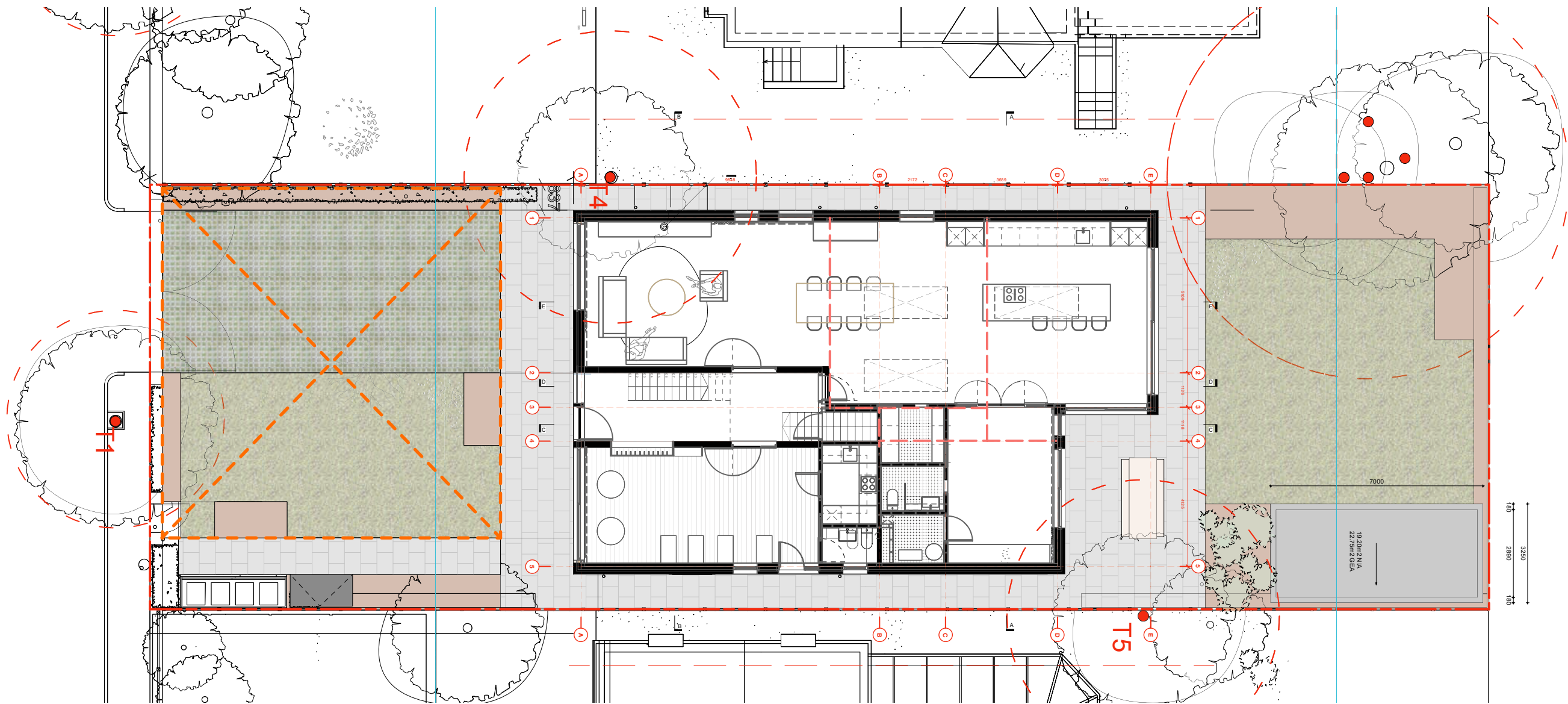
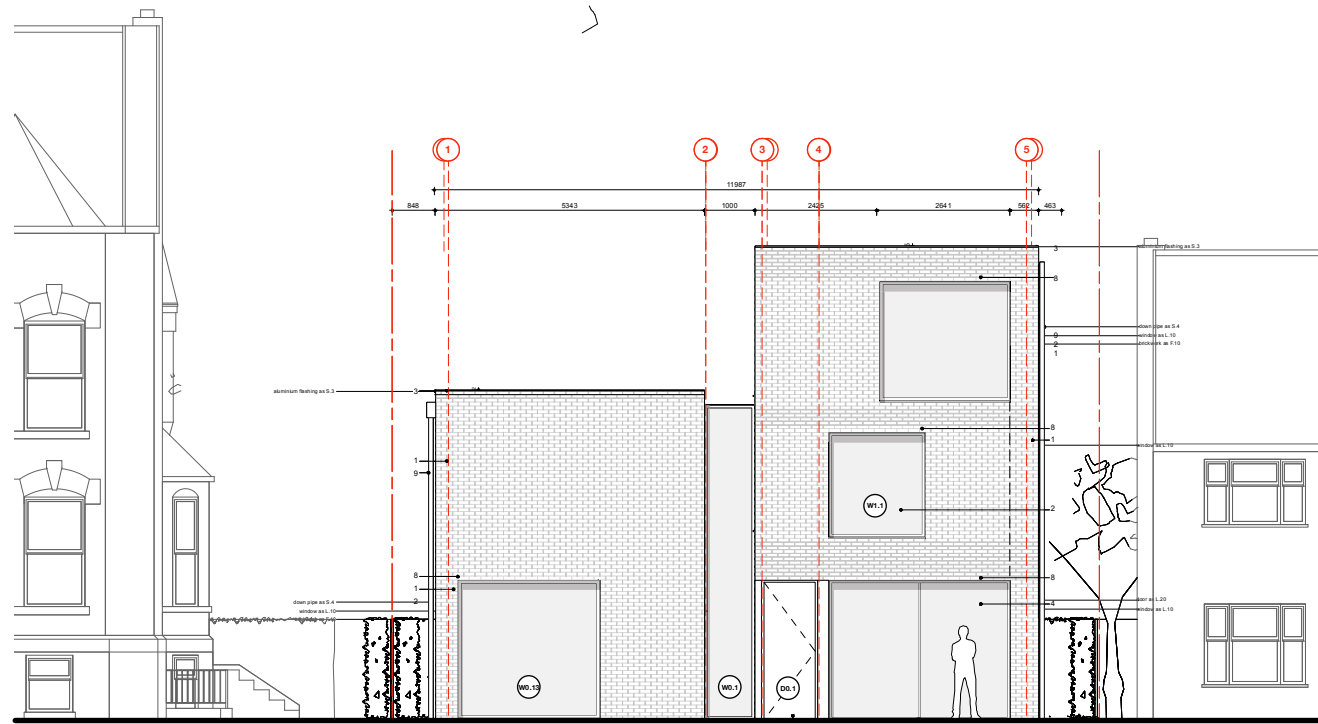
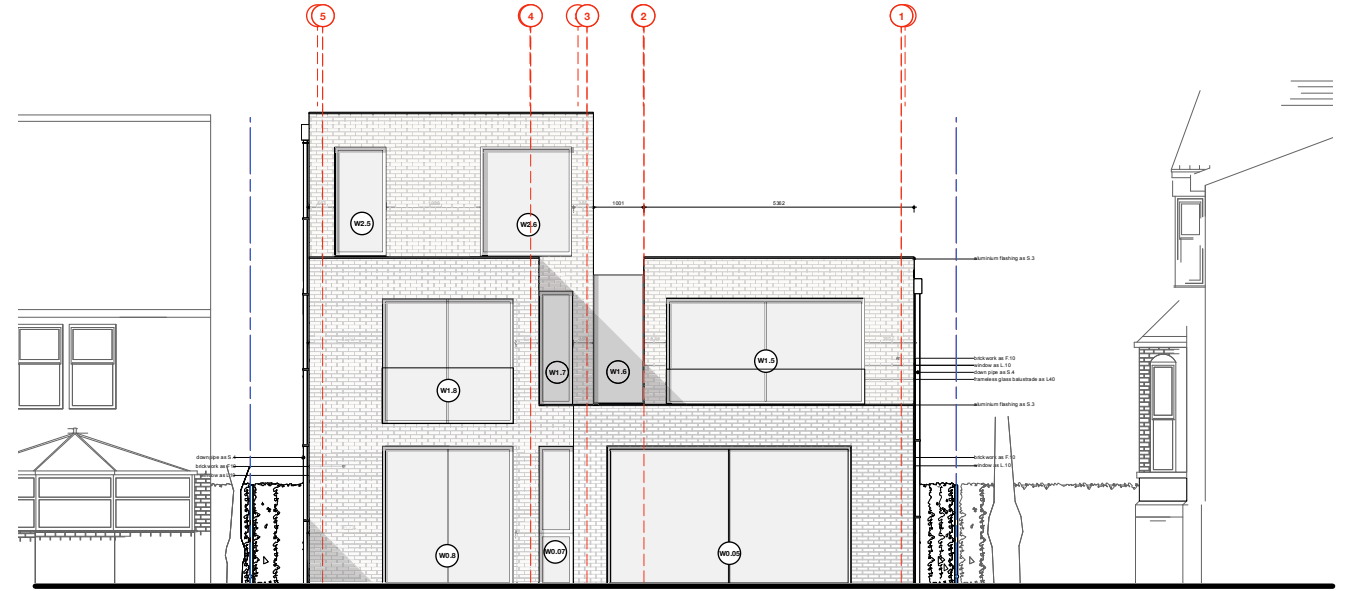
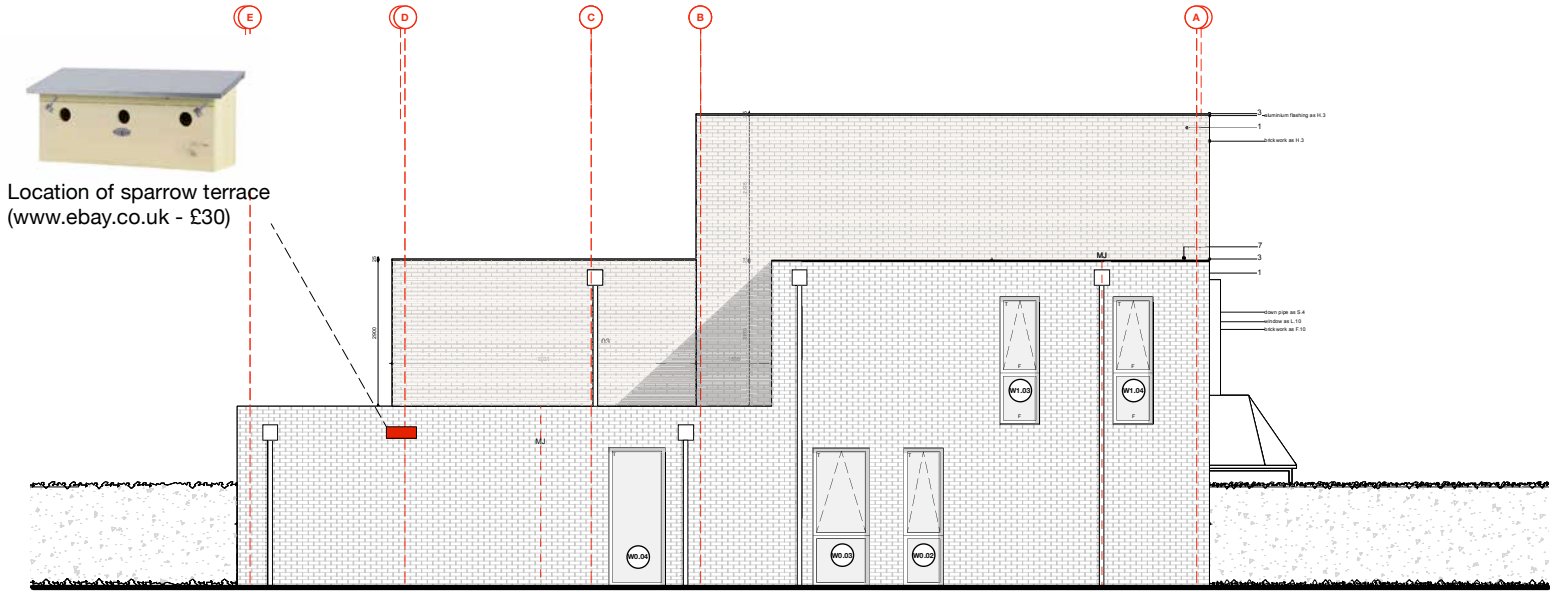




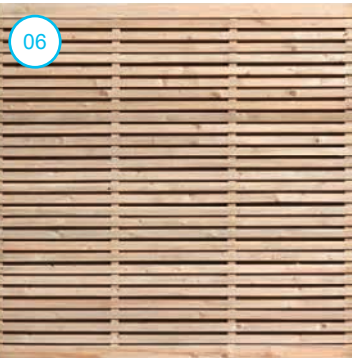
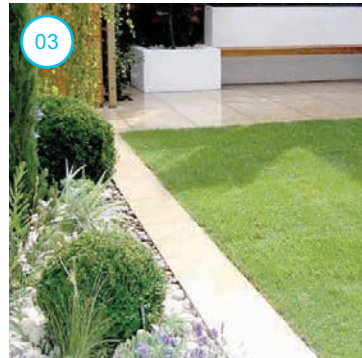
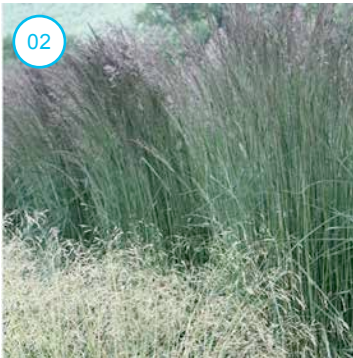
