Homes Application

I have read the most current version of the SBD Homes Guide:
Yes

I have obtained pre-application advice from the DOCO:
No

If this application, has already received planning approval please supply the planning reference number:
33107/FO/2022

Applicant Details:

Applicant Title
Mr

SBD / DOCO Reference number
41391858 SBD Homes Application 2026-06-17 10:27:13

First Name
Gareth

Last Name
Jones

Email
[redacted]

Phone Number
[redacted]

Role
Director

Company
Gareth Jones Architecture Ltd

Site location and main contact:

First Name
Gareth

Last Name
Jones

Site Address
Cotton Hill Flats

Site Address Line 2
5 Cotton Hill

Town/City
Manchester

County
Greater Manchester

Postcode
M20 4XR

Email
garethjonesarchitecture@gmail.com

Phone Number
[redacted]

Total Number of Units
3

Number of SBD Houses
0

Number of SBD Apartments
3

Total Number of SBD Units
3

Police force proposed development is located within
Greater Manchester Police:0161 856 5929:info@designforsecurity.org

Architects Contact Details:

Company Name
Gareth Jones Architecture Ltd

First Name
Gareth

Last Name
Jones

Address
38 Avondale Crescent

Address Line 2
Pandy

Town/City
Wrexham

County
Greater Manchester

Postcode
LL128EJ

Phone Number
[redacted]

Email
[redacted]

Developer Contact Details:

Company Name
Burton Road Investment Ltd

First Name
Chris

Last Name
Ward

Address
150E Burton Road

Address Line 2

Town/City
Manchester

County
Greater Manchester

Postcode
M20 1LH

Phone Number
07958943457

Email
chrisward65@me.com

Builder Contact Details:

Company Name
Burton Road Investment Ltd

First Name
Chris

Last Name
Ward

Address
150E Burton Road

Address Line 2

Town/City
Manchester

County
Greater Manchester

Postcode
M20 ILH

Phone Number
[redacted]

Email
[redacted]

Housing Association Contact Details:

Housing Association Name

First Name

Last Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

Local Authority Planning Contact Details:

Local Authority Name
Manchester City Council

First Name

Last Name

Address
Manchester City Council

Address Line 2
PO Box 532, Town Hall

Town/City
Manchester

County

Postcode
M60 2LA

Phone Number

Email
planning@manchester.gov.uk

SBD Award Selection:

Which SBD award are you applying for?
Secured by Design Bronze

During the course of your application, you will be required to submit the listed documents to the DOCO. Please tick to confirm you will provide these to the DOCO when requested:

- Location Plan (to scale not less than 1:2500)
- Site Layout (to a scale not less than 1:2500) including services
- Elevations
- House Plan (for each unit type)
- Lighting Scheme Declaration of Conformity
- Landscape and boundary details
- Design & Access Statement
- Details of the doors and windows to SBD compliant standards (when known)

If you are NOT applying for a Secured by Design Gold Award, please explain why:

- Other reason we have decided not to apply for a higher SBD award

If Other, please describe below:
This is an extension to the existing building of flats within an already established site

Part 1: Development Design and Layout

Please complete this section by ticking those aspects of design that are a feature of your development:

- Layout and orientation of dwellings (see section 11 in Guide)
- Gable end walls (see section 12 in Guide)
- Dwelling identification (see section 14 in Guide)

Part 2A: Physical Security for New Homes

1. Applicants should be aware that products claiming to have certification under PAS 24 in relation to doors and windows must be permanently marked in accordance with Paragraph 5 of the standard. This section requires the product to be permanently marked with the following information:

- The name of the company manufacturing the product
- The standard title, e.g. PAS 24:2022
- The quarter and year in which the product was manufactured
- The product classification. This is either ‘D’ for doors or ‘W’ for windows. (This deals with the occasions when a product, such as a balcony door, has actually been tested as a window)

2. Products claiming certification under the STS 201, 202 and 204 Security Technical Specifications operated by BM Trada/Exova/Elements under their ‘Certisecure’ scheme must meet the following requirement for product marking contained within those documents. They are required to have a tamper evident label containing the following information:

