

# Safer Neighbourhoods



Our Ref: 0169 – 2013

Your Ref: NYM/2013/0297/FL

Date: 11.6.2013.

NYM/2013/0297/FL  
14 JUN 2013

Mrs C. Ward,  
North Yorks. Moors National Park Planning Dept,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP.

NYM/2013/0297/FL  
11 JUN 2013  
GS

Dear Mr Ward,

**Land off High Street, Egton.**

Thank you for giving me the opportunity to make comment on the above named Planning application. I make the following recommendations.

With regard to this application I have as yet not received an application form for Secured By Design. I would therefore invite the applicant to send me a completed application form which can be found on [www.securedbydesign.com](http://www.securedbydesign.com) or to Email me directly for an application form.

#### **Recommendation 1.**

That a completed Secured By Design application form is submitted to myself and that the application passes SBD.

From analysis of the application it would appear that only Secured By Design Section 2 need to be completed if the 'Current site layout' is used.

The original site layout Option 1 and Option 2 which shows vehicles parked within the curtailage of the front of the houses would have passed Secured By Design Section 1, but not the current site layout.

Vehicles are far more securely parked within the front curtailage than rear courtyard communal parking which is shown on the 'Current site layout' plan, where they cannot be protected.

Harrogate Police Station, Beckwith Head Road, Harrogate, HG3 1FR

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Vehicles parked within the front curtailage are more secure because:

- They can be protected physically by a gate even though it may only be 1m high.
- The vehicle can be seen by the occupants from a ground floor windows.
- It can be protected by a movement sensor light.
- It can be protected by a wire-free movement sensor alert.
- It can be protected by CCTV.

None of the above can be utilised if there is rear courtyard parking.

Most of the existing houses at Egton have front – in curtailage parking of their vehicles. Whilst the 'street scene' has been used as a reason for rear courtyard parking, surely any new houses should conform to the existing village to maintain the authenticity and not use the 'modern' rear courtyard parking.

I have to ask the question which is more important :

Rear courtyard parking or reducing the risk for crime and the fear of crime.? Both Material Planning Considerations.

#### **Recommendation 2.**

That front 'in curtailage' parking is used in this scheme as shown in Option 1 and 2 and not the current site layout.

#### **English Partnerships guide – "Car Parking. What works where (May 2006)"**

*Rear parking courts could be described as the new default setting of housing layout practice. This has come about because of a convergence of interests: planners wanting to reduce the visual intrusion of cars on the street and the overall numbers of spaces provided; highway engineers wanting to restrict frontage access to houses from many streets and to keep the public highway open for the free movement of vehicles; and developers wanting narrow streets to minimise the cost of constructing highways to adopted standards.*

*It is inefficient as a large proportion of the land is used for roads and parking areas; the internal routes result in reduced garden sizes; there is **loss of security and privacy to the rear of the home; and, with parking to the rear of the house, residents may be less likely to use their front doors with a consequent loss of activity in the street.***

*The recent fashion for placing parking spaces behind buildings has led to many schemes around the country being blighted by cars parked to the front of the house where there is no space designed to accommodate them. House-buyers are showing their preference to park in front, but there are neither the spaces designed into the street nor the carriageway widths to allow parallel parking on the road itself, cars are parked with two wheels on the road and two on the pavement.*

Golden rules for all locations:

5. Do not park in the back of the block until on street and frontage parking permutations have been exhausted. Use of the mews or rear court should support on street provision, not replace it.

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*Better Places to Live* notes that courtyard parking can be a useful addition to spaces in front of dwellings, and those courtyards which work well exhibit three main characteristics:

- they are not car parks, but places which have parking in them;
- they are overlooked by adjoining houses, or by buildings entered from the parking area and
- they normally include, at most, 10 parking spaces – if there are more spaces, the courtyard layout should be broken up.

### **Construction Phase.**

There are many crimes that occur during the construction phase of building; especially if the construction phase is lengthy and the site large. Common crimes include theft of plant equipment, materials, tools and diesel fuel.