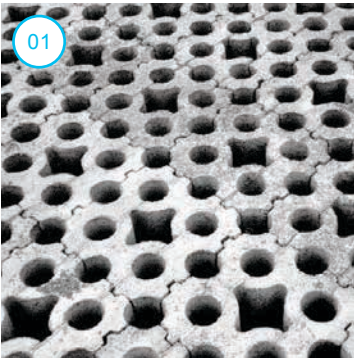
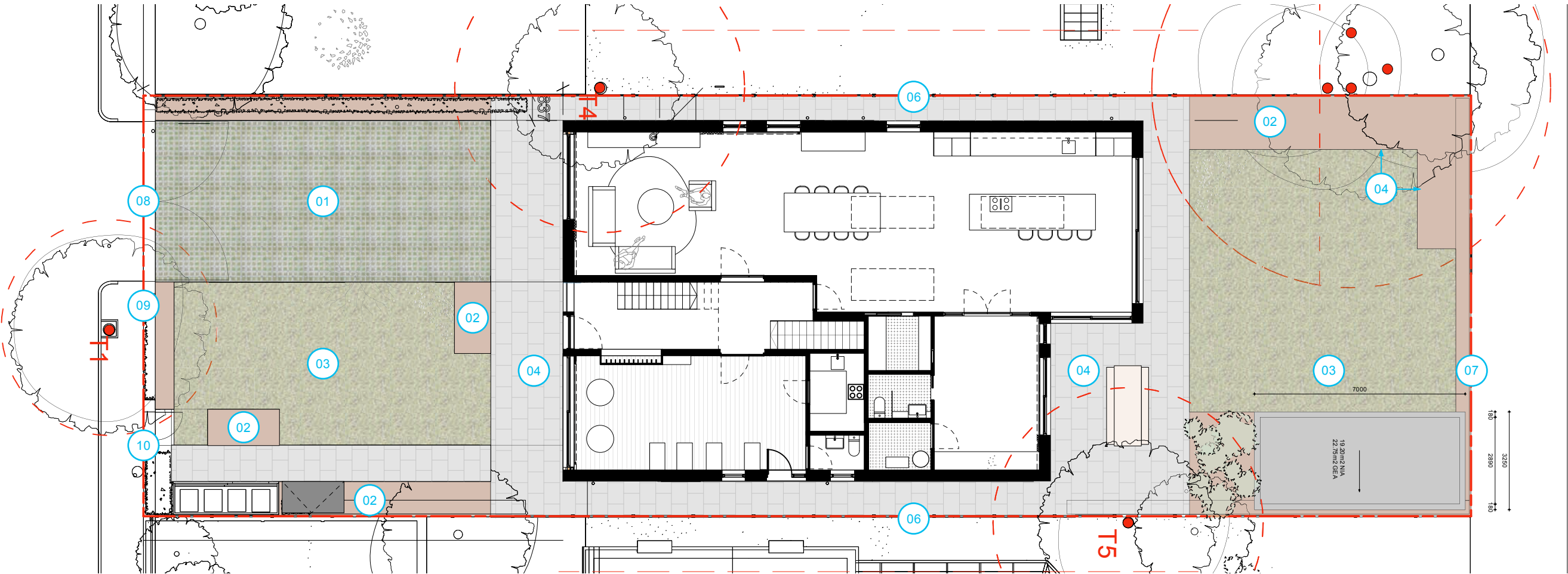
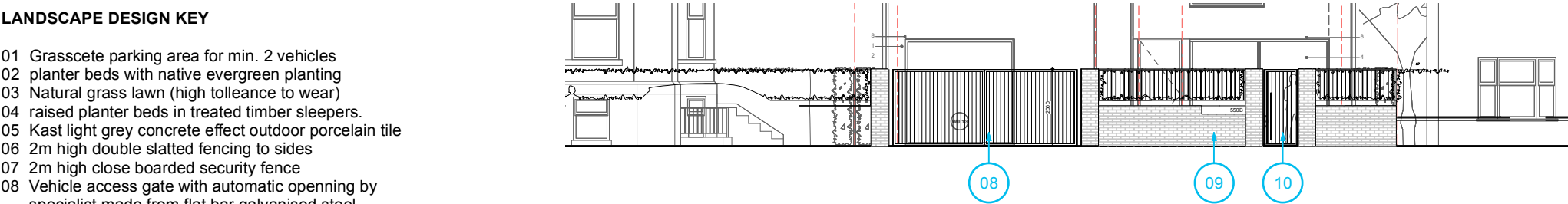
SITE ASSESSMENT - Surface water Drainage

This is a replacement dwelling. The existing dwelling will be demolished and removed but the existing below ground drainage will be reused. The additional area of roof in comparison to the existing dwelling will be 42m². This additional area will be compensated for by introducing an area of permeable surface at the front of the house. Currently this is all non-permeable hard standing. The new landscape will replace this with 130m² of permeable surface including a drive way area using grasscrete. This is shown in the above plan with the orange crossed box. This compensates for the additional roof area of the replacement house by more than 3 times and mitigates any potential increase in flowrate from this site into the combined sewer and watercourse.



LANDSCAPE DESIGN KEY

- 01 Grasscete parking area for min. 2 vehicles
- 02 planter beds with native evergreen planting
- 03 Natural grass lawn (high tolerance to wear)
- 04 raised planter beds in treated timber sleepers.