- The Certisecure Mark
- The technical specification number, e.g. STS 202
- The performance classification achieved, e.g. BR1
- A unique serial number
- Optionally the manufacturer’s or certificate holder’s name. Note: if the manufacturer’s or certificate holder’s name is not applied, no other name or reference shall be identified on the label, window or door

3. SBD recommends doorsets are marked on the head (top) of the door to avoid any identifying labels/data being removed during the final site cleaning process as this can delay an SBD Award being issued or even refusal of an award. Please note that this is a requirement within PAS 24 (Clause 5) and STS 201 and is an additional requirement to CE marking. There are other benefits for the homeowner and manufacturer in permanent marking of products. These include identifying the doorsets in the future in relation to any civil claims and enabling the homeowner to get the maximum insurance benefits by making it easier for them to identify the fact that they have a PAS 24 or Certisecure approved doorset or window may constitute an offence against the Trade Descriptions Act.

Please complete this section by ticking those aspects of physical security that are a feature of your development:

- Doorsets and windows and their fitness for purpose (see section 22 in Guide)
- Door and window test and certification details or name of SBD Member Company (supply a copy of the SBD member's license, see section 23 in Guide)
- Dwelling entrance doorsets (see section 23 in Guide)
- Windows, roof windows and roof lights (see section 24 in Guide)
- Utility meters (see section 28 in Guide)
- Access control and additional security requirements for buildings containing multiple dwellings or bedrooms (see section 29 in Guide)
- Fire and Rescue Service key systems (see section 30 in Guide)
- Bin stores and plant rooms (see section 33 in Guide)

- Telephone and Internet Protocol (IP) based visitor door entry systems with or without remote unlocking (see section 35 in guide)
- CCTV and recording (see section 36 in Guide)
- Mail delivery in buildings containing multiple dwellings or bedrooms (see section 39 in Guide)

Part 2B: Physical Security for Bespoke Homes and Existing Refurbished Homes

1. Applicants should be aware that products claiming to have certification under PAS 24 in relation to doors and windows must be permanently marked in accordance with Paragraph 5 of the standard. This section requires the product to be permanently marked with the following information:

- The name of the company manufacturing the product
- The standard title, e.g. PAS 24:2022
- The quarter and year in which the product was manufactured
- The product classification. This is either ‘D’ for doors or ‘W’ for windows. (This deals with the occasions when a product, such as a balcony door, has actually been tested as a window)

2. Products claiming certification under the STS 201, 202 and 204 Security Technical Specifications operated by BM Trada/Exova/Elements under their ‘Certisecure’ scheme must meet the following requirement for product marking contained within those documents. They are required to have a tamper evident label containing the following information:

- The Certisecure Mark
- The technical specification number, e.g. STS 202
- The performance classification achieved, e.g. BR1
- A unique serial number
- Optionally the manufacturer’s or certificate holder’s name. Note: if the manufacturer’s or certificate holder’s name is not applied, no other name or reference shall be identified on the label, window or door

3. SBD recommends doorsets are marked on the head (top) of the door to avoid any identifying labels/data being removed during the final site cleaning process as this can delay an SBD Award being issued or even refusal of an award. Please note that this is a requirement within PAS 24 (Clause 5) and STS 201 and is an additional requirement to CE marking. There are other benefits for the homeowner and manufacturer in permanent marking of products. These include identifying the doorsets in the future in relation to any civil claims and enabling the homeowner to get the maximum insurance benefits by making it easier for them to identify the fact that they have a PAS 24 or Certisecure approved doorset or window may constitute an offence against the Trade Descriptions Act.

