



CRIME IMPACT STATEMENT

Full Planning application for a change of use from derelict office building to 21 apartments, together with alterations to the rear elevation at ground floor, and provision of bin and cycle stores

AT St James Place, 168 Yorkshire Street, Rochdale

FOR Alam Investments

Version A: 17.07.26

2020/0271/CIS/02

designforsecurity

EXECUTIVE SUMMARY

Development supported

We welcome the continuing investment in Rochdale town centre and support redevelopment of this site for residential purposes.

From a crime prevention perspective, the positive features of the development include: the development will result in the re-use of a vacant building; the building will be more animated with the (re)introduction of windows; there will be an appropriate number of apartments; and the development will focus activity at appropriate areas whilst also facilitating passive surveillance of the surrounding streets.

Advice is included in the report, which we consider will enhance security of the development and this set out in sections 3.3 and 4. The principal recommendations relate to securing the building and individual apartments within it appropriately, controlling access from the entrance lobbies to the cores of the building and into the bin/cycle stores and enhancing the environmental quality of Pagan Street.

At the planning application stage, Greater Manchester Police Design for Security will make representations to Rochdale Planning to require the inclusion of a condition requiring the completed development to achieve Secured by Design, SBD, accreditation. Should the recommendations included in this report be adopted, I have every confidence that the scheme will achieve the award and the condition met.

Adrian Murphy MRTPI

Consultant

e: adrian.murphy@designforsecurity.org

Contents

1	The Site and Surroundings.....	4
2	Crime Statistics & Analysis.....	5
2.1	General crime	
2.2	Crime rate comparison	
2.3	Typical modus operandi used in committing crime at residential property in Rochdale, & measures to reduce vulnerabilities	
2.4	Environmental features in the area that may influence crime patterns	
3	Development Appraisal	9
3.1	The proposed development	
3.2	Positive aspects of the proposal	
3.3	Recommendations to improve the security of the development	
4	Physical Security	11
4.1	Doors and shutters	
4.2	Window frames	
4.3	Glazing	
4.4	Signage	
4.5	Intruder alarm & CCTV	
4.6	Lighting	
5	Management & Maintenance	12
6	Construction	12
7	Secured by Design (SBD)	12

Appendix

A	Contact Register	13
B	CIS Version History	13
C	Glossary	14

1 The Site and Surroundings

The application site and its surroundings are shown on the plan and photographs below. The site, St James Place, number 168 Yorkshire Street, is edged in red on the plan, is located on the north-east edge of Rochdale town centre, within the Town Head Conservation Area. The western end of Yorkshire Street is one of Rochdale's principal shopping streets and includes a range of shops, offices and licensed premises. Like the western end of the street, the part of Yorkshire in front of the St James Place site is pedestrianised. This simple, traffic-free, well-designed pedestrianised space includes distinctive lighting, seating and trees separates the site from the Ukrainian Catholic Church, a grade II listed gothic building, which is situated on the north side of the Yorkshire Street. To the east of St James Place, 170-174 Yorkshire Street is an attractive terrace of grade II buildings that appear to have last been used for residential purposes. In front of the terrace is a forecourt that may be used for parking, access to which is gained from the non-pedestrianised part of Yorkshire Street, immediately east of the site. John Street is located immediately west of the site, it is a major thoroughfare, serving as the town centre's eastern by-pass and is a dual carriageway, as it passes the site. A Puffin crossing, located next to the site, facilitates safe crossing of the road for pedestrians wishing to reach the town centre shopping district. Pagan Street, a short, narrow, poorly surfaced, cul-de-sac, congested with parked cars and refuse bins, defines the site's southern boundary providing. It provides access to the rear of the site as well as to the Verotex apartment building on the south side of the street.

