

Cemetery Gates

PLANNING APPROVAL: APPLICATION No. 115139/FO/2017

PLANNING CONDITION No. 31

H&S Job No. 12,490

CLARKSVILLE FARM, CRESCENT ROAD, MANCHESTER. M8 5UR

REVISION A – 2ND FEBRUARY 2022



HOWARD & SEDDON
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In association with Townland Consultants H.K

H & S PROJECT NO. : 12,490

CLIENT: BRECKSIDE ESTATES LLP

PROJECT ADDRESS: CLARKSVILLE FARM, CRESCENT ROAD, MANCHESTER. M8 5UR

PLANNING APPROVAL: 115139/FO/2017

PROJECT DESCRIPTION:

Erection of 44 No. 2 and 2.5 storey semi-detached and detached, three and four bedroom dwellings with associated external works, including retaining walls, boundary treatment, car parking, landscaping and associated highway works, including alterations to existing access road - Saddlecote Close, following demolition of existing Sexton's House / Clarksville Farm.

PLANNING CONDITION: No. 31

Prior to the installation of the gates to the access to the cemetery courtyards referred to in the Crime Impact Statement finalised details of the location elevational design detailed specifications of the method of gate control (closure and locking mechanisms) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that the external appearance of the building is acceptable.



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A. PROPOSED GATES

It is proposed to strip down, paint and re-use the existing cemetery gates. Below is a photograph of one of the existing gates, which will be refurbished and painted black and installed in the existing location. Below is a photograph of the existing gate



B. SECURE BY DESIGN

Below is an extract from the approved Crime Impact Statement (Ref: 2011/0858/CIS/01) specifying that the gates on the access road to the north of application site should be lockable.

- 3.3.3 The access road to the Jewish Cemetery at the north of the site should be fitted with 2100-2400mm high gates to the immediate west of Plot 28, in order to prevent unauthorised access at night/when it is closed to the public. The gates themselves should have no centrally located horizontal bars to aid climbing and should be located away from other climbing aids, such as low walls, street lights, trees etc. Exposed hinges and large sliding bolt apertures/locking points should be avoided, or fitted with shrouding/protective plates (see opposite) to avoid the creation of footholds. The gap at the bottom of the gates should be small enough to stop anyone crawling through.



Design for Security were consulted as to the suitability of re-using the existing access gates. Bradley Hart of Design for Security confirmed in email dated 18th November 2020 that we can re-use the existing gates. A subsequent email from Bradley Hart dated 13th January 2022 confirmed that we should provide a closed-shackle padlock to a silver or gold standard. A padlock similar to the keyed Alike CEN 4 Abus Silver Rock padlock shown in the image on the next page is proposed to be used to lock the gates, complying with the secure by design recommendation.



nothingbut PADLOCKS

PRODUCT SPECIFICATION

ABUS SILVER ROCK

The ABUS Rock padlocks are made in Germany and continue to be hand assembled. This basically means the quality control is as good as it can be. We get very few returns on these locks. Maybe less than 0.1%.

The body is solid hardened steel and the shackle is also 11mm hardened steel making it very difficult to cut or bolt crop. The steel grade is also very high which can be a problem in cheaper locks. Unless hardened steel is stringently controlled it can end up either too soft or too brittle. A fine line between the two needs to be met.

The Rock padlocks are all made using double ball bearing mechanisms which means that a single cut of the shackle will not allow it to open.



Insurance Standards:

Both the open and closed shackle locks meet the same insurance standards of CEN 4, BSEN 12320, SBD and Sold Secure Silver. However, the closed shackle model is inherently more secure by its shape.



Padlock Features:

- Lock body made from solid hardened steel
- Hardened steel shackle
- Paracentric keyway for increased protection against manipulation
- Chrome-plated cylinder plug for weather resistance
- Designed in Germany
- Insurance approved to CEN 4, BSEN 12320, Sold Secure Silver and SBD



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C. EMAILS:

Below is an extract from the email dated 18th November 2020 from Bradley Hart of Design for Security re re-using the existing gates:

From: Bradley.Hart@designforsecurity.org
Sent: 18 November 2020 08:59
To: Jo Boyle
Subject: RE: Job No. 12,490 - Clarksville Farm, Crescent Rd, Crumpsall - Cemetery Gates
URN:2011/0858/CIS/01

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jo,

Thanks for your email.

As you say, the height is OK. I'm a little concerned that the horizontal elements may form footholds to scale the gates, but it would be a shame not to use them. As long as they are robustly fitted (i.e. cannot be easily removed), don't have any weakened/corroded elements and are securely locked, I would be happy for them to be used. If problems with scaling are experienced in the future, they may need to be replaced.

Regards

Bradley Hart MTCP
Design for Security Consultant

for and on behalf of Greater Manchester Police | Crime Prevention Team
designforsecurity | preventandsecure

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Below is an extract from the email dated 13th January 2022 from Bradley Hart of Design for Security specifying the type and standard of lock to be used with the gates:

From: Bradley.Hart@designforsecurity.org
Sent: 13 January 2022 08:31
To: Jo Boyle
Subject: Job NO. 12,490 - Crime Impact Statement (CIS) - Clarkesville Farm, Crescent Road, Manchester URN:2011/0858/CIS/01

Hi Jo,

I'd say a closed-shackle padlock is probably best - to Sold Secure Silver or Gold standard.

Regards

Bradley Hart MTCP
Design for Security Consultant

for and on behalf of Greater Manchester Police | Crime Prevention Team
designforsecurity | preventandsecure

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From: Jo Boyle [mailto:joboyle@howardandseddon.co.uk]
Sent: 12 January 2022 16:08
To: Brad Hart
Cc: Design For Security
Subject: RE: Job NO. 12,490 - Crime Impact Statement (CIS) - Clarkesville Farm, Crescent Road, Manchester URN:2011/0858/CIS/01

Hi Bradley,

Thank you for your email below, on another point we had an email exchange on 18th November 2020 regarding re-using the existing cemetery gates at the above mentioned site, which you said you would be happy with. What kind of lock would be required on these gates to meet secure by design, i.e. a padlock or a slam to lock type lock?

I've attached a photograph of the existing gates, which will be refurbished prior to installation.

Kind regards

Jo Boyle



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