### **Recommendation 3.**

Adequate security must be in place during the construction phase. This should include robust perimeter fencing of the site and a monitored alarm system for the site cabins, including those cabins housing materials. Security of plant equipment and security of any fuel storage should be demonstrated. There should be a dedicated secure area in which contractors can park their vehicles, which may have a significant value of tools stored in them when the contractor is working on site. Theft from such vehicles in these circumstances is not uncommon and should be addressed.

The ALO should be consulted as soon as the site is set up to approve this recommendation.

**In the last 4.5 years there have been 502 crimes committed on construction sites in North Yorkshire.**

Addressing the fear of crime - Whilst a much larger area of crime can be shown overall to be a low or medium crime area; within those areas there can be small localised 'hotspot' areas of higher crime. Therefore any reference to a high crime area does not necessarily imply that it refers to the much larger area surrounding it.

Sustainability is at the heart of all Planning applications. A sustainable community should not only consider the current crime and social problems, but should also consider what projected trends may be like in the future, and countermeasures planned for now.

I make my recommendations with this in mind.

Victims of crime should not be created by poorly designed architecture.

### **Appendix 1.**

#### **National Planning Policy Framework (England)**

#### **Delivering sustainable development**

#### **7. Requiring good design.**

"Planning policies and decisions should aim to ensure that developments

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- Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. (58)
- create safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion; and

**8. Promoting healthy communities.**

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

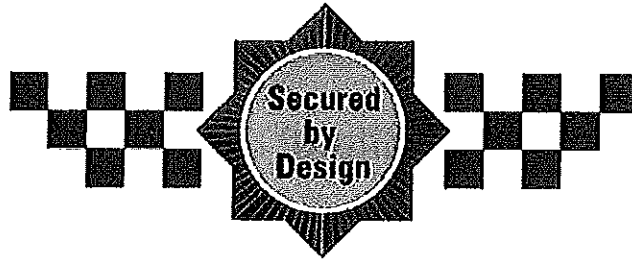
'DP4 Development proposals must provide for safe and easy access to all potential users, regardless of disablement, age or gender'.

Mr Chris Green,  
Architectural Liaison Officer,  
Harrogate Police Station,  
Beckwith Head Road,  
Harrogate,  
HG3 1FR.

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## Secured by Design (SBD) New Homes 2010 Application and Checklist

Secured by Design (SBD) is a minimum standard for security. Applicants should make themselves familiar with the relevant sections of the website [www.securedbydesign.com](http://www.securedbydesign.com) and consult their local Crime Prevention Design Adviser (CPDA) for site specific information and follow the application process outlined below. Please note that the CPDA is sometimes referred to as the Architectural Liaison Officer (ALO)

You are strongly advised to contact the local CPDA to discuss the development before completing this application checklist, submitting a planning application or completing a Design and Access Statement.

This checklist is a guide and contains only some of the component parts of the requirements of SBD New Homes and therefore **MUST** be read in conjunction with the full SBD New Homes document to ensure that your application will comply. The bracketed numbers in blue refer to some of the clauses and sub clauses in the SBD New Homes document

If you are applying for Secured by Design Section 2 Part Compliance as part of an application under the 'Code for Sustainable Homes' please go to section 2 of the checklist. Please note that compliance with this section only enables the development to be described as 'Secured by Design – Part Compliant'. Under no circumstances shall the development be marketed as 'Secured by Design' and neither must the SBD logo be used in any advertising/promotional material.

Should the local planning authority require Secured by Design certification under a planning condition then the development must meet the full requirements of both section 1 and 2 of the SBD New Homes guidance document.

Developers wishing to market their development as 'Secured by Design' may only do so if compliance with both section 1 and 2 of the SBD New Homes guidance document has been achieved or a Secured by Design Pre-Build Agreement has been completed. Should you wish to enter into an SBD Pre-Build Agreement please notify the CPDA who will in turn contact the relevant ACPO SBD Development Officer for your area.

