SECURED BY DESIGN (SBD) APPLICATION CHECKLIST

We strongly advise you to contact the local ALO/CPDA to discuss the development before completing this application checklist or submitting a planning application

This checklist contains only some of the component parts of the requirements of SBD New Homes and therefore **MUST** be read in conjunction with the full SBD New Homes document in order to ensure that your application will comply with SBD. The bracketed numbers refer to some of the clauses and sub clauses in the SBD New Homes document

If you are applying for Secured by Design Section 2 Part Compliance as part of an application under the Code for Sustainable Homes please go to section 2 of this checklist

If you are seeking to market your development using the SBD logo on your sales literature please note that you will have to enter into a pre-build agreement with ACPO CPI, the body that manages SBD. Contact the relevant Development Officer, whose details can be found on the SBD website

Please tick the appropriate boxes to indicate compliance, but note that additional or alternative measures, which are subject to the local crime risks, may be required by the ALO/CPDA. These alternative and additional measures will be notified to you in writing. Please also note that unless you are informed otherwise by the ALO/CPDA in writing you will be expected to achieve all of the requirements as outlined in the SBD New Homes document

SECTION 1: THE DEVELOPMENT – LAYOUT & DESIGN (Planning Issues)

☑ The planning application to which this checklist refers demonstrates adherence to the seven attributes of a sustainable community (2.3)

☑ The Design and Access statement submitted with the planning application to which this checklist refers demonstrates an awareness of the crime and disorder issues in the area of the planning application and informs the planning officer of the measures to be taken to mitigate any identified problems (**3**)

NOTE A meeting with the local ALO/CPDA will help you complete your Design and Access statement

☑ Vehicle and pedestrian routes are visually open, direct, and well used (4.1)

☑ The development is not compromised by excessive permeability caused by the inclusion of too many routes (**5**)

☑ The development's footpath network has been designed to minimise the opportunity for crime and disorder (**6**)

☑ Footpath landscaping minimises the opportunity for crime and disorder (**7**)

☑ Footpath seating, design and location avoids the creation of inappropriate loitering places and opportunities for crime and disorder (**8**)

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☑ Appropriate lighting has been provided for footpaths (9) DETAIL TBC

☐ N/A Consideration has been given to the delay of a footpath in a phased development (**10**)

☑ Communal areas have been designed and located in such a way as to allow natural surveillance, prevent unauthorised vehicle access, reduce the opportunity for crime and disorder and not immediately abut residential buildings (11.1)

☑ Adequate mechanisms are in place to maintain communal areas (11.2.2)

☑ Boundaries between private and public space is clearly defined (12.1)

☐ N/A Access paths to the sides of dwellings have been securely gated on or as near to the front building line (12.5)

☐ N/A Side and rear boundary fencing is adequate for the crime risk (12.6)

☐ N/A Sub-divisional fencing between gardens is adequate for the crime risk (12.7)

☑ Dwellings are positioned to face each other (13.1) FLATS FACE EACH OTHER

☐ N/A Gable end walls have been avoided or designed to mitigate crime and disorder problems that they might generate (**14**)

☐ N/A Rear access footpaths have been avoided or gated at the entrance to the footpaths (**15**)

☑ Dwelling identification will be clearly displayed (**16**) DETAIL TBC

☑ Aids to climbing have been avoided (**17**)

☑ Car parking arrangements have been designed to minimise crime opportunity (**18**)

☐ N/A Internal courtyard car parking has been avoided or is protected by a gate, the specifications of which will be agreed with the ALO/CPDA (18.3)

☑ Communal parking areas are to be lit to BS 5489 (18.6)

☑ Underground car parking arrangements include the security measures as outlined in clause **19**.

☑ Planting (soft landscaping) arrangements do not impede natural surveillance and do not create hiding places (**20**)

☑ All street lighting for adopted highways, footpaths, private estate roads and car parks complies with BS 5489. (**21**)

TO BE SPECIFIED AT TENDER STAGE

☑ Overall uniformity of street lighting and its colour rendering qualities achieve at least the minimum levels required (21.3 – 21.4) TO BE SPECIFIED

☑ A 'Lux Plan' is or will be supplied to the ALO/CPDA (21.5) TO BE SPECIFIED

☑ Light pollution has been minimised (21.6) TO BE SPECIFIED

SECTION 2: PHYSICAL SECURITY (Building Control & Code for Sustainable Homes Issues)

Front door

☑ All doorsets are successfully tested and certificated to BS PAS 24-1:1999. 'Doors of enhanced security' and PAS 23-1:1999 'General performance requirements for door assemblies' (23.1 – 23.3) TO BE SPECIFIED

☑ Locking systems comply with SBD requirements (23.4 - 23.7) TO BE SPECIFIED

☑ 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 (23.8 – 23.9)

☑ Glazed panels, in or adjacent to doors have been glazed with laminated glass and are either part of the manufacturer's range of certificated doorsets or are certificated to BS 7950: 1997 (23.10 – 23.11) TO BE SPECIFIED.