St James Place, number 168 Yorkshire Street and the pedestrianised space in front of the building



A view of the eastern end of the Yorkshire Street façade



A view along the western end of the Yorkshire Street façade



The rear elevation of St James Place



The western elevation of St James Place and adjacent land that forms part of the site



The Verotex apartments are situated on the south side of Pagan Street opposite the rear elevation of St James Place



Thought to have been vacant for around 8 years, St James Place is a detached, office building. Built in 1990, it comprises a red-brick building with accommodation over three floors with offices on the front part of the ground floor and all of the upper floors. At the rear of the ground floor, there are five integral garages, each secured with a steel, roller shutter. The Yorkshire Street façade includes a prominent central section with symmetrical, recessed wings to the east and west, each wing being accessed from the street by a pathway separated from the street by railings and modest area of (overgrown) planting and trees. A pathway and a dwarf wall (in a poor state of repair) separate the central section of the building from the street. There are five entrance doors on the Yorkshire Street façade and two on the rear elevation they, along with the ground floor windows on the front and western elevations, have been secured with metal or timber panels. On the western side of the building, there is another modest, and poorly managed, area of trees and shrubs, as well as space to park up to five cars. There is a narrow, litter-strewn, pathway alongside the building's eastern elevation. The pathway has an unsecured gate at its southern end. Assuming they are in working order, ornamental lighting columns and building-mounted lights illuminate the building, whilst an alarm box and CCTV cameras are mounted on the building. Given the period of vacancy, it is that the CCTV may be of limited functionality. In July 2021, a planning application to convert the property from offices to 21 apartments was approved but the permission never implemented.

2 Crime Statistics & Analysis

Crime committed within a 500m radius of the site, recorded between 1st May 2025 & 30th April 2026

2.1 General crime

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Crime involving the use or threat of violence	Theft (including shoplifting)	Robbery	Drug offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
8	39	76	811	291	31	85	21	13	7

2.1.1 There were 1,382 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is around six times greater than the average rate across the Rochdale Division. but such a volume of crime is typical of neighbourhoods which are in town centres with a high number of crime attractors and crime generators including, shops, licenced premises, and transport hubs. Grouped into similar offences and expressed as a percentage of the total, the crimes recorded were:

- the use, or threat, of violence - 59%
- theft (including shoplifting) - 22%
- drug offences – 6%
- criminal damage – 5%
- burglary - 3%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 2%
- robbery – 2%.

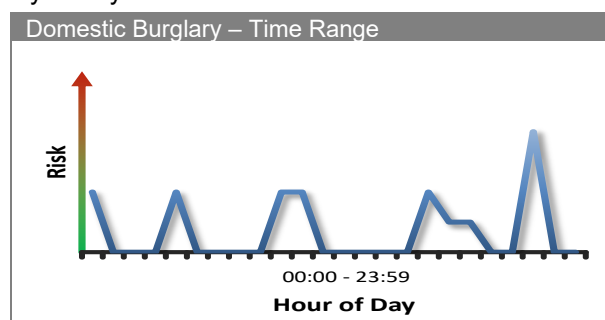
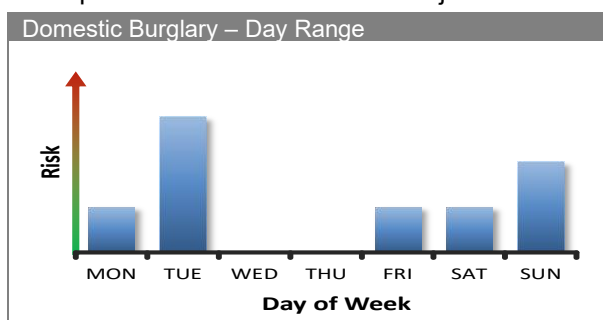
2.1.2 Where the location of the crime was recorded, the streets experiencing the greatest volume of crime were:

- Smith Street – 215 crimes
- Riverside Walk – 149 crimes
- The Butts – 96 crimes
- Yorkshire Street - 92 crimes
- Whitworth Road – 70 crimes
- Entwisle Road – 63 crimes

2.1.3 Crime on Yorkshire Street were dominated by public order/acts of violence and shoplifting. The principal hotspots were shops and supermarkets, licensed premises and the transport interchange.