Please tick the appropriate boxes to indicate compliance, but note that additional or alternative measures, which are subject to the local crime risks, may be required by the CPDA. These alternative and additional measures will be notified to you in writing. Please also note that unless you are informed otherwise by the CPDA in writing you will be expected to achieve all of the applicable requirements as outlined in the SBD New Homes document

Opportunities for designing out crime have often been lost by the time a development scheme has gained planning permission. Applicants should be aware that whilst late applications for Secured by Design may be considered by the CPDA, the development may not meet the requirements of SBD if the design, layout or specification is unsatisfactory.

## Development Details

Site Location

Land off High Street, Egton	
Whitby	
North Yorkshire	Postcode YO21 1TZ
Tel:	
E-Mail:	

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No. of Units

10

Name, Address and Contacts Details of:

Architect

Acanthus WSM Architects	
Woodhall, 56 Woodhall Road, Calverley	
Leeds	Postcode LS28 5NY
Tel:	
E-Mail:	

Developer

Home Group Developments Ltd	
Knight House, 2 Sandbeck Court	
Wetherby, West Yorkshire	Postcode LS22 7BA
Tel:	
E-Mail:	

Builder

T.B.C	
Postcode	
Tel:	
E-Mail:	

Housing Association  
(if applicable)

Home Group Developments Ltd
Knight House, 2 Sandbeck Court
Wetherby, West Yorkshire      Postcode      LS22 7BA
Tel:
E-Mail:

Local Housing  
Authority  
(if applicable)

Postcode
Tel:
E-Mail:

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Planning Officer  
(Name & Address)

Mr P Jones
The Old Vicarage, Bondgate, Helmsley
York      Postcode      YO62 5BP
Tel:
E-Mail:

X
14-Jun-13  
 Signature of Applicant Date  
Acanthus WSM Architects
14-Jun-13  
 Representing Date

**Plans & Documents to accompany each SBD application form:**

- Location Plan (to scale not less than 1:2500)
- Site Layout (to a scale not less than 1:200) including services drawings
- Building elevations
- House Plan (for each unit type)
- Lux Plan
- Landscape and boundary details
- Door and window test and certification details or name of SBD Member Company supplying of a copy of the SBD member's license

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*NOTE: Two sets of the above documents may be required and it may also be possible to submit some or all of the documents electronically (check with the CPDA).*

**Why are you applying for SBD certification/SBD Section 2 Part Compliance for this Development?**

- Code for Sustainable Homes points required - housing association
- Code for Sustainable Homes points required – private for sale development
- This is a local authority council housing requirement
- This is a planning condition
- Other reason (please describe below)

Further information on the Secured by Design initiative may be found on



## Application Process:

The best crime prevention gain will be achieved through early negotiation. It is important that the applicant meets with the CPDA prior to submitting a planning application. This is particularly important in England as Design and Access Statements require a profile of the crime and disorder problems within the area of the application.

### The Process:

- a. The applicant will provide adequate drawings, detailing the extent of the development, and send these with a completed application form to the CPDA at the earliest opportunity. Contact details for all CPDAs can be found on the SBD website [www.securedbydesign.com](http://www.securedbydesign.com)
- b. The CPDA will provide a written response to the applicant to include, where necessary, any additional or alternative crime prevention measures that may be required in order to achieve SBD certification.
- c. Should the proposed layout or specification alter as a result of liaison with the local planning authority or a statutory consultee the CPDA shall be notified and provided with amended drawings.
- d. The CPDA will meet with the developer or the developer's agent on site at the beginning of the project to ensure that contractual requirements are in line with Secured by Design specifications.
- e. The Secured by Design certificate will be issued upon completion of the first dwelling providing the CPDA is satisfied that all Secured by Design requirements have been met.
- f. The applicant may use the SBD logo for marketing purposes if the developer, or the developer's agent, completes a Secured by Design Pre-Build Agreement and there has been a satisfactory review of the proposed layout and technical specifications by the CPDA. Developers are reminded that completion of the SBD Pre-Build Agreement represents a legally binding contract. Therefore unauthorised alterations to the specifications, pertinent to the SBD application, will constitute an offence under the Trade Descriptions Act 1968 and other legislation. A copy of the SBD Pre Build Agreement can be found at [www.securedbydesign.com](http://www.securedbydesign.com).
- g. Successful applicants are reminded that once a Secured by Design Certificate has been issued the specification for all homes must be the same as the first dwelling. If any changes to the specifications of the dwellings or the surrounding environment are proposed, then the CPDA must be informed prior to any work being carried out on site. The Secured by Design logo signifies police approval and unauthorised use may constitute an offence against the Trade Descriptions Act 1968 and other legislation. The police service reserves the right to revisit all developments issued with a Secured by Design certificate.

