

Corstorphine + Wright
The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

Your Ref: 127586/FO/2020
Our Ref: 2013/0658/SBD/01

Tel: 0161 856 5912

F.A.O. Philip Ribbons

Date: 29th January 2021

Dear Sir,

Re: SECURED BY DESIGN (SBD) - Land adjacent to 115 Sale Road, Northern Moor.

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 Checklist

2013/0658/SBD/01

Land adjacent to 115 Sale Road, Northern Moor



1.0 Doors & Access Controls

- Q All external doors should be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2. It is crucial that the door ironmongery to any external escape-only doors is permitted under the security certification of the product.
- Q The main communal entrance to the apartment block (off Sale Road) should be security-certified, single-leaf, self-closing and secured with a multi-point electronic lock permitted as part of the certification, capable of being operated via an electronic access control system. The entrance should be capable of being controlled by means of a video entry phone system (with the picture viewable on the phone unit, rather than on a television set), so that residents can confirm the identity of visitors before allowing them access.
- Q Postal delivery arrangements should ideally allow for external deposits and internal withdrawals by residents. If not, there should be a 'secure lobby' arrangement, with a secondary communal door to the same security specification as the outer door, to allow for deliveries within a secure lobby without providing access to all floors of the buildings. The postboxes themselves 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 residents via the access control system.
- Q The external doorsets to the cycle store, bin store and meter/switch room should also be security-certified to one of the above standards. The cycle store doorset should be self-closing and operated by resident key-fob (see Section 8 for more information relating to the cycle store).
- Q All individual internal apartment entrance doorsets must also be compliant with and certified to BS PAS 24, SPS 201 or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters to apartment entrance doors are recommended, but not generally essential.

2.0 Windows

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

- Q All ground floor and any other potentially accessible glazing must incorporate at least one pane of laminated glass rated as P1A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

4.0 Alarms

- Q It is recommended that intruder alarms are installed to each apartment to comply with either:
 - BS EN 50131 and PD 6662 for wired systems; or
 - BS 6799 for wireless systems.
- Q If alarms are not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm if required.

5.0 Boundaries

- Q The sides/rear of the building (including the car park) should be enclosed with 2100mm high walls and/or railings and gates. Care should be taken to ensure that any boundaries formed by a combination of walls and railings should have panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.
 - Q The vehicular gates to the car park access route should be 2100mm high and automatically operated by resident key fob/proximity reader, with no automatic egress (i.e. access control both 'in' and 'out'), so that criminals cannot gain access to the area, attack the vehicles and escape (manually operated gates to shared spaces are often left insecure and would not be appropriate). The gates should overlap when closed and should not be capable of being forced open. The pedestrian gates to the car park/service access route should also be 2100mm high, self-closing and self-locking, operated by resident/staff key or fob on access and egress - ensuring they cannot be left insecure. Gates should be located away from climbing aids, such as low walls, street furniture, lighting columns etc. Mid-point horizontal elements, exposed hinges and large sliding bolt apertures/locking points to any gates should be avoided, or fitted with shrouding/protective plates to avoid the creation of footholds (see illustration opposite).
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- Q The frontage of the building should be protected by some defensible space defined by low-level walls/railings, to an approximate height of 1200-1500mm. They should be designed to discourage comfortably sitting on or leaning against them, which could potentially cause nuisance and intimidation to residents. This is particularly important given the presence of the existing, immediately adjacent, bus stop.
 - Q 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

- Q Lighting to all communal parking areas should also be in accordance with BS 5489 and display an average lux level of 20, with a uniformity level of no less than 25%.
- Q External lighting must also be provided to all external doors, operated by photoelectric cell/daylight sensor.
- Q 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.
- Q Lighting fixtures must not be positioned to provide climbing aids over boundary treatments or to upper floor windows/terraces. Electrical and architectural layouts should be developed together to avoid this.

7.0 Landscaping

- Q In vulnerable locations such as around building 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. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- Q 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).
- Q 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.

- q There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

8.0 Other

- q There should be no features of the building (such as projecting window cills, exposed rainwater down pipes, projecting brickwork/cladding features etc.) or nearby hard/soft landscaping features (such as nearby boundaries, trees, lighting columns, handrails etc.) that may provide climbing aids up to upper floor windows/doors.
- q The cycle store should include 'Sheffield' style racks, or similar, that allow residents to lock both wheels and the crossbar to a stand, rather than just the crossbar (wheel slots and butterfly racks are not suitable). For further information, please refer to our cycle storage guidance document: www.designforsecurity.org/all-downloads/.
- q A strategy should be defined to ensure waste collection can take place while retaining a secure development.

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