

Secured by Design Statement

83–95 Wendover Road, Brooklands, Manchester

1. Introduction

This Secured by Design (SBD) Statement is submitted to discharge the planning condition requiring details of crime-prevention measures for the development at 83–95 Wendover Road, Brooklands, Manchester. The statement demonstrates how the scheme aligns with the principles and technical requirements of *Secured by Design Homes 2025* and relevant national planning guidance on the effective use of planning conditions.

The purpose of the statement is to ensure that the development incorporates appropriate security measures to reduce opportunities for crime, enhance resident safety, and support long-term management of the site.

2. Site Context

The site comprises residential units fronting Wendover Road within an established suburban neighbourhood in Brooklands. The area is characterised by a mix of residential properties, local services, and established pedestrian routes. The development replaces/renovates existing buildings (adapt as needed) and seeks to improve the quality, safety, and resilience of the site.

3. Secured by Design Principles Applied

3.1 Access and Movement

- The layout provides **clear, logical pedestrian and vehicular routes** with no unnecessary permeability, reducing opportunities for unauthorised access.
- Entrances to private areas (rear gardens, parking courts, service yards) are **restricted and controlled**, ensuring only residents and authorised users can enter.
- Public and private spaces are clearly distinguished through boundary treatments, surface materials, and planting.

3.2 Structure and Layout

- The arrangement of dwellings ensures **natural surveillance** over streets, parking areas, and communal spaces.
- Active frontages and well-positioned windows provide visibility and discourage anti-social behaviour.
- Blank gables and concealed recesses have been avoided where possible.

3.3 Surveillance

- Primary entrances, parking bays, cycle stores, and communal paths are overlooked by habitable rooms.
- External lighting is designed to SBD guidance levels, avoiding glare and ensuring uniform illumination of access points and circulation routes.
- Where appropriate, CCTV coverage may also be provided.

3.4 Ownership and Territoriality

- Rear boundaries are secured to a minimum height of 1.8m with robust fencing and trellis where required.

3.5 Physical Security

All physical components will meet or exceed SBD Homes 2025 standards, including:

- **PAS 24:2022-certified doorsets** to all dwelling entrances.
- **Enhanced security windows** meeting PAS 24 or equivalent third-party certification.
- Secure letterboxes that prevent fishing and comply with SBD guidance.
- Robust, lockable gates to rear access paths.
- Cycle storage meeting SBD requirements for secure, anchor-point-based or enclosed storage.

3.6 Management and Maintenance

- The development will be maintained by the management company.
- Landscaping will be maintained to preserve sightlines and avoid creating concealment points.
- Lighting, access controls, and security hardware will be routinely inspected and repaired as required.

4. Parking and External Areas

- Parking spaces are located within sight of dwellings to maximise natural surveillance.
- Hard landscaping and lighting ensure safe movement during evening hours.
- Visitor parking is positioned in visible, well-lit areas.

5. Refuse, Cycle and Service Areas

- Refuse stores are located close to dwellings and overlooked by windows.
- Cycle stores are secure, well-lit, and fitted with SBD-compliant locking points.
- Service access is controlled and does not create hidden or vulnerable spaces.

6. Compliance Summary

The development at 83–95 Wendover Road has been designed to incorporate the full suite of Secured by Design principles, including:

- Clear definition of public/private space
- Strong natural surveillance
- Controlled access to vulnerable areas
- SBD-compliant physical security measures
- Long-term management and maintenance arrangements

These measures collectively ensure that the scheme meets the requirements of the planning condition and aligns with national SBD guidance for residential development.