

Redlands, Summerhill Road, Haringey

Secured by Design Tracker

Project No: 22013

Date: 07 Mar 2022

Rev: DRAFT



For Silver accreditation, aspiring to Gold

Number	Item	Comment	Status	
1.0	Boundary treatment		As items below	
1.1	Church boundary	1.8m high close boarded fencing with 300mm of light trellis above it.	Closed	
1.2	Boundary on rear of houses	To remain - no new boundary treatment	Note	
1.3	Front boundary wall to houses	Low brick wall with open topped railing, no taller than 1m to prevent people from sitting on it or provide a climbing aid.	Open	
1.4	Gap between Block B leading to rear of houses	Build a wall/fence to stop access.	Open	
1.5	Block B access gate	Move gate towards corner window to reduce recess by balcony	Open	
1.6	Defensive planting outside balconies	Low wall, open top railing, bush in front of it. Planting should be dense and mature.	Open	
2.0	Building design	Avoid using any protruding brickwork to avoid providing access to upper windows. - Make brick projections max. 15mm.	Closed	
3.0	Doors and windows		As items below	
3.1	Specifications	To be PAS 24:2016 where it can be reached from the outside.	Open Standard note, please confirm.	
3.2	Front door – private entrances to houses and flats	To have a spy hole. If letterplate incorporated into the door, PAS 24:2016 to be achieved with letterplate in place.	Open Standard note, please confirm.	
3.3	Window surround / canopy over front door - houses	To not be load bearing	Open	
4.0	Climbing aids	External drainpipes to be square, recessed and flush to the wall and away from windows. If cannot be designed out, vulnerable properties must have PAS 24:2016 doors and glazing.	Open	

5.0	Postal delivery	Entrance doors to houses to have letterplates integrated. Apartments to use external mailbox, to meet TS009 standard, or from safetyletterboxcompany.	Open Door manufacturer to confirm letterplate is compliant.	
6.0	Cycle storage		Items as below	
6.1	Location - Houses	To be fixed and located away from windows to prevent use as a climbing aid.	Open	
6.2	Visitor bike stands	To locate further away from entrances, M type to avoid people sitting on them.	Open	
6.3	Cycle store doors	Recommended to be single doors as double doors prone to problems. To be above PAS (LPS or STS). No label on door, obscured panel, PIR lighting.	Open IW to check if PAS24 is fine as only 3 flats using the store.	
6.4	Cycle racks specification	Double stacked racks acceptable. 3 points of locking for the bikes recommended.	Open	
6.5	Locking	Key fobs recommended but subject to Haringey agreement. Digilocks not recommended (although Haringey specified it).	Open	
7.0	Refuse storage	Single leaf oversized door recommended	Open	
8.0	Lighting		Items as below	
8.1	Path lighting from Block B to houses (Block A)	Bollard lighting not accepted. To use bulkhead lights.	Open	
8.2	Light fitting at private and communal entrances	Dusk till dawn photoelectric cells with ambient white lighting advised for best lighting practice. Main entrance and garden gate must include a dusk till dawn light with manual override.	Open	
9.0	Access Control			
9.1	Access control	Meet and greet not accepted. No trade button or fire keys. Fire brigade accept girder boxes.	Open Most likely Entratech visual audio panel.	