CONDITION 7

SECURITY BY DESIGN STATEMENT

INTRODUCTION

This Secured By Design Statement is submitted to Manchester City Council to support a Full Planning Application for a Erection of dwellinghouse with associated access, parking and landscaping, at 50 Amos Avenue, Manchester, M40 2RS

ACCESS AND MOVEMENT

A simple design will provide legible, clearly defined routes through the development. Permeability is at an appropriate level to provide convenient movement for occupiers, without compromising security. Routes through the development are generally to the front & rear of the property.

STRUCTURE

The development consists of a single detached two storey dweliing. This development is strictly residential, and would not support economically viable retail or food/drink uses. It is therefore not possible to provide active frontages, in the sense of buildings which provide visible public activity. However, all façades of dwellings which face a street will have windows at ground floor level, to animate the public realm as much as possible and ensure that all areas benefit from passive surveillance.

SURVEILLANCE

The relationships between nearby dwellings of the property have been carefully considered to ensure that all areas of the public realm are overlooked from dwellings. This maximizes passive surveillance in order to discourage criminal activity and anti-social behavior.

OWNERSHIP

Throughout the development the identity of public and private space will be clearly defined. Ownership of external spaces will be delineated by clear boundaries and identifiable by differing characteristics. This will help ensure that responsibility for upkeep of, and control of access to external spaces is clear, and encourage people to take ownership of their environment.

PHYSICAL PROTECTION

The proposal will comply with the requirements of Part Q of the Building Regulations, which require reasonable provision to resist unauthorized access. These requirements will be met by ensuring that easily accessible doors and windows are sufficiently robust, and fitted with suitable hardware, in accordance with Approved Document Q.

MANAGEMENT AND MAINTENANCE

Streets and footpaths are adopted by the Local Authority therefore it will be maintained by them as existing. 24 hour CCTV will be provided to all areas of the building externally and internal communal areas and will be maintained by the developer.