

2003109 – Beyer Close

Proposed erection of 4 no. three storey town houses with associated car parking, boundary treatments and landscaping

Supporting document for planning condition number 15

Security measures

INTRODUCTION

This statement has been prepared to support the planning application **123584/FO/2019 in Beyer Close, Manchester, M18 8AR for the erection of 4 town houses**. To reduce the risk of crime pursuant to policies DMI and SPI of the Manchester Core Strategy

This document shall be read in conjunction with the document **Secured by Design Homes 2019 Version 2, March 2019**.

LOCATION

Beyer Close, Manchester, M18 8AR

Common Local M.O. and measures:

Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.

Proposed solution:

All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents.

Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24) and be fitted with opening restrictors to prevent them from being opened from the outside if left insecure

Smash glazing in windows and doors using implements

Proposed solution:

Glazing should be laminated so that it cannot be smashed easily by offenders.

Exploitation of insecure windows and doors

Proposed solution:

Ground floor windows should have opening restrictors installed so that they cannot be opened from the outside if left insecure.

The rear and side alleyway should be illuminated to a high standard in accordance with BS 5489

Physical Security

Doors:

- Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, or LPS 2081 SRA.
- Front and rear doors should have fixed external handles or split spindles, meaning access is only possible with a key.
- Front and rear doors should have either fixed sidelights or door viewers.
- Chain limiters are recommended but not generally essential.
- Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.

Windows :

- Ground floor windows must be compliant with and certified to BS PAS 24.
- Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as PIA under EN 356. The remaining pane in a double glazed unit may be toughened glass

Alarms:

- a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

Lighting :

- External lighting must be provided to the main communal entrance and any other external doors, operated by photoelectric cell/daylight sensor (manual override is also permissible).
- Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulb
- Lighting fixtures must not be positioned to provide climbing aids

Other :

- Meter cupboards will be located will be allocated in a communal area

Residential Maintenance

- A maintenance plan should be drawn up to address issues such as: Litter removal and repair to communal areas (lighting, signage, access controls)

Further to the previous basic points, the proposal will be looking to comply with following measures in order to achieve higher levels of security. These following points shall be read in conjunction with the document *Secured by Design Homes 2019 Version 2, March 2019* as there will be references to the contents of the mentioned document.

Section 1: The Development – Layout & Design :

- The development is not compromised by excessive permeability caused by the inclusion of too many routes (8.3 – 8.7)
- Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated (8.1)
- Footpath design and location minimises the opportunity for crime and disorder (8.8 – 8.13)
- Footpath seating and planting avoids the creation of inappropriate loitering places and opportunities for crime and disorder (8.14 – 8.18)
- Appropriate lighting has been provided for footpaths (8.19 – 8.21)
- Consideration has been given to the delay of a footpath in a phased development (8.22)
- Private outdoor space has been secured to restrict access to the occupants of the building for which this space has been provided (10)
- Boundaries between private and public space are clearly indicated (10.1 – 10.3)
- Side and rear boundary fencing is adequate for the crime risk (10.5)
- Sub-divisional fencing between gardens is adequate for the crime risk (10.9)
- Dwellings are positioned to face each other (11)
- For the gable end a finish applied to the wall that will allow easy removal of graffiti.(12.2.2)
- Dwelling identification will be clearly displayed (14)
- Aids to climbing have been avoided (15)
- Car parking arrangements have been designed to minimise crime opportunity (16)
- Planting (soft landscaping) arrangements are appropriate, do not impede natural surveillance and do not create hiding places (17)

Section 2a: Physical Security Police Preferred Specification:

Dwelling Entrance Doorsets

- All doorsets allowing direct access into the home comply with SBD security and performance standards (21) All doorsets allowing direct access into the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, etc., shall be certificated to one of the following standards: PAS 24:2016; or STS 201 Issue 7:2015; or LPS 1175 Issue 7.2:2014 Security Rating 2+; or LPS 1175 Issue 8:2018 B3 Security Rating 2+; or STS 202 Issue 6:2015 Burglary Rating 2; or LPS 2081 Issue 1.1:2016 Security Rating B.
- Locking systems comply with SBD requirements (21.18)
- Doorsets tested to PAS 24:2016
- Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm (21.25 – 21.26)
- Glazing within or adjacent to doorsets (within 400mm) incorporate one pane of laminated glass meeting or exceeding the requirements of BS EN 356:2000 class PIA (21.19 – 21.21)
- Door chains or limiters meeting TS003 will be fitted to the main entrance door (21.23)
- Letter plates or boxes will comply with the crime prevention solutions as described in the sub clauses of (21.27 – 21.32)
- Operating instructions shall be attached to the inner face of the door (21.18)

Rear Patio Doorsets (For sliding doors / french Windows / Bi-Fold Doorsets)

- All external doorsets not designated as the main access/egress route will comply with the relevant SBD security and performance standards in 'Dwelling entrance doorsets' (21) All side and back doorsets shall be certificated to one of the following standards: PAS 24:2016; or STS 201 Issue 7:2015; or LPS 1175 Issue 7.2:2014 Security Rating 2+; or LPS 1175 Issue 8:2018 B3 Security Rating 2+; or STS 202 Issue 6:2015 Burglary Rating 2; or LPS 2081 Issue 1.1:2016 Security Rating B.
- Locking systems comply with SBD requirements (21.18)
- Doorsets tested to PAS 24:2016 are permanently marked with the relevant details (21.16)
- Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm (21.25 – 21.26)
- Glazing within or adjacent to doorsets (within 400mm) incorporate one pane of laminated glass meeting or exceeding the requirements of BS EN 356:2000 class PIA (21.19 – 21.21)
- Operating instructions shall be attached to the inner face of the door (21.18)

Windows

- All easily accessible windows will comply with relevant SBD security and performance standards (22). All windows shall be certificated to one of the following standards: PAS 24:2016; or STS 204 Issue 6:2016; or LPS 1175 Issue 7.2:2014 Security Rating 1; or LPS 1175 Issue 8:2018 A1 Security Rating 1; or STS 202 Issue 7:2016 Burglary Rating 1; or LPS 2081 Issue 1.1:2016 Security Rating A
- Appropriate fire safety measures and fire service access has been incorporated

Dwelling security lighting

- Lighting will illuminate each elevation that contains a doorset used by the public, visitors or residents (25.1 and 42.1)

Utility Meters

- Utility cupboards will be located externally as close to the front building line as possible and be overlooked (26.1)
- ‘Smart’ meters are being installed in this development (26.1)

Party wall construction & sound insulation

- E-WM-20 (masonry wall construction)

Section 3: Additional Features

Bicycle Storage

-External cycle storage containers will be certificated to LPS 1175 SR 1 or Sold Secure (Bronze, Silver or Gold depending on location) (56.1)

-Sheds used for storage of bicycles will satisfy the requirements of sub clause (56.2)

-External bicycle stores will satisfy the requirements of sub clause (56.3)

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;

Intruder Alarms

-An alarm system will comply with BS EN 50131 (60.1)