Physical Security Features:

Please complete this section by ticking those aspects of physical security that are a feature of your development:

- New bespoke houses, bungalows, flats, apartments or maisonettes accessed via a private dedicated entrance doorset (see section 43 in Guide)
- Secure mail delivery to bespoke houses, bungalows, flats, apartments or maisonettes accessed via a private dedicated entrance doorset (see section 45 in Guide)
- New bespoke windows, roof windows and roof lights (see section 46 in Guide)
- Utility meters (see section 50 in Guide)
- Mail delivery in bespoke buildings containing multiple dwellings or bedrooms (see section 52 in Guide)
- New windows, roof windows and roof lights in bespoke buildings containing multiple dwellings or bedrooms (see section 54 in Guide)
- Loft hatches in communal areas (see section 56 in Guide)
- Secure bicycle parking (see section 57 in Guide)

Part 3: Additional Features for an SBD Gold Award or a Silver Award for a Bespoke Development

1. Applicants should be aware that products claiming to have certification under PAS 24 in relation to doors and windows must be permanently marked in accordance with Paragraph 5 of the standard. This section requires the product to be permanently marked with the following information:

- The name of the company manufacturing the product
- The standard title, e.g. PAS 24:2022
- The quarter and year in which the product was manufactured
- The product classification. This is either ‘D’ for doors or ‘W’ for windows. (This deals with the occasions when a product, such as a balcony door, has actually been tested as a window)

2. Products claiming certification under the STS 201, 202 and 204 Security Technical Specifications operated by BM Trada/Exova/Elements under their ‘Certisecure’ scheme must meet the following requirement for product marking contained within those documents. They are required to have a tamper evident label containing the following information:

- The Certisecure Mark
- The technical specification number, e.g. STS 202
- The performance classification achieved, e.g. BR1
- A unique serial number
- Optionally the manufacturer’s or certificate holder’s name. Note: if the manufacturer’s or certificate holder’s name is not applied, no other name or reference shall be identified on the label, window or door

3. SBD recommends doorsets are marked on the head (top) of the door to avoid any identifying labels/data being removed during the final site cleaning process as this can delay an SBD Award being issued or even refusal of an award. Please note that this is a requirement within PAS 24 (Clause 5) and STS 201 and is an additional requirement to CE marking. There are other benefits for the homeowner and manufacturer in permanent marking of products. These include identifying the doorsets in the future in relation to any civil claims and enabling the homeowner to get the maximum insurance benefits by making it easier for them to identify the fact that they have a PAS 24 or Certisecure approved doorset or window may constitute an offence against the Trade Descriptions Act.

Physical Security Features:

Please complete this section by ticking those aspects of physical security that are a feature of your development:

-

Physical Security Product Details:

1. Applicants should be aware that products claiming to have certification under PAS 24 in relation to doors and windows must be permanently marked in accordance with Paragraph 5 of the standard. This section requires the product to be permanently marked with the following information:

- The name of the company manufacturing the product
- The standard title, e.g. PAS 24:2022
- The quarter and year in which the product was manufactured
- The product classification. This is either ‘D’ for doors or ‘W’ for windows. (This deals with the occasions when a product, such as a balcony door, has actually been tested as a window)

2. Products claiming certification under the STS 201, 202 and 204 Security Technical Specifications operated by BM Trada/Exova/Elements under their ‘Certisecure’ scheme must meet the following requirement for product marking contained within those documents. They are required to have a tamper evident label containing the following information:

- The Certisecure Mark
- The technical specification number, e.g. STS 202
- The performance classification achieved, e.g. BR1 (SBD system companies are not product manufacturers. Certification for products such as doors and windows, must be in the name of the company fabricating the product)
- A unique serial number
- Optionally the manufacturer’s or certificate holder’s name. Note: if the manufacturer’s or certificate holder’s name is not applied, no other name or reference shall be identified on the label, window or door

3. SBD recommends doorsets are marked on the head (top) of the door to avoid any identifying labels/data being removed during the final site cleaning process as this can delay an SBD Award being issued or even refusal of an award. Please note that this is a requirement within PAS 24 (Clause 5) and STS 201 and is an additional requirement to CE marking. There are other benefits for the homeowner and manufacturer in permanent marking of products. These include identifying the doorsets in the future in relation to any civil claims and enabling the homeowner to get the maximum insurance benefits by making it easier for them to identify the fact that they have a PAS 24 or Certisecure approved doorset or window may constitute an offence against the Trade Descriptions Act.