Domestic burglary

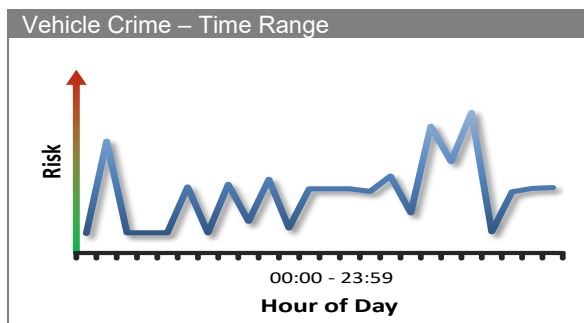
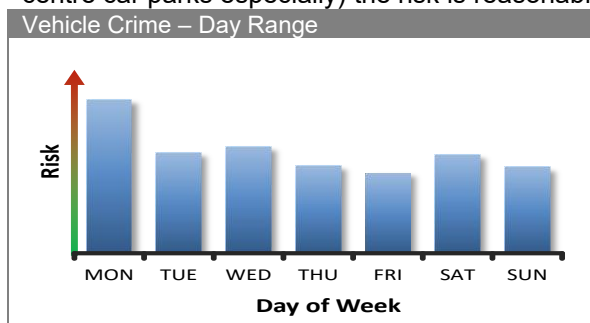
2.1.4 There were 8 burglaries committed within the neighbourhood during the period analysed, most of which took place in the residential streets just north of St Mary's Way.



- 2.1.5 Though very low, the risk of burglary is a little higher on a Tuesday and Sunday. The early evening is the most common time for offences to take place. The most common method of gaining entry to a property in this neighbourhood was via an open door or window or posing as a *bona fide* visitor. A rear door was forced open on one occasion.

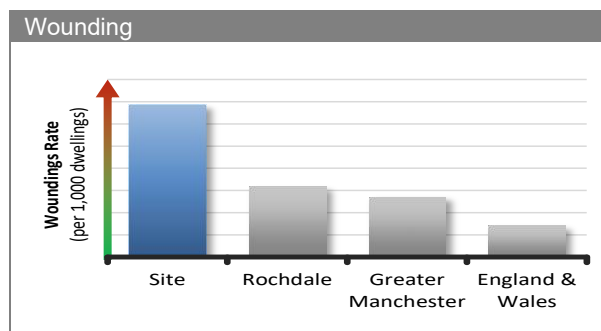
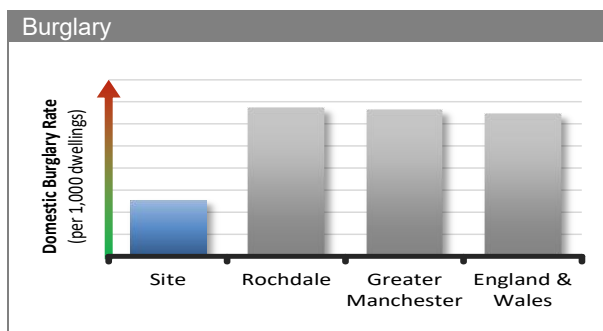
Vehicle crime

- 2.1.6 There were 34 offences of vehicle-related crime, twice as many thefts from a vehicle than theft of a vehicle. Vehicle-related crime occurs frequently. The risk is moderately high throughout the week, especially on a Monday. The most common time for such crimes to be committed is in the early evening. Because the neighbourhood is dominated by non-residential properties and the rate is expressed in terms of the number of offences to the number of dwellings houses, the rate appears to be high, however, when measured against the number of vehicles parked in the neighbourhood (in town centre car parks especially) the risk is reasonably low.

