



David Callear
Calderpeel Architects
20 - 24 Market Court
Church Street
Altrincham
WA14 4DW

Your Ref:
Our Ref: 2010/0996/SBD/01

Direct Line: 0161 856 5915

Date: 6th December 2021

Dear David

SECURED BY DESIGN - Erection of 5 houses at 88 School Lane, Didsbury, Manchester

Thank you for your Secured by Design application. The attached checklist sets out the requirements for this scheme to achieve the Secured by Design award. I am pleased to inform you that, subject to inclusion of all the measures set out within the checklist, the development should achieve accreditation. Please confirm the inclusion of the additions to boundary treatments set out in the checklist and the preferred option for the rear access at School Lane.

An inspection of the completed development will be required just prior to occupation, during which compliance with the checklists will be verified. Door and window specifications must be verified by third party certification or, if the supplier is an SBD registered company, SBD supplier certificates. These certificates must be forwarded to me in advance of this inspection; the inspection will not proceed without this documentation.

Please contact my office on 0161 856 5912 or info@designforsecurity.org as completion approaches to organise the inspection.

Yours sincerely,

Adrian Murphy
Consultant
e: adrian.murphy@designforsecurity.org

Postal Address

Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester M11 2NS

Secured by Design Checklist



2010/0996/SBD/01

A development of 5 houses at School Lane, Didsbury, Manchester

External Doors

All external doors must meet the PAS 24 standard.

BS PAS 24:2016 test certificates/SBD company certificates have been received for:

- ☐ front doors.
- ☐ single-leaf, hinged doors and multi-folding doors at the side or rear of the house.
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- ☐ All front doors are compliant with the relevant test certificate.
- ☐ All side or rear doors are compliant with the relevant test certificate.
- ☐ The front door has a fixed external handle or a split spindle.
- ☐ To allow residents to identify visitors prior to opening the front door, the door contains a clear pane of laminate glass or a door viewer.

The letter plate:

- ☐ meets the door hardware federation technical standard TS008
- or**
- ☐ is fitted with a deflector plate or is located at least 400mm away from the internal handle and locking hardware.
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- ☐ A door chain or other opening limiter has been installed to the front door.

Window Frames

All ground floor window frames must meet the PAS 24 standard.

- ☐ PAS 24:2016 or SBD company certificates have been received for all ground floor window frames.
- ☐ Ground floor window frames are all compliant with the relevant test certificates.
- ☐ Ground floor window frames can be locked with a key.
- ☐ Ground floor window frames have been fitted with fixed or locking opening restrictors that are not able to be released from the outside and limit opening to 100mm.

Glazing

The glazing within all ground floor window frames and all external doors (within and any to the side of the doors) includes at least one pane of glass rated P1A under EN 356:

- ☐ all external doors.
- ☐ all ground floor windows.

External Lighting

A light has been fitted which will illuminate the:

- ☐ front door.
- ☐ side and rear doors.
- ☐ Lighting is switched using a photo electric cell (dusk-to-dawn) with a manual override.
- ☐ Light fittings produce 'white' light.

Boundaries

The following boundary details set out on drawing 917-01B *Landscape Proposals* plan, dated 06.10.21, are accepted:

- ☐ A 1200mm high wall and railing, and a pedestrian gate (Ladysmith Road houses only), defines the front boundary of each property.
- ☐ 600mm high fence panels define the neighbouring front gardens.
- ☐ 1830mm high fence panels enclose the rear gardens of each property.

In addition, a suitably high wall/fence and gate (all around 1800mm high) should be installed to restrict access through the car parking spaces from the front to the rear of the two end-most houses on Ladysmith Road. Gates should be fitted with a lock capable of being operated from both sides of the gate.

To restrict access along the eastern side of the house facing School Lane, an 1800mm high gate should be installed at the front building line. The gate should be fitted with a lock capable of being operated from both sides of the gate.

An alternative arrangement to the detail shown on the plan for the School Lane boundary is to reduce the height of both the gate securing the common access path and the fence between the driveway of the School Lane house and this path to 1200mm (similar to Ladysmith Road front boundaries), and also move the rear garden gate to the 3rd house along Ladysmith Road towards School Lane, so that it is perpendicular to the gate of the neighbouring property. Such an arrangement will increase the amount of private space at the rear, remove the need for a lockable gate, with a shared key at the School Lane boundary, and open up views of this common pathway to passing pedestrians and residents of the School Lane house. If the applicant wishes to proceed with the detail shown on the drawing, then the gate at the School Lane boundary must be with a lock capable of being operated from both sides of the gate and the gate.

- ☐ Exposed horizontal elements on the outer edges of the development are on the private side of the fence.
or
- ☐ Fencing on the outer edges is double boarded.
- ☐ Rear garden gates are self-closing and self-locking.

Intruder alarm

- ☐ An alarm has been installed. The alarm is linked to contacts on all external doors and PIR detectors monitor movement in the all ground floor rooms that have windows.
or
- ☐ A 13 amp, non-switched, fuse spur suitable for an alarm is available for occupants to fit an alarm should they wish to do so.

External Pipework

- ☐ To prevent climbing to first floor windows, pipework is square in profile and fixed back to the brickwork.

Utility Boxes

Utility meters should be located in secure cupboards at the front or side of the property (as near to the front of the building line as possible and in front on any fences or gates), where they can be easily accessed by the meter reader. Rear garden boundary fence lines and positioning of gates may need to be adjusted slightly to achieve this.

- ☐ Meter cupboards are easily accessible at the front of each the property.

House Numbering

- ☐ Each house has a number that can clearly be seen from the road in front of the house.