## Section 1: The Development – Layout & Design (Planning Issues)

In England: The planning application to which this checklist refers demonstrates adherence to the seven attributes of a sustainable community (1.5)

In England: The Design and Access statement submitted with the planning application to which this checklist refers demonstrates an awareness of the crime and disorder issues in the area of the planning application and informs the planning officer of the measures to be taken to mitigate any identified problems (1.9)

*Note: A meeting with the local CPDA will help you complete your Design and Access statement*

*Note: Secured by Design requirements overlap several of those found in the 'Code for Sustainable Homes'. The table at the end of this document identifies where these overlaps occur. It therefore follows that by applying SBD requirements and recommendations the applicant may also score credits from the 'Code for Sustainable Homes'*

The development is not compromised by excessive permeability caused by the inclusion of too many routes (3.1)

Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated (4.1)

Footpath landscaping minimises the opportunity for crime and disorder (5)

Footpath seating, design and location avoids the creation of inappropriate loitering places and opportunities for crime and disorder (6)

Appropriate lighting has been provided for footpaths (7, 19.1 and 19.6)

N/A  Consideration has been given to the delay of a footpath in a phased development (8)

Communal areas have been designed and located in such a way as to allow natural surveillance, prevent unauthorised vehicle access, reduce the opportunity for crime and disorder and not immediately abut residential buildings (9.1)

Adequate mechanisms are in place to maintain communal areas (9.2.2)

Private outdoor space has been secured to restrict access to the occupants of the building for which this space has been provided (9.6)

Boundaries between private and public space are clearly indicated (10.1)

Access paths to the sides of dwellings have been securely gated on or as near to the front building line (10.5)

Side and rear boundary fencing is adequate for the crime risk (10.6)

## Section 2: Physical Security (Building Control & Code for Sustainable Homes Issues)

### Front doorsets

- Front doorsets comply with SBD security and performance standards (21.1 – 21.4)
- Locking systems comply with SBD requirements (21.5 – 21.8)
- Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm (21.9 – 21.10)
- Glazed panels, in or adjacent to doors have been glazed with laminated glass and are either part of the manufacturer's range of certificated doorsets or are certificated to BS 7950: 1997 (21.11 – 21.12)

*Note: With effect from January 1<sup>st</sup> 2011 all laminated glass must be certificated to BS EN 356 2000 rating P2A*

- Door chains or limiters will be fitted (21.14)
- Door viewers or a secure viewing panel will be fitted (21.15)
- Letter plates or boxes will comply with the crime prevention solutions as described in the sub clauses of 21.18 - 21.19

### Doorset manufacturer's details

T.B.C
Postcode

\_\_\_\_\_  
Name of UKAS Test House

- Test Report(s)/Scope of Certification will be sent to the CPDA
- Test Report(s)/Scope of Certification have been included with the application

