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Your Ref: 130641/FO/2021
Our Ref: 2021/0318/SBD/01

Tel: 0161 856 5912

F.A.O. Ben Bond

Date: 29th November 2021

Dear Sir,

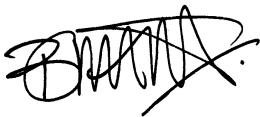
Re: SECURED BY DESIGN (SBD) - Nut Bank Lane, Manchester.

Thank you for your SBD application in relation to the development of a single detached dwelling at the above site.

The attached checklist forms the site-specific requirements for the scheme to achieve the SBD Gold Award. A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which these items can be verified. Please contact me as this time approaches to organise the inspection. Other items which relate to technical information (e.g. door and window specifications) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company), before the inspection is carried out.

Should you have any queries regarding the contents of this letter, or any other issues relating to this SBD scheme, please do not hesitate to contact me.

Yours faithfully



Bradley Hart MTCP
Consultant

e: bradley.hart@designforsecurity.org

Secured by Design Checklist

2021/0318/SBD/01

Nut Bank Lane, Manchester



1.0 Doors

- ☐ All external doors to the dwelling must be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2. Any sliding doors or bi-folding doors must be compliant with and certified to BS PAS 24.
- ☐ The front door to the property should have fixed external handles or split spindle, meaning access is only possible with a key (full instructions should be provided to resident to ensure that they understand that the key must be used to fully lock/secure the door). It should also have either a fixed sidelight or door viewer. A chain limiter is recommended but not generally essential.
- ☐ Ideally, the garage door to the detached garage should be compliant with and certified to LPS 1175 SR1 and the pedestrian doorset should be compliant with and certified to BS PAS 24. At the very least, the garage door should be of robust construction, with a multi-point locking mechanism, and the pedestrian doorset/frame should be solid-core (min. 44mm thick) with a BS 3621 lock.

2.0 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ All ground floor and easily accessible opening lights (e.g. any first floor windows accessible from single-storey projections, escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

3.0 Glazing

- ☐ All ground floor glazing (or if otherwise accessible e.g. any first floor windows accessible from single-storey projections) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

4.0 Alarms

- ☐ Ideally, the proposed dwelling should have an intruder alarm, linked to contacts on all doors and PIR detectors, to comply with either:
 - BS EN 50131 and PD 6662 for wired systems; or
 - BS 6799 for wireless systems.
- ☐ If not, there should at least be a dedicated non-switched fuse spur installed to allow for the future installation of an alarm.

5.0 Boundaries

- ☐ It is noted that the house will sit within the existing 2000mm high railing/welded-wire fencing enclosure, with 2000mm high automatic vehicular gates at the entrance to the site. The gates should be operated by resident by key fob/proximity reader, with no automatic egress (i.e. access control both 'in' and 'out'), so that criminals cannot gain access the site, attack the dwelling or parked vehicles and escape. They should also be fitted with access controls linked to the dwelling (ideally video, but at least audio), to allow the residents to vet callers and allow access remotely.
- ☐ Exposed hinges and large apertures/locking points to any gates should be avoided, or fitted with shrouding/protective plates to avoid the creation of footholds. The hinges should also not provide footholds and the gap at the bottom of any gates should be small enough to stop anyone crawling through.
- ☐ The proposed bin and meter enclosure/lockable gate should also be 2000mm high, so that lower boundaries cannot be used to scale higher boundaries to private space. Care should be taken to ensure that any boundaries formed by a combination of walls/railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.

6.0 Lighting

- ☐ External lighting must be provided to the front and rear doors of house, operated by photoelectric cell/daylight sensor (manual override is also permissible).

7.0 Landscaping

- ☐ In vulnerable locations, such as around the dwelling frontage/entrance and parking areas, 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.
- ☐ 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.

8.0 Other

- ☐ There should be a post box located at the vehicular access gates, to allow for postal deliveries without requiring access to the site. The post box itself should be certified to Door & Hardware Federation Technical Specification 009 (TS 009), with letter box apertures to a maximum size of 260mm x 40mm (incorporating anti-fishing measures). All other deliveries should be made directly to the residents via the access controlled gates.

Please inform us of any alterations to the scheme following receipt of this letter, as the criteria within may be affected.