☑ Door chains or limiters fitted (23.13)

☑ Door viewers or a secure viewing panel fitted (23.14)

☑ Letter plates or boxes comply with sub clause 23.16

Doorset manufacturer's details

Company name and address

TO BE CONFIRMED AT LATER STAGE

Name of UKAS Test House _____

☐ Test Report(s) will be sent to the ALO/CPDA
☐ Test Report(s) have been included with the application

Name of UKAS Certification Authority _____

NOTE If the doors (all types of doors being used in this development) are being sourced from a Secured by Design Member Company (go to www.securedbydesign.com) you do not have to supply test house or certification information unless otherwise requested

Side and back door

☑ All external doorsets not designated as the main access/egress route shall meet the same physical standard as 'Front door' (23.2 – 23.12)

Sliding patio doors

☑ Sliding patio doors will comply with the requirements of sub clauses 25.2 – 25.6

Communal doorsets

☑ Doorsets will comply with the requirements of sub clauses 26.2 – 26.4
DETAIL TO BE CONFIRMED

☑ Locks or locking mechanisms installed within communal doorsets shall incorporate one or more of the requirements described in sub clauses 26.3.1 – 26.3.3 TO BE SPECIFIED

☑ Door viewers or a secure viewing panel will be fitted to the door in accordance with sub clause 26.4

☑ Letter plates/boxes within buildings comprising more than two dwellings will meet with one of the requirements described in sub clauses 26.6.1 – 26.6.3 TO BE SPECIFIED

☑ Access control systems will comply with the measures described in clauses 26.7 and 26.8, which are dependent upon the number of dwellings accessed from a communal doorset TO BE SPECIFIED

Doorset manufacturer's details

Company name and address

TO BE SPECIFIED

Name of UKAS Test House _____

☐ Test Report(s) will be sent to the ALO/CPDA
☐ Test Report(s) have been included with the application

Name of UKAS Certification Authority _____

Flat entrance doors served off a shared corridor or stairway

☑ Ground floor flat entrance doors will meet the requirements of sub clause 27.1 TO BE SPECIFIED

☑ Flat entrance doors above ground floor will meet the requirements of sub clause 27.2 TO BE SPECIFIED

☑ Locks or locking mechanisms installed within doorsets shall also incorporate one or both of the requirements described in sub clauses 27.3.1 and 27.3.2 TO BE SPECIFIED

☑ Door viewers or a secure viewing panel will be fitted to the door in accordance with sub clause 27.4

☑ All glazing in and adjacent to doors will be installed with a fire rated laminated glass (inner pane) securely fixed in accordance with the manufacturer's specifications (27.5)

Doorset manufacturer's details

Company name and address

TO BE SPECIFIED

Name of UKAS Test House _____

☐ Test Report(s) will be sent to the ALO/CPDA
☐ Test Report(s) have been included with the application

Name of UKAS Certification Authority _____

French windows (Double doorsets)

☑ All external doorsets not designated as the main access/egress route shall meet the same physical standard as 'front door' sub clauses 23.2 – 23.12 (28.2)

☑ All glazing in and adjacent to doors shall be laminated to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturer's specifications (28.3)

Garages

☐ N/A External pedestrian access doors shall meet the same physical, locking and fixing specification, as 'Front Door', sub clauses 23.2 to 23.12. (29.1)

☐ N/A Vehicle access doorsets will be certified to the Loss Prevention Certification Board standard – LPS 1175 security rating 1 (29.2)

☑ Internal doors connecting the garage to the dwelling, shall meet the same physical, locking and fixing specification as 'Front Door', sub clauses 23.2 to 23.12. (29.3) ACCESS TO BASEMENT PARKING

☑ These doors will also comply with BS 476 part 22 (½ Hour Fire Resistance with automatic closing) (29.3)

Windows

☑ All ground floor and easily accessible windows to be installed will have been successfully tested and certificated to BS 7950: 1997 and assessed to the relevant material standard: (30.1 – 30.4)

Standards Tick all relevant boxes

- ☐ BS 7950
- ☑ BS 4873 (Aluminium)
- ☐ BS 7412 (PVC-U)
- ☑ BS 644 (Timber) or the BWF Timber Window Accreditation Scheme (TWAS).
- ☐ BS 6510 (Steel) or the SWA Steel Window Accreditation Scheme (SWAS)
- ☐ Composite – tick relevant material standard boxes above