\_\_\_\_\_  
Name of UKAS Certification Authority

- Sub-divisional fencing between gardens is adequate for the crime risk (10.8)
- Dwellings are positioned to face each other (11.1)
- Gable end walls have been avoided or designed to mitigate crime and disorder problems that they might generate (12)
- Rear access footpaths have been avoided or gated at the entrance to the footpaths at the building line (13)
- Dwelling identification will be clearly displayed (14.1)
- Aids to climbing have been avoided (15)
- Car parking arrangements have been designed to minimise crime opportunity (16)
- N/A  Internal courtyard car parking has been avoided or is protected by a gate, the specifications of which will be agreed with the CPDA (16.3)
- Communal parking areas are to be lit to BS 5489 (16.6)
- Planting (soft landscaping) arrangements do not impede natural surveillance and do not create hiding places (18)
- All street lighting for adopted highways, footpaths, private estate roads and car parks complies with BS 5489. (19)
- Overall uniformity of street lighting and its colour rendering qualities achieve at least the minimum levels required (19.3 – 19.4)
- A 'Lux Plan' is or will be supplied to the CPDA (19.5)
- Light pollution has been minimised (19.6)

N/A  
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Note: If the doorsets (all types of doors being used in this development) are being sourced from a Secured by Design Member Company you do not have to supply test house or certification information unless otherwise requested (go to

**Side and back doorsets**

All external doorsets not designated as the main access/egress route will meet the same physical standard as 'Front door' (22.1)

**Sliding patio doorsets** N/A

Sliding patio doors will comply with the requirements of sub clauses 23.1 - 23.5

**Communal entrance doorsets** N/A

- Doorsets will comply with the requirements of sub clauses 24.1 - 24.2
- Locks or locking mechanisms installed within communal doorsets will incorporate one or more of the requirements described in sub clauses 24.3.1 - 24.3.3
- Door viewers or a secure viewing panel will be fitted to the door in accordance with sub clause 24.4
- Letter plates/boxes within buildings comprising more than two dwellings will meet with one of the requirements described in sub clauses 24.6.1 - 24.6.4
- Access control systems will comply with the measures described in clauses 24.7 to 24.9, which are dependent upon the number of dwellings accessed from a communal doorset

**Doorset manufacturer's details**

Postcode

\_\_\_\_\_  
Name of UKAS Test House

- Test Report(s)/Scope of Certification will be sent to the CPDA
- Test Report(s)/Scope of Certification have been included with the application

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Name of UKAS Certification Authority

**Flat entrance doorsets served off a shared corridor or stairway**

N/A

- Ground floor flat entrance doors will meet the requirements of sub clause 25.1
- Flat entrance doors above ground floor will meet the requirements of sub clause 25.2
- Locks or locking mechanisms installed within doorsets shall also incorporate one or both of the requirements described in sub clauses 24.3.1 and 24.3.3
- Clear operating instructions shall be attached to the inner face of all doors for the benefit of the operator (25.5)
- Door viewers or a secure viewing panel will be fitted to the door in accordance with sub clause 25.6
- All glazing in and adjacent to doors will be installed with a fire rated laminated glass (inner pane) securely fixed in accordance with the manufacturer's specifications (25.7)

**Doorset manufacturer's details**

Postcode

Name of UKAS Test House

- Test Report(s)/ Scope of Certification will be sent to the CPDA
- Test Report(s)/ Scope of Certification have been included with the application

Name of UKAS Certification Authority

**French windows & external glazed double doorsets**

- All external doorsets not designated as the main access/egress route shall meet the same physical standard as 'front door' sub clauses 21.2 - 21.12 (26.2)

- All glazing in and adjacent to doors shall be laminated to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturer's specifications (26.3)

*Note: With effect from January 1<sup>st</sup> 2011 all laminated glass must be certificated to BS EN 356 2000 rating P2A*

### Garages and underground car parking N/A

- External pedestrian access doors shall meet the same physical, locking and fixing specification, as 'Front Door', sub clauses 21.1 to 21.6 and 21.8 to 21.13
- Vehicle access doorsets will be certified to the Loss Prevention Certification Board standard – LPS 1175 security rating 1 or WCL 2 BR1 (27.2)
- Internal doors connecting the garage to the dwelling, shall meet the same physical, locking and fixing specification as 'Front Door', sub clauses 21.1 to 21.6 and 21.8 to 21.13 (27.3)
- These doors will also comply with BS 476 part 22 (½ Hour Fire Resistance with automatic closing) (27.3)
- Underground car parking arrangements include the security measures as outlined in the sub clauses of 27.4