In this section of the application form you are asked to provide details of the security products to be installed within your development. **Please note, that before any Secured by Design Award can be made, full details of product manufacturers must also be disclosed together with the security standard they have achieved.** You will be asked to provide this information regarding the following:

- Dwelling entrance doorsets
- Windows, roof windows and rooflights
- Vehicle access doorsets

Applicants must be aware that in addition to security requirements, any doorset or window that requires fire and/or smoke performance must also conform to the current fire safety regulations applicable at the time of application for Secured by Design.

You will also be able to provide details of further security products you are using and offer any additional information regarding your application if necessary.

Dwelling entrance doorsets:

All doorsets allowing direct access into the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, etc., shall be certificated to one of the following minimum standards, or higher. Please indicate their compliance in the appropriate boxes and complete the manufacturer and test house details:

Please tick all that apply (See Notes 23.4 a-e in SBD Homes 2024 document):

- PAS 24:2022 (Note 23.4c)

†PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024

Doorset manufacturer's details:

Please submit additional under Further Information if required

Doorset Manufacturers Company Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

If the products are being sourced from a Secured by Design Member Company and are listed on the Secured by Design website, you do not have to supply test house or certification information, however this will always be required if products are not being sourced from a member company.
Yes, supplied by SBD Licensed Member

Name of UKAS test house:

Name of UKAS certification authority:

Further Information:

Please provide further information if necessary:

Windows, roof windows and rooflights:

All easily accessible windows (including easily accessible rooflights and roof windows) shall be certified to one of the following minimum standards, or higher. For a definition of the term “easily accessible," please see Note 23.4a of Secured by Design Homes 2024. Please indicate their compliance in the appropriate boxes and complete the manufacturer and test house details:

Please tick all that apply (See Notes 24.2 a-e in SBD Homes 2024 document):

- PAS 24:2022 (Note 24.2c)

†PAS 24:2016 has been withdrawn by the British Standards Institute and replaced by PAS 24:2022, however PAS 24:2016 will continue to be an acceptable route to compliance until 31st December 2024

Window manufacturer’s details

Please submit additional under Further Information if required

Window Manufacturers Company Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

If the products are being sourced from a Secured by Design Member Company and are listed on the Secured by Design website, you do not have to supply test house or certification information, however this will always be required if products are not being sourced from a member company.
Yes, being supplied by SBD Licensed Member

Name of UKAS Test House

Name of UKAS certification authority:

Rooflight manufacturer's details

Please submit additional under Further Information if required

Roof Light Manufacturer Company Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

If the products are being sourced from a Secured by Design Member Company and are listed on the Secured by Design website, you do not have to supply test house or certification information, however this will always be required if products are not being sourced from a member company.
Yes, supplied by SBD Licensed Member

Name of UKAS test house:

Name of UKAS certification authority:

Further Information

Please provide further information if necessary:

Vehicle access doorsets:

Vehicle access doorsets shall be certificated to one of the following minimum standards, or higher. Please indicate their compliance in the appropriate boxes and complete the manufacturer and test house details:

Please tick all that apply:

Vehicle access doorset manufacturer’s details

Please submit additional under Further Information if required

Vehical Doorset Manufacturers Company Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

If the products are being sourced from a Secured by Design Member Company and are listed on the Secured by Design website, you do not have to supply test house or certification information, however this will always be required if products are not being sourced from a member company.

Name of UKAS test house:

Name of UKAS certification authority:

Further Information

Please provide further information if necessary:

Further product suppliers:

Product

Further products manufacturer's details

Please submit additional under Further Information if required

Further Product Suppliers Company Name

Address

Address Line 2

Town/City

County

Postcode

Phone Number

Email

If the products are being sourced from a Secured by Design Member Company and are listed on the Secured by Design website, you do not have to supply test house or certification information, however this will always be required if products are not being sourced from a member company.
Yes, supplied by SBD Licensed Member

Name of UKAS test house:

Name of UKAS certification authority:

Further Information

Please provide further information if necessary:

Signature and Submission:

Please note: all documents must be e-mailed to the DOCO directly. The DOCO's email for your proposed development is:

[redacted]

DOCOs Phone Number

[redacted]