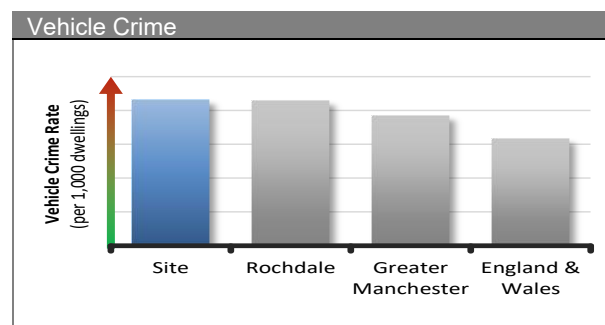
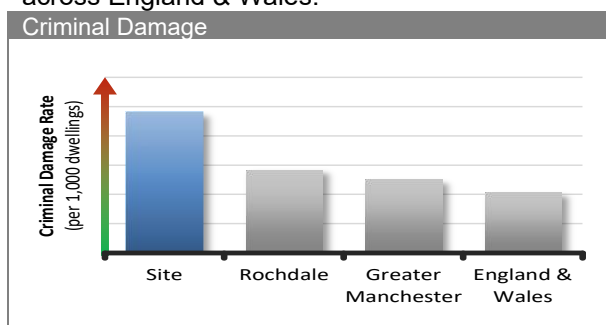


2.2 Crime rate comparison

Comparing crime rates in the neighbourhood around the site to those in Rochdale, Greater Manchester, and England & Wales *England & Wales data was last recorded for January – December 2021.*



- 2.2.1 The rate of burglary per 1000 dwellings in the neighbourhood around the site is **62% lower** than the Rochdale rate, **62% lower** than the Greater Manchester rate and **61% lower** than the rate across England & Wales.
- 2.2.2 The rate of wounding crimes per 1000 dwellings in the neighbourhood around the site is **115% higher** than the Rochdale rate, **152% higher** than the Greater Manchester rate and **382% higher** than the rate across England & Wales.



- 2.2.3 The rate of incidents of criminal damage per 1000 dwellings in the neighbourhood around the site is **69% higher** than the Rochdale rate, **91% higher** than the Greater Manchester rate and **132% higher** than the rate across England & Wales.

- 2.2.4 The rate of incidents of vehicle crime per 1000 dwellings in the neighbourhood around the site is **the same as** the Rochdale rate, **12% higher** than the Greater Manchester rate and **36% higher** than the rate across England & Wales.

2.3 Typical modus operandi used in committing crime at residential property in Rochdale, & measures to reduce vulnerabilities

2.3.1 Communal entrance doors and apartment doors were targeted when left unsecured by residents.

To minimise the risk of offenders tailgating through communal doors or entering apartments through unsecured doors:

- communal entry doors should be self-closing and lock securely upon closure;
- install a secondary set of secure doors (airlock/secure lobby), also self-closing and self-locking;
- lifts should be operated by an access control system;
- install CCTV cameras in the entrance lobby;
- employ a concierge; and,
- apartment doors should be self-closing with a thumb turn lock on the inner side that meets fire regulations.

2.3.2 Doors and windows have been forced open

To minimise the risk of offenders forcing doors and windows:

- all external doors and apartment entry doors, and all accessible windows, should be certified to PAS 24 security standard - PAS 24 rated doors and windows are very difficult to force open;
- external entrance and means of escape doors should be readily visible from the street or surroundings - offenders will be less inclined to target properties where their actions may be witnessed;
- restrict access to secluded elevations with appropriately high and robust fencing;
- all external doors should be illuminated with dusk-to-dawn lighting. Light suggests property is occupied and may deter offenders from targeting it. Lighting will also support CCTV systems and highlight the actions of an offender, increasing the chance of a crime being witnessed; and,
- CCTV should be considered to record activity within and around exterior of the building.

2.3.3 Glazing in doors and windows has been smashed to gain entry or commit criminal damage

To minimise the risk of offender smashing glazing in doors and windows:

- laminate glass should be fitted to all external doors and to all windows on the ground or accessible floors of the development; and,
- any accessible windows should be fitted with locks and opening restrictors.