### Windows

- All ground floor and easily accessible windows to be installed will have been successfully tested and certificated to BS 7950: 1997 and assessed to the relevant material standard: (28.1 – 28.4)

Standards Tick all relevant boxes

- BS 7950
- BS 4873 (Aluminium)
- BS 7412 (PVC-U)
- BS 644 (Timber) or the BWF Timber Window Accreditation Scheme (TWAS).
- BS 6510 (Steel) or the SWA Steel Window Accreditation Scheme (SWAS)
- Composite – tick relevant material standard boxes above

Style of window Tick all relevant boxes

- Tilt/turn
- Casement
- Vertical slider
- Fully reversible
- Fixed light
- Horizontal slider

**Window manufacturer's details**

Allan Brothers		
Ord Road, Berwick-Upon-Tweed		
Northumberland	Postcode	TD15 2XU

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Name of UKAS Test House

- Test Report(s)/ Scope of Certification will be sent to the CPDA  
 Test Report(s)/ Scope of Certification have been included with the application

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Name of UKAS Certification Authority

*Note: If the windows are being sourced from a Secured by Design Member Company (go to [www.securedbydesign.com](http://www.securedbydesign.com) ) you do not have to supply test house or certification information as this information would already have been gathered and checked by ACPO SBD*

- Windows will be secured to the fabric of the building in accordance with the manufacturer's installation specifications (28.5)
- All ground floor and easily accessible windows will be glazed with laminated glass (a site specific requirement subject to crime risk as advised by the CPDA) (28.8)

*Note With effect from January 1<sup>st</sup> 2011 all laminated glass must be certificated to BS EN 356 2000 rating P2A*

- Laminated glass, meeting the requirements of BS 6206, will be used where safety glazing is required under the Building Regulations or in windows that have been designated as emergency egress routes and for glazing immediately adjacent to emergency egress windows (28.6)
- Ground floor windows and those that are easily accessible to entry shall have key operated locks except for those required as emergency egress routes (28.1)



**Roof lights**    N/A

- Easily accessible roof light apertures are being protected by roof lights that are certificated to BS 7950: 1997 or WCL 4 and are glazed with 6.4mm laminated glass (29)
- Easily accessible roof light apertures are being protected by roof lights that are certificated to LPS 1175 SR 1 or higher

**Roof light manufacturer's details**

Postcode

Name of UKAS Test House

- Test Report(s)/ Scope of Certification will be sent to the CPDA
- Test Report(s)/ Scope of Certification have been included with the application

Name of UKAS Certification Authority

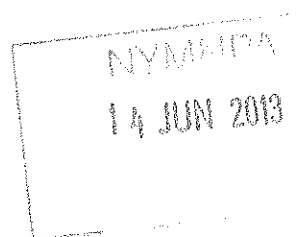
*Note: If the windows are being sourced from a Secured by Design Member Company (go to [www.securedbydesign.com](http://www.securedbydesign.com) ) you do not have to supply test house or certification information as this information would already have been gathered and checked by ACPO SBD*

**Dwelling security lighting**

- Lighting will illuminate all external doors, car parking and garage areas and some footpaths leading to dwellings and blocks of flats (30.1)
- Low energy lamps with an efficacy greater than 40 lumens per circuit watt are being used (30.2)
- Light spill is controlled using suitable photometry (30.3)
- External lighting switched using photo electric cell with manual override (30.4)

- 24 hour lighting will be provided to communal parts of a block of flats (30.5) and will include:  
Tick all relevant boxes

- Entrance Hall  
 Lobbies  
 Landings  
 Corridors  
 Stairwells  
 Garaging facilities  
 Entrances to garages



