Security Rating 1
- STS 202 Issue 3 (2011) Burglary Rating 1
- LPS 2081 Issue 1 (2015) Security Rating A

All ground floor and other easily accessible windows should incorporate key lockable hardware (classified as PAS 24:2016 WK - key operation only) unless designated as emergency egress routes within the Building Regulations. However it is acceptable to install non-key locking hardware if the window has the appropriate classification i.e. PAS 24:2016 WKT (non-key locking hardware)

Note: windows installed with non-key locking hardware must specifically form part of the certified product range as the pass criteria for such products is significantly more stringent including the requirement to install laminated glass to BS EN 356: 2000 class P1A.

All windows must be fit for purpose and shall be certificated to the relevant material standard i.e. BS 7412:2007 for UPVC framed windows or BS 644:2003 for timber framed windows, and meet the performance requirements of BS 6375 Parts 1 & 2.

Windows installed to meet SBD standards shall be certified by one of the following UKAS accredited certification bodies or can demonstrate alternative compliance.

UKAS accredited certification bodies include: British Standards institute (BSI), Exova Warrington Certification (STS 204), Loss Prevention Certification Board (LPCB), Buildcheck, Building Research Establishment (BRE), British Board of Agrément (BBA) plus other bodies as listed under paragraph 22.4 of 'Secured by Design Homes 2016'.

Sealed double glazed units to all ground floor windows and easily accessible windows are each to be fitted in uPVC window frames with thermal inserts, or in timber window frames and comprise the following;

- Outer pane of laminated safety glazing (6.8mm minimum thick Pilkington Optilam OW), 16mm argon filled (90%) cavity and 6mm 'Low E' - (soft coat) inner pane (Pilkington Optiwhite).

All designed to BS 7950: 1997 and be BSI/BBA Certified;

Safety Glass

Any glazed areas located within critical locations e.g. less than 800mm above floor level to be 6mm toughened safety glass to BS EN 12600: 2002 or be guarded to a height of 900mm above floor. All glazed panels in doors to be toughened glass, pilkintons Optiwhite to a min height of 1500mm, and for a minimum area of 300mm each side of the door. Panels of glass less than 0.5m.sq. to doors may be in 6mm annealed glass in lieu of toughened safety glass. Glazing in Critical location areas to comply with Requirement K4 of Building Regs.2013 Approved Document K.

All window frames are to be mechanically fixed directly to the structural opening in strict accordance with the window manufacturer's installation instructions. Window units to provide average U-Value of 1.4W/m² K and a G value of 0.74 or better

All opening lights to be fitted with draught stripping and all frames sealed to stonework with 1 part polysulphide mastic. Windows to habitable rooms to have trickle vents, (see ventilation) .

SEPARATING WALLS - SEPARATING WALL CONSTRUCTION - SINGLE 'JUMBO' METAL STUD CONSTRUCTION

213mm overall thick partition to be formed from Gypwall 'QUIET' system or equal metal stud partition and plasterboard lining system by other manufacturers, comprising 146mm deep Gypframe 'C' studs spaced at upto 600mm centres lined on both sides with 2 no. layers of plasterboard (inner layer of 12.5mm Gyproc Habito and outer layer of 15mm Gyproc Soundbloc) on resilient bars. 50mm thick Isowool Acoustic Partition Roll (APR 1200), or an equivalent 50mm minimum thick unfaced mineral wool batts (density 33-60kg/m³) by other manufacturers offering equal or better performance, is to be tightly cut fixed in the cavity for the full partition height between metal studs in accordance with quilt manufacturer's recommendations.

Linings on both sides are to comprise an inner layer of 12.5mm thick Gyproc Habito on Gypframe RB1 Resilient Bars at 600mm vertical centres onto metal studs, and an outer layer of 15mm thick Gyproc SoundBloc plasterboard. Outer plasterboard layers are to be finished over with scrim and plaster skim finish.

Separating walls to be taken up to underside of kept existing floor joist boarded soffit and fire stopped with Gyproc intumescent gap sealer or compressed mineral wool as required.

Partition construction to achieve a sound reduction value of 64dB and a minimum one-hour (60 minutes) fire resistance.

Secured Bicycle Storage:

External containers specifically designed for the secure storage of bicycles and other property must be certificated to one of the following minimum security standards:

- LPS 1175 Issue 7.2:2014 Security Rating 1 (or above); or
- LPS 1175 Issue 8:2018 Security Rating 1/A1 (or above); or
- STS 202 Issue 7:2016 Burglary Rating 1 (or above); or
- LPS 2081 Issue 1.1:2016 Security Rating A; or
- Sold Secure (Bronze, Silver or Gold).

Where bicycle storage is provided in a robust shed, the minimum requirements for the shed construction and security are as follows:

38x50mm (min) planed timber frame;

- Floor and roof constructed from 11mm boards (minimum);
- 11x125mm (min) Tongue & Grooved board walls and door;
- No window to be present;
- Door hinges should be coach-bolted through the shed structure or secured with security or non-return screws;
- Two hasp and staples that meet 'Sold Secure' Silver should be used. One positioned 200mm - 300mm down from the top of the door, and one positioned 200mm - 300mm up from the bottom of the door. Additionally, hasp and staples should be coachbolted through the shed structure or secured with either security or nonreturn screws;
- Both padlocks should meet 'Sold Secure' Silver or LPS 1654 Issue 1.1:2014 Security Rating 1 standard padlocks to be used;
- Shall be securely fixed to a suitable substrate foundation;
- If mopeds, scooters, motorcycles or bicycles are to be stored within the shed then a security anchor shall also be certificated to 'Sold Secure' Silver Standard LPS 1175 Issue 7.2:2014 Security Rating 1 or LPS 1175 Issue 8:2018 Security Rating A1 and securely fixed to suitable foundations in accordance with the manufacturer's specifications. This also includes wall mounted anchoring systems.

rev	description	drwn	auth	date

ACUMEN
DESIGNERS & ARCHITECTS
acumenarchitects.co.uk 01484 546 000
Headrow House, Old Leeds Road, Huddersfield, HD1 1SG

Client
MAS MANAGMENT SERVICES LTD

Project
UNION MILLS
MILNSBRIDGE, HUDDERSFIELD

Project No	Drawing No	Rev
2466	(100)53	

Description
SECURED BY DESIGN SPECIFICATIONS

Scale	Date Drawn	Drawn By	Authorised By
1:100 @ A1	JUNE 2021	JA	JC

File: \\Acme\Projects\CREATE\2466-Union Mills\Revit Temp\Concept\Cordless\2466-UNION MILLS_v2.rvt

Purpose of Issue
Planning ● Building Regs ○ Tender ○ Construction ○ Comment ○ Info ○