

Your Ref:

Our Ref: 2020/0548/SBD/01

F.A.O. David Ormesher

Date: 2nd June 2021

Dear David

Secured by Design – Lightbowne Road (Land Adjacent To 172)

Thank you for your Secured by Design application in relation to the above development.

The following checklist forms the site-specific requirements for this scheme to achieve the Secured by Design award. A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which the items within the checklist can be verified. Please contact us on 0161 856 5912 as this time approaches to organise the inspection. Other items which relate to technical information (door specifications for example) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company).

Should you have any queries regarding the contents of this letter and attached checklist, or the availability of Secured by Design compliant products, please do not hesitate to contact me.

Yours faithfully



Patrick Babb

Consultant

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Secured by Design Checklist

2020/0548/SBD/01

Lightbowne Road (Land Adjacent To 172)

1 Physical Security

1.1 Doors

- ☐ The front and rear door sets must be compliant with and certified to BS PAS 24. The front door should have fixed external handles or split spindles, meaning access is only possible with a key.
- ☐ Front doors should have either fixed sidelights or door viewers.
- ☐ Letterboxes should be located a minimum of 400mm away from internal handle and locking hardware.

1.2 Windows

- ☐ Ground floor windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

1.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate an internal pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P1A under EN 356. The remaining external pane in a double glazed unit may be toughened glass.

1.4 Lighting

- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- ☐ Parking spaces positioned at the side of the property should be illuminated to deter offenders from targeting parked vehicles.

1.5 Alarms

- ☐ If an alarm is installed then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ A spur fuse for future alarm installation should be provided if an alarm is not installed.

1.6 Boundaries

- ☐ Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm.
- ☐ Vehicle gates to the rear parking space should be of robust construction and in keeping with the height of the adjacent boundary treatments. Gates should not feature any horizontal mid-rails, locking apertures, exposed hinges, or similar that could facilitate climbing. Vehicular gates must be capable of being locked from both sides (i.e. a key operable deadlock).
- ☐ Sub-divisional rear boundaries may be as low as 1500mm.
- ☐ The fronts of properties should be demarcated by low boundary to an approximate height of 1000mm.
- ☐ Gates in to the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:

- A pad lockable bolt to the midpoint of the internal face, or
- A key operable deadlock

1.7 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- ☐ 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 bulbs.

1.8 Other

- ☐ Utility cupboards should be located externally towards the front of the properties, to deter bogus callers.