Style of window Tick all relevant boxes

- ☐ Tilt/turn
- ☐ Casement
- ☐ Vertical slider
- ☐ Fully reversible
- ☐ Fixed light
- ☐ Horizontal slider

Window manufacturer's details

Company name and address

TO BE SPECIFIED AT LATER STAGE

Name of UKAS Test House _____

- ☐ Test Report(s) will be sent to the ALO/CPDA
- ☐ Test Report(s) have been included with the application

Name of UKAS Certification Authority _____

NOTE If the windows are being sourced from a Secured by Design Member Company (go to www.securedbydesign.com) you do not have to supply test house or certification information as this information would already have been gathered and checked by ACPO CPI

☑ Windows will be secured to the fabric of the building in accordance with the manufacturer's installation specifications (30.5)

☑ All ground floor and easily accessible windows will be glazed with laminated glass (a site specific requirement subject to crime risk as advised by the ALO/CPDA) (30.6)

☑ Laminated glass, meeting the requirements of BS 6206, will be used where safety glazing is required under the Building Regulations or in windows that have been designated as emergency egress routes and for glazing immediately adjacent to emergency egress windows (30.7)

☑ Ground floor windows and those that are easily accessible to entry shall have key operated locks except for those required as emergency egress routes (30.8)

Dwelling security lighting

☑ Lighting will illuminate all external doors, car parking and garage areas and some footpaths leading to dwellings and blocks of flats (31.1)

☑ Low energy lamps are being used (31.2)

☑ Light spill is controlled using suitable photometry (31.3)

☑ External lighting switched using photo electric cell with manual override (31.4)

☑ 24 hour lighting will be provided to communal parts of a block of flats and will include:

Tick all relevant boxes

☑ Entrance Hall
☑ Lobbies
☑ Landings
☑ Corridors
☑ Stairwells
☑ Garaging facilities
☑ Entrances to garages

NOTE The ALO/CPDA will notify the applicant in writing if other areas require lighting

Conservatories

☐ N/A Conservatories shall be separated from the main dwelling by a door that meets the relevant SBD requirements (32.1)

Intruder Alarms

☑ A 13amp non switched fused spur, suitable for an alarm system will be installed (33.1) TO BE SPECIFIED

☑ A hard wired alarm system, which complies with BS EN 50131 and PD 6662, is being installed (33.1) TO BE SPECIFIED

☐ A wire free alarm system, which complies with BS 6799 is being installed (33.1) TO BE CONFIRMED AT LATER STAGE

Utilities

☐ Utility cupboards will be located externally as close as possible to front building line and be overlooked (34.1)

☑ Utility meters in multi occupancy developments will be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters (34.1)

☐ This development will have meters located in the dwellings for pre-payment tokens or keys (34.2)

Plans and Documents to accompany each SBD application form:

☑ Location Plan (to scale not less than 1:2500)
☑ Site Layout (to a scale not less than 1:200) including services drawings SERVICE DRAWINGS TO BE SENT AT LATER STAGE
☑ Building elevations
☑ House Plan (for each unit type)
☐ Lux Plan - TO BE SENT LATER
☑ Landscape and boundary details
☐ Door and window test and certification details or name of SBD Member Company supplying of a copy of the SBD member's license TO BE SENT LATER

NOTE A second set of documents may be required (check with the ALO/CPDA).

Further information on the Secured by Design initiative may be found on www.securedbydesign.com

Development Details

Site Location LAND SURROUNDED BY DALE STREET, CHINALANE, BACK PICCADILLY AND PATON STREET. — MANCHESTER

No. of Units 6 X 1 BED APARTMENTS, 9X2 BED APTMS, 6 COMMERCIAL UNITS

Name, Address and Contacts Details of:

Architect HELOISE WOOD, MAKIN ARCHITECTURE, 3RD FLOOR AMAZON HOUSE, 38RAZIL STREET, M13PJ 01612360051

Developer EASTERN GREEN LTD, 1 ASHLEY ROAD,
ALTRINCHAM, CHESHIRE, WA14 2DT
TEL: 0161 928 7171

Builder HIGHAM CONSTRUCTION
1 ASHLEY ROAD, ALTRINCHAM,
CHESHIRE,
TEL: 0161 239 9919

Housing Association (if applicable) N/A

Local Housing Authority (if applicable) N/A

Planning Officer (Name & Address) DAVID HUGHES
MANCHESTER CITY COUNCIL, 7th FLOOR, TOWN HALL
MANCHESTER, M60 3NY
TEL: 0161 234 4272

Signature of Applicant [signature]

Representing EASTERN GREEN LTD

Date 29th febnary 2008.