



Secure By Design Checklist – [EQT STOREX Self Storage; Tottenham](#)

Job Title	EQT STOREX: Lawrence Road, South Tottenham	Reference	25012-260421-SBD-OR1DA.doc
Date	19th April 2026		

Consideration has been given to the layout to ensure personal safety. This focuses not only on ensuring that the layout of the development does not create an environment conducive to crime, but also on how occupiers and visitors to the development can move freely without risk of injury.

Such considerations are given to the design of public areas to ensure the following:

- they are overlooked by occupied premises;
- the layout removes the risks posed by concealed entrances;
- the development is secure;
- comprehensive management measures are installed to ensure road and public routes are carefully monitored; and highway design and the layout of footpaths ensure that the risk to injury to road users is reduced to a minimum.

STOREX have built their security around prevention, speed and accountability. Every site is layered with smart tech that works harder than a standard lock and key. The intelligent detection cameras don't just film; they actively flag unusual behaviour from someone covering their face to entering the building on foot. Each room is reinforced with PIR motion sensors, creating an invisible safety net that cannot be stepped around.

Access outside of normal hours is tightly controlled, with only 10–15% of customers approved for extended entry. Anyone onsite after hours is automatically subject to strict review, so there's always a digital trail. And if something does trigger an alarm, the STOREX team are instantly alerted through push notifications, meaning response times are measured in minutes, not hours.

The amount of access data harvested will also allow STOREX to detect suspicious behaviour based on industry patterns. STOREX will be able to prevent any break-ins by monitoring their access through their electronics locks platform. It's this combination of tech-driven monitoring and human vigilance that has allowed STOREX to deter break-ins and resolve fraud attempts quickly protecting both their customers and their reputation.



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Purpose of security measure	Building element / location	Outline security measures proposed	Technical references	
Securing the site perimeter	Vehicle access gates	Automatic BI folding. 2.4metres high. Electronic access: Remotely activated customer phone acitvated. Metal Security railings form the main body of the gate to match the security fence in which the gates are located.	Architects' drawings: Ground Floor Plan 25012_20_003 DETAIL: External Gates & Fencing 25012_90_002 External security fence & gates SBD security rating: B3 mesh applied to gate railings to match fence	
Securing the site perimeter	Pedestrian access / emergency exit gates	Mortice lock and gate handle to unsecure side / shrouded push pad emergency exit device secure side.	Architects drawings: Ground Floor Plan 25012GA_20_003 External security fence & gates SBD security rating: B3 [LPS 1175 Issue 8]	
Securing the site perimeter	Boundary security fence	2.4 metre high Anti-climb steel double mesh fencing generally	Architects drawings: 25012_20_003 External security fence & gates SBD security rating: B3 [LPS 1175 Issue 8]	
External illumination	Secure courtyard	Lighting units located to underside of the courtyard overhang soffit, and above access doors.	Refer to Electrical consultant design intent information.	
External illumination	The building perimeter / maintenance zone within boundary fence	Lighting units fixed to external building fabric.	Refer to Electrical consultant design intent information.	



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Securing the building perimeter; Pedestrian access door & glazed shopfront	To the customer shop	The shop, when not manned shall be secured by way of mortice lock. Whilst manned, the door can be secured remotely from the reception desk should staff feel threatened. Shopfront is formed by way of 6mm toughened double glazed units. This area not being the main crime generator. The door between the shop and the secure yard leading to the storage facility will also receive security measures noted below.	Architects' drawings: 25012_31_003 Security Code compliance: PAS 24: 2022 + A1:2024
Securing the building perimeter; Pedestrian access door	To the storage facility off the secure courtyard	The door is steel faced with double glazed vision screen: 18mm thk. – 6.4mm / 6.4mm laminated panels. The door is held shut by way of concealed maglocks top and bottom & opened by way of Noko style remote customer phone code activated system.	Architects' drawings: 25012_31_002 SBD security rating: B3 [LPS 1175 Issue 8]
Securing the building perimeter; Emergency exit doors.	Ground level stair 1 & stair 2 exits.	3 point push bar operated panic bolt. External access unit lever for fire fighting access. 5no. s.s. dog bolt hinges	Architects drawings: 25012_31_002 Security Code compliance: SBD security rating: B3 [LPS 1175 Issue 8]



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Securing the building perimeter; Glazing.	to; Fab Lab shopfrontage	Formed by way of 6mm toughened double glazed units. High & low level curtain wall style windows. Phone activated Noke locks to all workshops.	Architects drawing: 25012_31_003 PAS 24: 2022 + A1:2024
Securing the building perimeter; External wall construction at ground floor level.		Ground & first floor perimeter walls consist robust external brick / block cavity wall construction.	Architects drawing: [20] series location drawings as noted on drawing issue register.
Internal Building Security	Intruder alarm system / CCTV extent		Refer to Electrical consultant design intent information.
Lift Access	Controlled access: Customers can only access the floor level in which their unit is located		
Corridors	Solid suspended metal soffit panel ceilings will be assembled throughout as protection to the ventilation gaps to the head of the unit partitions below. A 100mm gap from edge of soffit to corridor partitions allowing cross ventilation		
Individual storage unit	Customer storage unit locking	Phone activated Noke locks to all units	



Architectural elevation drawing of the proposed building facade. The drawing shows a multi-story building with a ground floor featuring a car and a building entrance, and upper floors with large windows. The drawing is labeled "ELEVATION: GRID LINE 1" at the bottom. The drawing includes a grid system with vertical grid lines 1 through 10 and horizontal grid lines 1 through 10. The drawing also includes a section line labeled "SECTION LINE 1" on the right side. The drawing is a technical drawing with various annotations and dimensions.

Access Elevation off Lawrence Road