- 05 Kast light grey concrete effect outdoor porcelain tile
- 06 2m high double slatted fencing to sides
- 07 2m high close boarded security fence
- 08 Vehicle access gate with automatic opening by specialist made from flat bar galvanised steel painted black
- 09 Brick wall with metal fence ontop to a height of 1.6m with bamboo hedging behind
- 10 pedestrian access date with flat bar steel construction to a height of 1.6m with video access buzzer

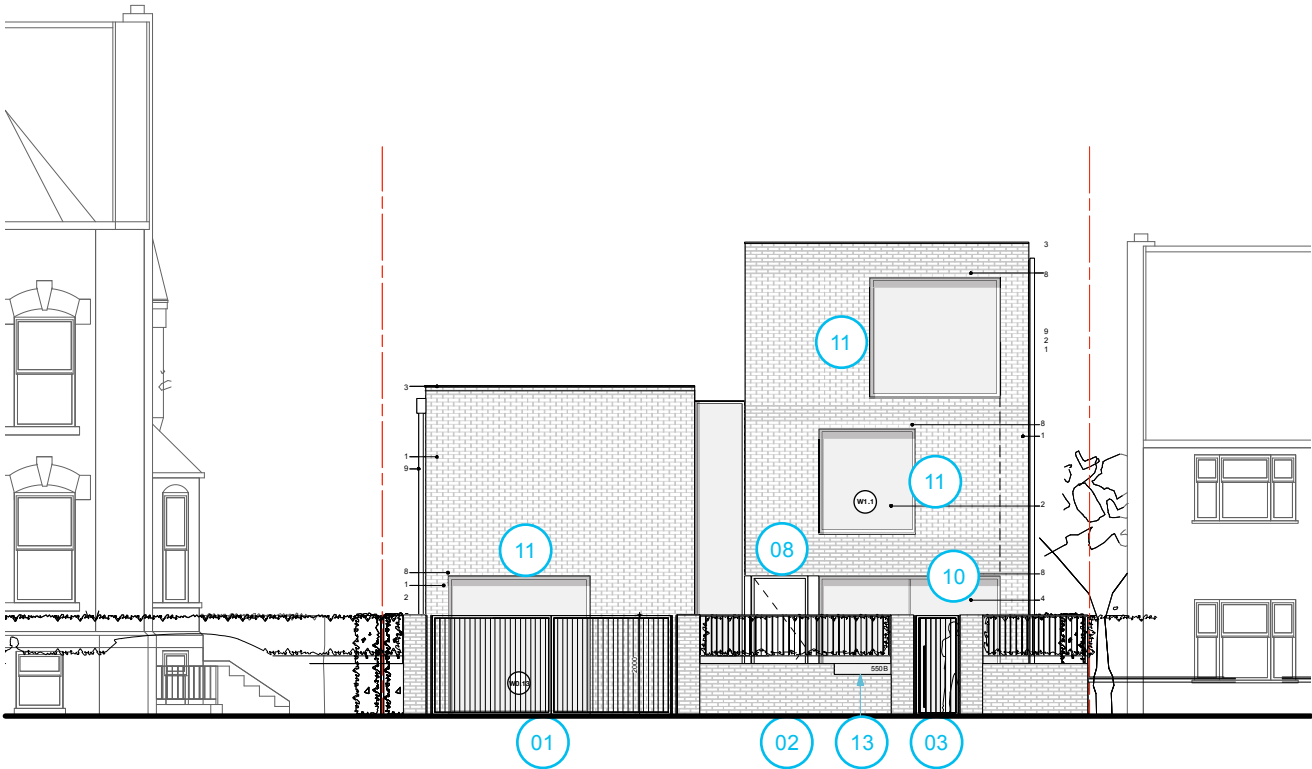
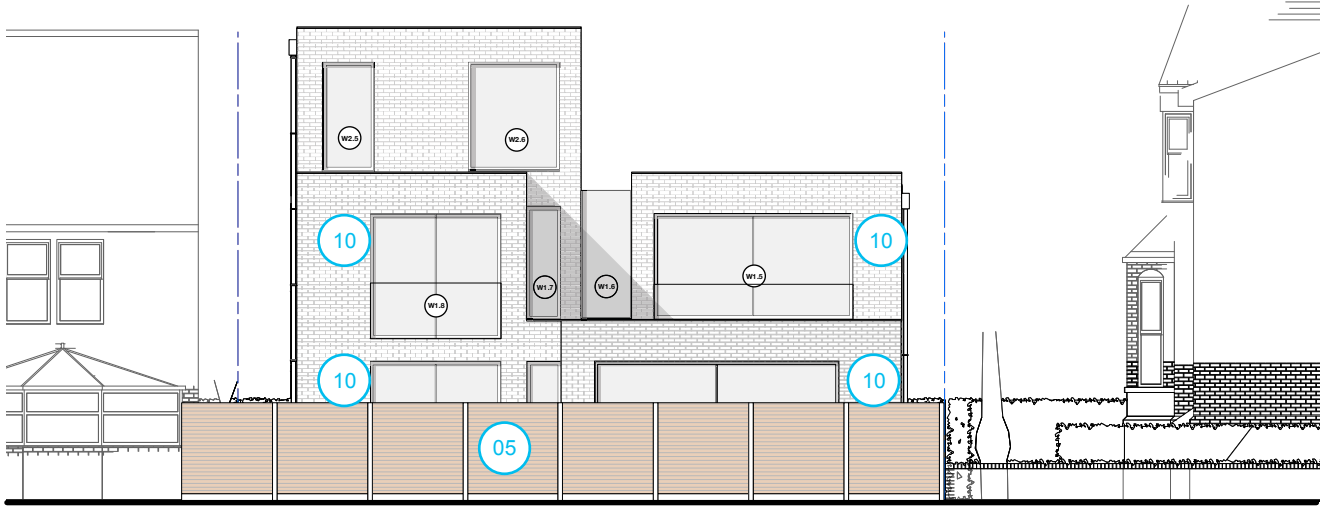
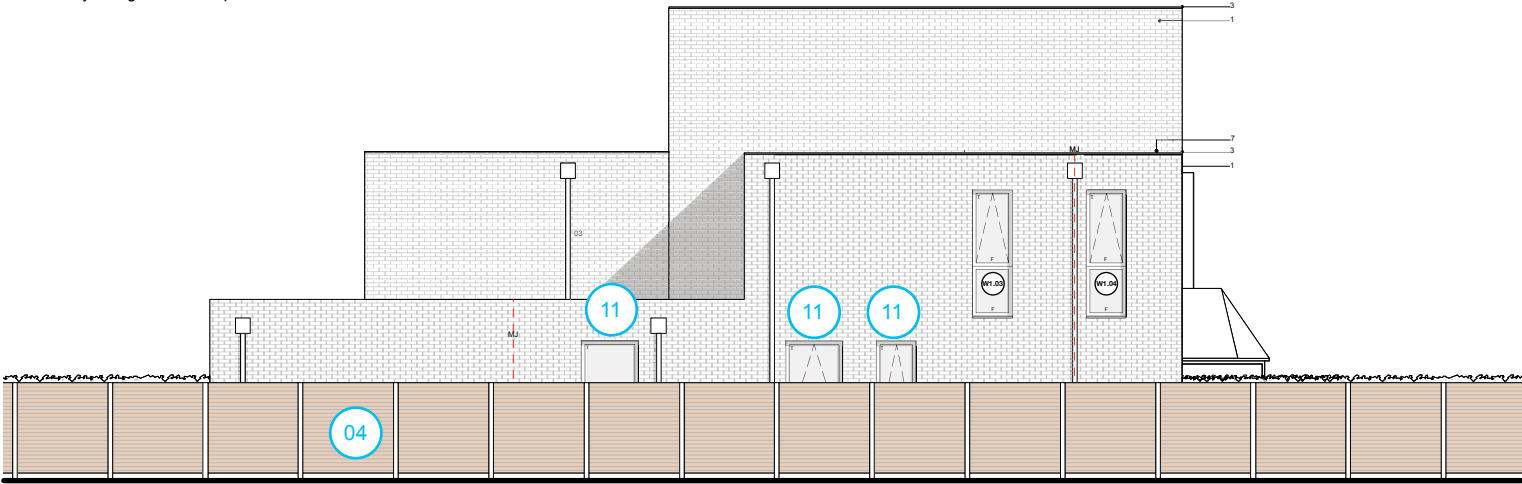
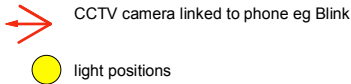


SECURED BY DESIGN NOTES KEY

- 01 Vehicle entrance gate at 1.6m high with automatic opening by specialist gate automation company
- 02 Brick wall with metal fence on top to a height of 1.6m with bamboo hedging behind
- 03 pedestrian access gate with flat bar steel constriction to a height of 1.6m with video access buzzer
- 04 2m high double slatted fencing to entire perimeter
- 05 2m high close boarded security fence
- 06 Grasscrete hardstanding for car parking
- 07 Panter beds flush with the paving level
- 08 Front door in steel by urban front with laminated glass side panel, including door limiter or chain and door viewer
- 09 solid steel side door with laminated glass attack resistant glass including door limiter or chain and door viewer
- 10 Cortizo Corvision plus window with ultron locking
- 11 Velfac 200 series windows SBD certified
- 12 Solid brick cavity masonry wall