2.3.4 Offenders have stolen bicycles

To minimise the risk of offenders targeting bicycles:

- a cycle store should be provided within a secure part of the site;
- CCTV should monitor activity in and around cycle stores; and,
- PIR lighting should be installed to illuminate the cycle store.

2.3.5 Vehicles were targeted when parked in unsecured car parks or on the 'street'

To minimise the risk of vehicle-related crime:

- car parking should be located within the boundaries of the development, within an area that is secure and overlooked by residents or monitored by an effective CCTV system. Consideration may be given to installing automatic vehicle gates and fencing around the car parks.

2.3.6 Offenders have damaged boundary fencing

To minimise the risk of offenders targeting fencing:

- fence panels should be especially robust when exposed to the public realm.

2.3.7 Theft of plant and machinery, and criminal damage during the construction period.

To minimise the risk of offenders targeting the construction site:

- a secure hoarding should be erected around the site with access restricted to contractors and authorised visitors;
- security staff should patrol the site or visit during non-working hours;
- lighting and CCTV should be installed to illuminate the site and record activity; and,
- plant and machinery should be fitted with tracking devices, and, at the end of the working day, it should be arranged to prevent forced access onto the site and to minimise the risk of theft.

2.4 Environmental features in the area that may influence crime patterns

2.4.1 Features of the physical environment can influence patterns criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.4.2 Aspects of the local environment that might help to reduce the risk of crime and disorder at the site are as follows:

- the level of investment and planned investment in the town centre is likely to result in more proactive management and maintenance of the private and public spaces;
- the town centre has a broad and complementary range of retail, commercial, cultural, civic and leisure uses, which attracts a diverse range of people;
- the new leisure uses at Riverside attract people into the town centre in the evening;
- the environmental quality on Yorkshire Street, in front of St James Place, is excellent;
- this section of Yorkshire Street is pedestrian-friendly, such urban environments can encourage people to use the town centre, and feel safe in doing so;
- the northern, southern, and western edges of the site are visible to passing pedestrians and traffic. Activity and passive surveillance generated by these groups of people can act as a deterrent to those people intent on committing crime or anti-social activities;
- similarly passive surveillance by residents of the Verotex Apartments entering and leaving the building as well as those with an outlook towards St James Place, will influence negative behaviours;
- private and public CCTV cameras monitor activity on the premises and streets adjacent to the site;
- the building is illuminated at night and has an alarm system fitted;
- the building is currently very secure, although necessary, the method securing the windows and doors is not necessarily appropriate in a conservation area; and,
- the eastern side of the building is largely secured by the presence of the high walls and gable end of number 170 Yorkshire Street.

2.4.3 There are also some features that might facilitate crime and disorder, and these include:

- there is a high level of crime in the town centre, indicating that offenders are active in the area - retail premises and the night-time economy are a particular focus for such activity;
- the site is very visible to passing offenders on John Street and Yorkshire Street. Offenders are likely to notice the development as it emerges from early in the construction phase, and be aware of, and potentially exploit, any criminal opportunities;
- the permeability of this part of the town centre presents would-be offenders with easy and convenient routes to and from the site.
- the security measures installed on the building are not ideal visually and the absence of management of the landscaped edges detract from the environmental quality of the space in front of the building;
- the environmental quality of the site generally is poor – overgrown shrubs that hide the building from passers-by to the front and eastern sides, uncontrolled fly-tipping, ad hoc vehicle parking at the rear, a poorly surfaced Pagan Street and presence of refuse bins on Pagan Street all contribute. Poor quality environments may attract offenders who, due to the lower environmental standards, might perceive that their actions will be tolerated or go unnoticed; and,
- the CCTV cameras positioned around the building appear to be old and unlikely to be in working order.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 The application seeks planning permission to convert the vacant office building into 21 self-contained apartments. The resulting accommodation will provide 4 x two-bedroom apartments and 17 x one-bedroom.
- 3.1.2 As part of the conversion, permission is also sought to make alterations to the rear elevation at ground floor level. These changes include:
- removal of four of the five roller shutters to the existing garages;
 - retention of one the external doors and removal of one of the doors;
 - installation of a new entrance door;
 - installation of windows (replacing the shutters and removed door) – the frames will match existing windows on the upper floors;
 - retention of one of the garages and shutters in the eastern wing with the space repurposed as a bin and bike store; and,
 - installation of a new shutter to secure the entrance to a smaller bin and cycle store in the western wing of the building.
- 3.1.3 On the ground floor of the building there will be five apartments as well as two bin and cycle stores. The five entrance doors on the front elevation will be retained, three of which will provide direct entry into apartments 1, 2 and 3. The remaining two doors will facilitate access to apartments on the upper floors and, in the case of one of the doors, to apartment 4 at the rear of the building's western wing. Access to apartment 5 located at the rear part of the eastern wing will be gained via the new entrance door on the Pagan Street elevation. The retained door on the rear elevation will provide a second, external, entrance to the eastern wing bin/cycle store, in addition to the shuttered entrance.
- 3.1.4 The upper floors will each have 8 apartments with all apartments accessed via one of two stair cores, one in the eastern wing and one in the western wing.
- 3.1.5 Externally, the low walls and railings on the front elevation will be retained and refurbished. The planting to the front and side elevations will be retained and managed appropriately.
- 3.1.6 There is no parking on the site nor any external amenity space.

