PLANNING
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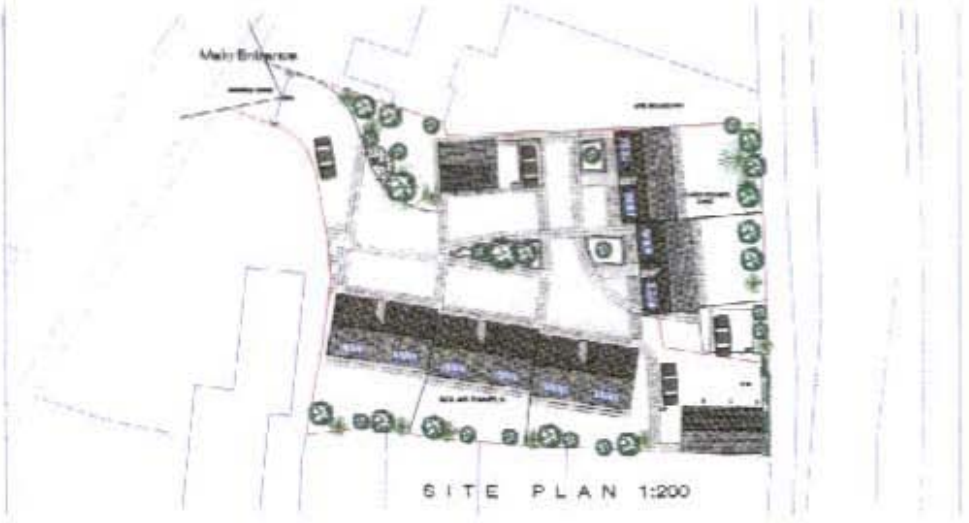
SECURE BY DESIGN STATEMENT

Private Housing Development
40 Trenchard Drive, Mossnook, Manchester, M22 5NA

The development proposes to demolish the existing cottage and the out buildings and build 5 houses with 5 associated garages arranged as shown on the plan below. At the front, the houses will face hard landscaping in the form of a cobbled courtyard, potted plants and herb gardens. At the rear the houses will open onto more traditional soft landscaped gardens. The garages will overlook landscaped gardens. The main access to the residential units will be from Trenchard Drive.



Layout of roads and footpaths

The vehicular and pedestrian routes around and into the site have been designed in a visually open manner, the routes are direct and will be well used and will not undermine the defensible space of neighbourhoods. Design features will help to identify the acceptable routes through the development, thereby encouraging their use, and in doing so enhance the feeling of safety. For access to and use of the development by residents and their legitimate visitors, features such as rumble strips, change of road surface (by colour or texture) will be used. This helps to define the defensible space, psychologically giving the impression that the area beyond is private.

Planting
The proposed landscape scheme will include open branched and columnar trees in areas where natural and formal surveillance is required. Climbing plants can be used to cover walls to avoid being used as canvases for graffiti. The proposed Planting will not impede the opportunity for natural surveillance and will avoid the creation of potential hiding places. As a general rule, where good visibility is needed shrubs should be selected to have a mature growth height no higher than 1 metre, and trees should have no foliage below 2 metres, thereby allowing a 1 metre clear field of vision.

Gable end walls
The project aims to provide the following;
1. Provide a 1m buffer zone using either a 1.2 – 1.4m railing (with access gate) or a 1m mature height hedge with high thorn content. Hedging will have to be protected with a fence such as chestnut paling until it becomes established. Responsibility for maintenance of the buffer strip must be clearly identified and diligently acted upon.
2. Where there is insufficient room for a buffer zone, either grow a climbing plant up the wall or apply a finish to the wall that will allow easy removal of graffiti. Graffiti must be removed promptly as soon as the maintenance staff becomes aware of it.

Lighting of footpaths
Footpaths that are to include lighting should be lit to the relevant levels as defined in BS 5489. It is important that the landscape architect and lighting engineer co-ordinate their plans. This will help avoid problems such as conflict between lighting and tree canopies.

Dwelling boundaries
Front boundaries
For the majority of this development, dwelling frontages to be open to view, therefore walls, fences and hedges will not be used. Front garden tubbed planting or feature shrubs will be kept low.

Side and rear boundaries
Vulnerable areas, such as side paths and rear gardens, will have more defensive barriers with walls or fencing to a minimum height of 1.8m. There may be circumstances where more open fencing is required to allow for greater surveillance. Trellis topped fencing could be useful in such circumstances.

Dwelling identification
Clear naming and numbering of properties is essential to assist residents, postal workers and the attendance of emergency services. Consideration will be given to the provision of vandal resistant location maps at convenient points.

Street lighting
All lighting will comply with BS 5489. Where conflict with other statutory provisions occurs, such as developments within conservation areas, requirements could be discussed with the ALO/CPDA and the local authority lighting engineer.
This requirement includes unadopted estate roads. The same standard must be applied to car parks

Utilities
In order to reduce the opportunities for theft by 'bogus officials' the utility meters will, where possible, be located to the outside and front of the dwelling where they can be overlooked. This will negate the need for an official to enter the building in order to read a meter. This is particularly helpful where elderly persons occupy dwellings. Where possible utility meters in multi occupancy developments would be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters.

Car parking
Where communal car parking areas are necessary they will be in small groups, close and adjacent to and in view from the owners' premises. It may be necessary to provide additional windows to provide the opportunity for overlooking of the car park.
Where garages are provided, the entrances will be located towards the front of dwellings where they can be easily observed.
Where parking is designed to be adjacent to or between units a gable end window will be considered to allow residents an unrestricted view over their vehicles.
Car parking areas will be lit to the relevant levels as recommended by BS 5489 and a certificate of compliance will be provided.

PHYSICAL SECURITY

• Front door	BS PAS 24-1:1990
• Sliding patio doors	BS EN 1303
• French windows	BS PAS 24-1:1990
• Windows	BS 7412 (PVC-U)
• Garages	LPS 1175
• Security lighting	Current BS
• Intruder alarm	BS 4737/EN 50131