- 13 Secure metal mail box built into the brick wall

General notes

- 01 All utility meters will be newly installed and use remote signalling to transmit readings
- 02 Bike parking to be provided in an Asguard steel shed allowing for 4 bikes - exact location TBC
- 03 This drawing has been submitted to Andrew Crow at the Manchester Secured by Design and crime prevention team



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-  CCTV camera linked to phone eg Blink
-  light positions



SBD Officers requirements (David Maher at Greater Manchester Police)

- 1.0 Doors**
 - All external doors must be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2.
 - Front doors to have fixed external handles with access only possible with a key.
 - Front doors to have fixed sidelights or door viewers. Chain limiters are recommended. Letterboxes minimum of 400mm away from internal handle and lock
 - Ground floor external French/double doors or sliding patio doors must be compliant with and certified to BS PAS 24:2012.
 - Dusk 'til dawn sensor lights installed to all external doors.
 - 3rd party certification is required for all external door types.
- 2.0 Windows**
 - Windows must be compliant with and certified to BS PAS 24.
 - All ground floor/accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors limited to 100mm.
- 3.0 Glazing**
 - All glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356 (6.8mm laminated glass). The remaining panes may be toughened glass.
- 4.0 Alarms**
 - An intruder alarm required to comply with either: BS EN 50131 and PD 6662 for wired systems; or BS 6799 for wireless
 - Alarms to link to contacts on all external doors and PIR detectors for all rooms with windows.
- 5.0 Boundaries**
 - The sides and rears of the houses should generally be enclosed with 2100mm high robust close-boarded timber fencing (with the top 300mm consisting of robust integral trellis).
 - Timber fencing on brickwork set to the outer face of brick to prevent a foothold ledge.
 - Any pedestrian gates to private space should also be 2100mm high, fitted with lock point at the mid point
 - The front gardens/driveways to have low-level railings and lockable gates, to an approximate height of 1000-1200mm.
 - Any low boundaries that adjoin high boundaries to have transition panels to prevent use as a climbing aid over the higher.
- 6.0 Lighting**
 - Lighting to all roads to BS 5489.
 - External lighting on the front and rear doors with daylight sensor.
 - Fittings should produce 'white' light (not sodium)
 - Lighting fixtures must not provide climbing aids over boundary
- 7.0 Landscaping**
 - dwelling entrances low planting should not exceed 1000mm & canopies no lower than 2000mm from the ground.
 - Avoid Loose surface materials in the publicly accessible areas
 - Planting & FFE must be avoided that will aid boundary climbing
- 8.0 Other**
 - meter cupboards to be remotely-read or located to the front
 - Any rainwater pipes positioned to deter climbing to windows
 - Bins should be located within a lockable external bin store.