3.2 Positive aspects of the proposal

- 3.2.1 The re-use of the property is welcomed.
- 3.2.2 Properties that remain vacant for some months are often targeted by thieves and vandals. The resulting visible signs of decay can attract further abuse, which is then likely to negatively affect neighbouring premises.
- 3.2.3 The proposed use will bring activity and passive surveillance to Yorkshire Street, Pagan Street and John Street during the day and evening.
- 3.2.4 The site is in a sustainable location within the town centre, with shops and services and public transport all located close-by.
- 3.2.5 There will be 21 apartments in the property, which is considered sufficient to provide a reasonable prospect of a presence of residents throughout the day and particularly at night, who will provide activity and passive supervision within the development, which can help to deter offenders from targeting the property.
- 3.2.6 Residents of smaller developments are more likely to interact with their neighbours as they come and go, and the presence of strangers in the building, or at the entrance doors, is more likely to be questioned by residents. Such positive behaviours can deter offenders from attempting to enter the property. Whilst ill-considered, larger apartment schemes tend to be less intimate and can lead to issues with 'tailgating' at entrances, with crime and anti-social behaviour issues as offenders exploit a lack of familiarity between residents.
- 3.2.7 When the trees and shrubs are pruned, the location of the principal, communal, entrance doors, and three of the ground floor apartment entrance doors, will be clearly visible on the building's front elevation.
- 3.2.8 Access controls can easily be deployed at the communal entrance doors in order to restrict access to residents and *bona fide* visitors.
- 3.2.9 Apartment windows will facilitate surveillance over the surrounding streets and public realm.
- 3.2.10 Bin and cycle stores are provided in secure parts of the building.

3.3 Recommendations to improve the security of the development

Control entry into the apartment building

- 3.3.1 The two communal entrance doors on the Yorkshire Street elevation must be security-rated, self-closing and lock securely upon closure. They should be secured with electrically operated, multi-point locks, activated with a residents' fob.
- 3.3.2 An audio-visual unit, with a link to each apartment should be fitted at each communal entrance door to enable residents to vet callers prior to releasing the lock and allowing access to *bona fide* visitors only.
- 3.3.3 In order to reduce the risk of visitors or intruders tailgating into the building without due supervision a secure lobbies should be created. The doors connecting the entrance lobby to the stair core should be fitted with a fob-operated, electronic lock, and the door should be self-closing and lock upon closure.
- 3.3.4 The external door to the bin/cycle store in the eastern wing should also be security-rated and self-closing and locking and/or extend the railings at the front of the building around the side to enclose the space on the western side of the site and prevent easy access to this elevation.