*Note: The CPDA will notify the applicant in writing if other areas require lighting*

- 75% of the fixed internal light fittings are dedicated for the use of energy efficient lamps

### Conservatories N/A

- Conservatories shall be separated from the main dwelling by a door that meets the relevant SBD requirements (31.1)

### Intruder Alarms

- A 13amp non switched fused spur, suitable for an alarm system will be installed (32.1)
- A hard wired alarm system, which complies with BS EN 50131 and PD 6662, is being installed (32.1)
- A wire free alarm system, which complies with BS 6799 is being installed (32.1)

### Utilities

- Utility cupboards will be located externally as close as possible to front building line and be overlooked (33.1)
- Utility meters in multi occupancy developments will be located on the ground floor between access controlled doors (air lock system) so that access can be restricted to the meters (33.1)
- This development will have meters located in the dwellings for pre-payment tokens or keys (33.2)
- Remotely read and/or automatic signalling meters are being installed in this development (33.3)

**Internal communal drying rooms**

N/A

- Internal communal drying rooms in blocks of flats will be fitted with a door as required by sub clause 34.1

**Bicycle parking**

- External cycle storage containers will be certificated to LPS 1175 SR 1 (35.2)
- Sheds used for storage of bicycles will satisfy the requirements of sub clause 35.3
- Garages used for storage of bicycles will satisfy the requirements of sub clause 35.4
- External bicycle stores will satisfy the requirements of sub clause 35.6
- Bicycle stands will meet the requirements of sub clause 35.7
- Internal communal bicycle stores will meet the requirements of sub clause 35.8

**Home office (working from home)**

- Where a 'Code for Sustainable Homes' credit is being sought for the inclusion of a home office the requirements of sub clause 36.1 will be met

**Home composting facilities**

- Composting containers will be sited so that they cannot be used as a climbing aid (37.1)

**Party wall construction & sound insulation**

Party wall construction will resist intrusion through (38.1)

- The use of additional components as described in 38.1 or
- compliance with *robust details* specification E-WT-2
- Increased sound insulation has been included to achieve additional 'Code for Sustainable Homes' credits in order to reduce noise complaints by neighbours (38.2)
- Loft hatches in communal areas have been secured in accordance with sub clause 38.4

**Home user guide**

- A home user guide has been produced to achieve the 'Code for Sustainable Homes' credit and includes instruction for the operation of the window and door locks (39)

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**Further product suppliers**

**Manufacturer's details**

Product

Postcode

Name of UKAS Test House

- Test Report(s)/ Scope of Certification will be sent to the CPDA
- Test Report(s)/ Scope of Certification have been included with the application

Name of UKAS Certification Authority

*Note If the products are being sourced from a Secured by Design Member Company (go to [www.securedbydesign.com](http://www.securedbydesign.com) ) you do not have to supply test house or certification information as this information would already have been gathered and checked by ACPO SBD*

**Provide further supplier information on a separate page if necessary**

## Secured by Design (SBD) New Homes 2010 and the Code for Sustainable Homes (The Code)

The SBD New Homes 2010 guidance document supports the objectives of The Code. Following the advice and requirements of SBD may lead to the scoring of various credits in The Code in addition to the 2 credits awarded for complying with Section 2 of SBD New Homes 2010.

The following table provides a guide as to where SBD requirements overlap with The Code. The overlaps shown below relate to 19 non-mandatory credits and 4 mandatory points.

Ene 1,4,6,8, Hea 5 and Man 1 are also SBD requirements and score a total of 10 credits. This includes the 2 credits for compliance with Section 2 SBD New Homes

Ene 9, Was 3 and Man 1 are not specific SBD requirements, but should these credits be applied for then the SBD guidance must be followed. A total of 5 credits can be scored.

