

Miller Homes North West.
103 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF.

Your Ref: 131147/FO/2021
Our Ref: 2009/0462/SBD/01

Tel: 0161 856 5912

F.A.O. Andrew Milnes

Date: 24th June 2022

Dear Sir,

Re: SECURED BY DESIGN (SBD) – Land at Sale Road, Northenden. M23 0DD.

Thank you for your SBD application in relation to the above development. The attached checklist forms the measures required to achieve SBD accreditation.

In accordance with the Secured by Design planning condition (131147/FO/2021).

The following checklist forms the site-specific requirements for this scheme to achieve the Secured by Design Silver award. A final inspection of the scheme will be required (which I advise is carried out 1-2 weeks before handover), upon which the items within the checklist can be verified. Please contact this office to arrange this in good time to organise the inspection. Other items which relate to technical information (door specifications for example) must be satisfied through the production of product test certificates, or SBD supplier certificates (if the supplier is an SBD-registered company). N.B. all relevant certification must be provided prior to the final inspection of the site.

Please inform me of any alterations to the scheme following receipt of this letter, as the criteria within may be affected. Otherwise, subject to the measures above, the scheme should achieve Secured by Design accreditation.

Should you have any queries regarding the contents of this letter and attached checklist, or the availability of Secured by Design compliant products, please do not hesitate to contact me.

Yours faithfully

David Maher *Dip Arch*
Consultant

e: david.maher@designforsecurity.org



Secured by Design Checklist

2009/0462/SBD/01

Varsity Quarter. Land at Sale Road, Northenden.

1.0 Layout

1.1 General

- ☐ The development should be constructed in accordance with the layout approved by Trafford Council's planners under application ref: 131147/FO/2021.

2.0 Doors

- ☐ All external doors must be compliant with and certified to BS PAS 24, STS 201 or LPS 1175 SR2.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key. Full instructions should be provided to residents to ensure that they understand that the key must be used to fully lock/secure the door.
- ☐ Front doors should also 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.
- ☐ Ground floor external French/double doors or sliding patio doors must be compliant with and certified to BS PAS 24:2012.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- ☐ *Design for Security should be provided with evidence of 3rd party certification for all external door types – please note that test reports alone are not acceptable for SBD compliance – they must be backed up with third party certification.*

3.0 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 (not releasable from the outside), limited to 100mm.

4.0 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. The remaining pane in a double glazed unit may be toughened glass.

5.0 Alarms

- ☐ Each house should have an intruder alarm to comply with either:
 - BS EN 50131 and PD 6662 for wired systems; or
 - BS 6799 for wireless systems.
- ☐ Alarms should be linked to contacts on all external doors and PIR detectors should cover all rooms with windows.

6.0 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 set within brickwork should be position to the outer face of brick; removing the opportunity to get a foothold and aid climbing.

- ☐ Any pedestrian gates to private space should also be 2100mm high, fitted with either a pad-lockable bolt (to the mid-point of the internal face) or a key operable deadlock. Sub-divisional rear boundaries should be 1500-1800mm high.
- ☐ The front gardens/driveways of the houses should be demarcated and segregated by low-level railings and lockable gates, to an approximate height of 1000-1200mm.
- ☐ 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.

7.0 Lighting

- ☐ Lighting to all roads should be to adoptable standards (to comply with BS 5489).
- ☐ External lighting must be provided to the front and rear doors of houses, operated by photoelectric cell/daylight sensor (manual override is also permissible).
- ☐ 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.

8.0 Landscaping

- ☐ In vulnerable locations, such as around dwelling entrances and parking areas, low planting should not exceed 1000mm in height and tree canopies should fall no lower than 2000mm from the ground. This is in order to allow people to see their surroundings better and eliminate hiding places.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- ☐ 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.

9.0 Other

- ☐ Ideally, meter cupboards should be either remotely-read or located to the fronts of dwellings only and not in the private areas, in order to deter bogus callers.
- ☐ Any rainwater pipes should ideally be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.
- ☐ Bins should be located within an external bin store. Bin stores should be secure and lockable. A strategy should be defined to ensure waste collection can take place whilst retaining a secure development.

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