Apartment security

- 3.3.5 Whether accessed internally or externally, each apartment should be fitted with a security-rated entrance door, fitted with a door viewer and opening limiter.
- 3.3.6 The entrance doors to apartments should have fixed, clear-glazed sidelights or a door viewer, as well as an opening limiter fitted, so that residents can identify visitors prior to opening the door fully.
- 3.3.7 The entrance doors to apartment 1-3 and 5 should be fitted with letter plates that meet the Door Hardware Federation's Technical Standard 008 (TS 008), be fitted with deflector plate, and be located a minimum of 400mm away from the internal handle and locking hardware.

-
- 3.3.8 Consider installing ornamental ironwork to the ground floor windows on the John Street elevation to enhance security.
 - 3.3.9 Robust mail boxes should be fitted to the external wall to the side of the respective communal entrance door for mail deliveries to apartment 4 and the upper floor apartments. Trade buttons should not be installed to the controlled-entry panel.

Bin/cycle stores

- 3.3.10 The internal doors to the cycle stores should be security-rated and fitted with a fob-operated, electronic lock, and the doors should be self-closing and lock upon closure.

Intruder alarm and CCTV

- 3.3.11 Ideally, each apartment should be fitted with an intruder alarm.
- 3.3.12 The developer should consider installing a modest CCTV system, with cameras capable of monitoring the entrance doors, entrance shutters, entrance lobbies and mailboxes, bin/cycle stores.

Streetscape/landscaping

- 3.3.13 The quality of the environment along Pagan Street should be upgraded. Residents coming home late at night should feel comfortable walking towards Apartment 5's entrance door and to the cycle stores. The street should be resurfaced with an appropriately quality material, and feature lighting and distinctive signs are considered appropriate as are planters prevent cars blocking pedestrian routes. CCTV should monitor activity around the periphery of the building.
- 3.3.14 The passageway alongside the eastern elevation should be secured at both ends with 200mm high, gates, manufactured in steel fitted with a suitable lock.
- 3.3.15 The trees and shrubs within the site should be pruned and maintained appropriately thereafter to maintain sightlines to and from the building whilst retaining its use to as a buffer between the passing public and the building, softening the appearance of the development and enhancing the quality of the streetscene.

4 Physical Security

The following standards and features will be required for this development to demonstrate a level of physical security acceptable to Design for Security and to gain Secured by Design accreditation.

4.1 Doors and shutters

- ☐ The communal entrance doors should be:
 - compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2;
 - include a multi-point electronic lock, (which is an integral part of the certification), capable of being operated via an electronic access control system; and,
 - self-closing and lock automatically on closure.
- ☐ The internal lobby doors should be compliant FD30-rated, include an electronic lock and be fitted with a door closer that automatically secures the door upon closure.
- ☐ Any glazing within external doors (though glazing is not advised on the doors of the rear elevation) should meet the BS EN 356, P1A standard for laminate glass.
- ☐ An audio-visual, unit should be located at each of the two Yorkshire Street communal entrance doors to allow visitors to communicate with residents.
- ☐ Residents should have a handset in their apartment to speak to (and view) visitors.
- ☐ Residents should be able to operate the relevant, communal entry door and inner lobby door's locking mechanism remotely from within their apartment to allow *bona fide* visitors entry.
- ☐ Individual apartment entrance doors, including those accessed externally, must be compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2.
- ☐ Apartment entrance doors must include a door viewer, opening limiter and an apartment number.

-
- ☐ The external door to the eastern bin/cycle store must be compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2. The door should be fitted with a fob activated, electronic lock, with the fob used to enter the store from the street self-closing and lock upon closure.
 - ☐ The internal doors to the bin/cycle stores must be FD-30 rated, fitted with a fob activated, electronic lock, with the fob used to both enter and leave each store. The doors should be self-closing and lock upon closure.
 - ☐ The roller shutters should be automated with a fob used to activate the shutters. Ideally, the shutters should be security-rated, e.g., LPS 1175 sr 1 or 2.