Hea 2 relates to an SBD recommendation. 4 credits can be awarded for compliance

Standard 2 in the Hea 4 checklist for Lifetime homes is a requirement of SBD and may lead to the scoring of 4 mandatory credits if the other applicable Code standards have been achieved (there are 16 Standards)

The Code for Sustainable Homes				Secured by Design New Homes		
Issue ID	Description	Max Credits	Mandatory?	Heading	Section	Clause
Ene 1	Internal lighting	2	No	Dwelling Security Lighting - <i>Internal</i>	2	30.6
Fixed internal light fittings are dedicated for the use of energy efficient lamps 40% = 1 credit 75% = 2 credits				SBD requires at least 75% of the fixed internal light fittings are dedicated for the use of energy efficient lamps		
Ene 4	Drying Space	1	No	Communal Areas	1	9.5
				Internal communal drying areas	2	34
The space (internal or external) should be secure				External drying areas to be enclosed with secure access via a locked gate. Seek CPDA advice Internal communal drying room to have an enhanced secure door as specified.		
Ene 6	External lighting	2	No	Dwelling security lighting - external	2	30.1 – 30.5
Space lighting All lighting is provided by dedicated energy efficient fittings = 1 credit Security lighting All light fittings are designed for energy efficiency and are adequately controlled = 1 credit				The use of low energy consumption lamps with an efficacy greater than 40 lumens per circuit watt is required See note 30.2 in Secured by Design New Homes 2010 in respect to use of PIR detectors and 150w halogen lamps		
Ene 8	Cycle storage	2	No	Bicycle parking	2	35
Credits are awarded where adequately sized, safe, secure, convenient and weatherproof cycle storage is provided for each dwelling in accordance with Code's criteria				SBD requires secure cycle storage and sets out a number of security specifications		

Ene 9	Home office	1	No	Home office (working from home)	2	36
A credits is awarded on the basis of the provision of space and services that enable a room to be used effectively as a home office				Not a specific SBD requirement, but should a developer wish to apply for the relevant Code credit and apply for SBD Section 2 compliance then SBD requirements must be adhered to		
Was 3	Composting	1	No	Home composting facilities	2	37
A credit is awarded for the provision of home composting facilities				Not an SBD requirement, but if external composting containers are provided they must be sited so that cannot be used as a climbing aid		
Hea 2	Sound installation	4	No	Part wall construction and sound insulation	2	38.2 – 38.3
Credits awarded for achieving higher standards of sound insulation than those given in Approved Document E of the Building Regulations in order to reduce the likelihood of noise complaints from neighbours				An SBD recommendation to reduce noise complaints and to reduce resource implications for police and local authorities.		
Hea 3	Private space	1	No	Communal areas	1	9.6
A credit is awarded if the private space is only accessible to occupants of designated buildings				SBD requires that any such space is secured to provide access to the occupants of designated buildings only. Seek CPDA advice		
Man 1	Home User Guide	3	No	Home user guide	2	39
Credits are awarded for the provision of a simple user guide which covers information relevant to the non-technical tenant/owner on the operation and environmental performance of their home				If a Home user guide is being produced to score the credits under the Code then it must include instructions for the operation of all door and window locking mechanisms		
Man 4	Security	2	No	Secured by Design New Homes 2010	2	All relevant clauses
Credits are achieved by complying with Section 2 – Physical Security from Secured by Design New Homes. This does not permit the development to be described as ‘Secured by Design’ as both sections 1 and 2 have to be complied with				Early consultation with the CPDA is essential to ensure that all elements of SBD New Homes Section 2 are complied with. Full certification to SBD can only be achieved if the requirements of both Sections 1 and 2 have been attained		
Hea 4	Lifetime Homes	4	Yes	Car Parking	1	16.1
For a Level 6 assessment achievement of the Lifetimes Homes criteria is a mandatory requirement. Checklist Hea 4 Standard 2 requires that the distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. All standards applicable to the dwelling type must be achieved (There are 16 Standards)				SBD requires that cars should either be parked in locked garages or on a hard standing within the dwelling boundary, preferably behind a gate. See note 16.1 in Secured by Design New Homes 2010		