Greater Manchester Police
designforsecurity

Design for Security
Greater Manchester Police HQ
Northampton Road
Central Park
Manchester
M40 5BP
t: 0161 856 5912
e: info@designforsecurity.org

Marco Living
81 Newton St
Manchester
M1 1EX

Your Ref: 135315/FO/2022
Our Ref: 2020/0126/SBD/01

F.A.O. Tahir Ahmed

Date: 3rd July 2024

Dear Sir,

Re: SECURED BY DESIGN (SBD) – 2 no. Residential Houses at 123 Barlow Moor Road, Manchester.

Thank you for the SBD application you have submitted for the above scheme.

I can confirm that the measures required for SBD accreditation are those set out within the checklist in the following pages.

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

Matthew Granelli
Consultant

Secured by Design Gold Award Checklist
2020/0126/SBD/01
123 Barlow Moor Road, Manchester

1 Physical Security

1.1 Doors

- ❑ Front and rear doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, STS 202 or LPS 2081 SRB.
- ❑ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ❑ Front doors to properties 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.
- ❑ 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.

1.2 Windows

- ❑ Windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ❑ 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. Windows can be fully openable from the inside to allow ventilation of the dwellings in accordance with Approved Document O but the window restrictor must reengage when the window is closed.

1.3 Glazing

- ❑ Glazing to a height of 2400mm (or if otherwise accessible) 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.

1.4 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
- ❑ If an alarm is installed, it should be linked to contacts on all external doors, and PIR detectors should cover all ground floor rooms with windows.
- ❑ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

1.5 Boundaries

- ❑ Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.
- ❑ 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. It is recommended that the top 300mm consist of trellis structure.

- ❑ Rear boundaries adjacent publicly accessible open space should have a strip of defensible planting to protect rear boundaries.
- ❑ Sub-divisional rear boundaries may be as low as 1500mm.
- ❑ The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
- ❑ 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.
- ❑ Gates into 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

1.6 Landscaping

- ❑ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ❑ 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

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.
- ❑ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

1.8 Other

- ❑ Meter cupboards to apartments should be located to the fronts of properties only or within a secure cupboard / room inside the block but not inside individual apartments. Smart meters are acceptable.
- ❑ Any externally mounted rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.