4.2 Window frames

- ☐ Ground floor windows should be compliant with, and certified to, BS PAS 24, be fitted with key-operated locks, and have fixed/lockable opening restrictors (not releasable from the outside) limiting opening to 100mm.

4.3 Glazing

- ☐ Glazing to the ground floor windows should meet the BS EN 356, P1A standard for laminate glass.

4.4 Signage

- ☐ Signage to indicate the name of the development and apartments accessed from each door should be included at each entrance. Each apartment should be clearly numbered.

4.5 Intruder alarm & CCTV

- ☐ It is good practice to fit an alarm to each apartment.
- ☐ A modest CCTV system should be installed.

4.6 Lighting

- ☐ Dusk-to-dawn lighting must be provided to all external doors, pathways around the building and the roller shutter entrances.
- ☐ PIR lighting must be provided to the bin/cycle stores.
- ☐ Lamps should produce a 'white' light and be operated by photoelectric cell/daylight sensor.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up for the building, to address issues such as cleaning of communal areas and maintenance of lighting, CCTV, and access controls.

6 Construction

- ☐ The developer should take appropriate measures to secure their site during construction, and control pedestrian and vehicular access in and out.
- ☐ Site security contractors should be Security Industry Authority (SIA) approved.

7 Secured by Design (SBD)

- ☐ Secured by Design focuses on crime prevention at the design, layout, and construction stages of homes 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	Summary of Contact
31.03.26	Chris Durkin, Identity Interior Design	Request for Crime Impact Statement
03.06.26		Site visited
17.07.26	Chris Durkin, Identity Interior Design	Report issued

B CIS Version History

Version	Revisions	Date
A		17.07.26

C Glossary

Physical Security Standards

PAS 24

Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk. It is designed to mimic an attack by an opportunist burglar, using tools which are easy to conceal.

STS 201

Enhanced security to satisfy the requirements for certification of doorsets, equivalent to test standard to PAS 24.

STS 202

Requirements for burglary resistance of construction products including doorsets, windows, curtain walling, security grilles, garage doors, roller shutters, fences and barriers. Products are rated via the term Burglary Resistance (BR) and range from BR1 (lower security rating) to BR6 (higher security rating).

LPS 1175

Physical security for products manufactured for perimeter, façade, internal spaces and entrapment protection. The higher the security rating, the more formidable the security product.

Developed following extensive consultation with stakeholders, the most recent issue sees the previous single digit performance classifications (i.e. Security Ratings 1 to 8) extended to one formed of two elements that illustrate performance in terms of:

- *Threat level (first element) – Letter (A to H) corresponding with the tool kit used to evaluate the product's intruder resistance and number of attackers involved.*
- *Delay (second element) – Numeric value (1, 3, 5, 10, 15 or 20) corresponding with the minimum delay (in minutes) provided by the product when placed in a locked condition.*

BS EN 1627

European standard for the burglary resistance of pedestrian doorsets, windows, curtain walling, grilles and shutters. It defines six resistance classes, from RC1 to RC6, with RC1 being the lowest level of resistance and RC6 the highest. These classes indicate the level of resistance to forced entry, with higher classes requiring more time and specialized tools to breach.

BS EN 356

European standard that specifies the resistance of laminated glazing (i.e. two or more layers of glass bonded together with a plastic interlayer) to manual attacks, such as might occur during forced entry or vandalism. It classifies laminated glass into different resistance levels, ranging from P1A to P8B, with P1A being the lowest and P8B the highest.

Useful Websites

[Design For Security – Designing Out Crime](#) – apply for Crime Impact Statements or the Secured by Design Award from Greater Manchester Police

[Secured by Design - Secured by Design](#) – SBD Award Scheme, Design Guides and Member Companies

[ParkMark - Home](#) – Park Mark Safer Parking Award Scheme

[NBS Source](#) – find, select and specify building products (including security-certified products)

[RedBook Live - LPCB Red Book](#) – search for LPS 1175 certified products