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Hatherlow House
Romiley
Stockport
SK6 3DY

Your Ref: 127053/FO/2020
Our Ref: 2020/0440/SBD/01

Tel: 0161 856 5912

F.A.O. Mr. Daniel Connor

Date: 19th March 2021

Dear Sir,

Re: SECURED BY DESIGN (SBD) - Vacant Land at Corner of Victory Street & Claremont Road, Rusholme.

Thank you for your SBD application in relation to the above development.

The following checklist forms the site-specific requirements for this 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 Gold Checklist

2020/0440/SBD/01

Victory Street, Rusholme



1.0 Doors

- ☐ Front and rear doors must be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key. Full instructions should be provided to residents to ensure that they understand that the key must be used to fully lock/secure the door.
- ☐ Front doors should also 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.

2.0 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ All ground floor and any other 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.

3.0 Glazing

- ☐ All ground floor/easily accessible glazing 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

- ☐ The proposed dwellings should have an intruder alarm to comply with either:
 - BS EN 50131 and PD 6662 for wired systems; or
 - BS 6799 for wireless systems.
- ☐ The alarms should be linked to contacts on all external doors and PIR detectors should cover all ground floor rooms with windows.

5.0 Boundaries

- ☐ The sides (including gables up to/as close as possible to the front building line) and rears of the proposed houses should generally be enclosed with 2100mm high walls or robust close-boarded timber fencing (with the top 300mm consisting of robust integral trellis if required). Boundaries to private space that are adjacent to publicly accessible space should have a masonry (or other hardwearing) base. Any side pedestrian gates to the private spaces of houses should also be 2100mm high and should be fitted with either a pad-lockable bolt (to the mid-point of the internal face) or a key operable deadlock. Sub-divisional rear boundaries should be 1500-1800mm high.

- ☐ The side boundary of Plot 1 (adjacent to the communal landscaped area) should be formed by 2100mm high fencing up to the front building line of the property. The fencing should ideally be protected on the public side of the boundary by low-level defensive planting (i.e. densely branched, thorny shrubs), in order to deter damage and scaling. Care must be taken to ensure that the existing trees do not form a climbing aid over the fenceline. Low branches should be removed/pruned where necessary to avoid this.
- ☐ The front gardens/driveways of the houses should be demarcated and segregated by low-level railings, to an approximate height of 1200mm. Consideration should be given to providing low-level, lockable gates to the off-road driveways, to provide some additional definition and protection to the parked vehicles.
- ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.

6.0 Lighting

- ☐ Lighting to Victory Street should be to adoptable standards (to comply with BS 5489).
- ☐ External lighting must be provided to the front and rear of the dwellings, as well as to the off-road driveways to the sides of the properties, operated by photoelectric cell/daylight sensor (manual override is also permissible). Fittings should produce 'white' light, as opposed to yellow/orange light.

7.0 Landscaping

- ☐ In vulnerable locations, such as around dwelling entrances 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.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- ☐ 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

- ☐ Ideally, meter cupboards should be either remotely-read or located to the fronts of dwellings only and not in the private areas, in order to deter bogus callers.

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