

DESIGN FOR SECURITY – Designers Statement

Land at BORROWDALE PARK, Langley, Middleton, Rochdale, M24 5GQ.
30 new build residential units

The proposed residential development consists of 30 units, comprising 8 houses and 22 apartments along the north edge of Borrowdale park.



SITE LAYOUT - Principles

The proposed site layout is arranged to form a new public frontage onto the new access road with a secure back to the shared boundary with the communal gardens of the four existing blocks of three storey apartments 25-71 Borrowdale Road.

The current boundary fence to the side and rear of the existing apartments is in poor condition, making it porous to unauthorized access. It is proposed to install a new 2.1m high anti-climb mesh fence along the full length of the boundary shared between the existing apartments and the new development for the security benefit of residents on both sides. This allows the new development to present it's public face to the new road with a secure rear.

The layout aims to achieve clear delineation of public and private spaces with a mix of physical and psychological barriers to mark and limit the transition from public realm to semi-private space and physical barriers to private spaces.



SITE LAYOUT – Part 1 – Apartment Blocks A+B (plots 1-16)

Blocks A+B consist of apartments 1-16 at the junction with Borrowdale Road.

The two blocks are arranged to face out over the park across the new access road. Front doors and visitor access to the apartments are on the road side. Parking for these units is located at the rear with private access ddors for residents only. Refuse and secure cycle storage is located in the rear car parking area.

The new 2.1m high mesh fence protects the boundary with the existing apartments. The north boundary to Borrowdale Road is a 2.1m high timber fence. Refuse collections will be taken through a self-locking gate in this fence.

Where the car park court joins the road there will be a change in the road surface and road linings to designate that a private area is being entered.

Windows to the rear and ends of the apartments will provide passive surveillance of the the car park area.



SITE LAYOUT – Part 2 – The Houses (plots 17-24)

The houses are arranged in two terraces facing the new access road with private gardens to the rear.

Pedestrian entrances are from the road. Car parking is provided in secure parking courts to the sides of the houses. The parking courts have high secure side and rear boundaries and are only accessible from the new road. The gables in the end terrace house which adjoin the parking courts have windows to offer passive surveillance. Refuse will be stored by each house within their private garden and collection will be via the parking courts.

The houses will have sub-divisional boundaries to front and rear. The front boundary to the road is low steel railings.



The apartment block is arranged with it's front public face and entrance to the new road. Car parking is in a secure court. Refuse store is near the new access road. A secure cycle store is located in the rear area. This block has public faces to the front road and also the the park at the side. Both sides of the block have major fenestration to provide passive surveillance of the parking court and the side boundary with the park.



Main and visitors entrance to front, public face via new road.

Secure car parking court to side with access from new road only.

Communal rear garden has high secure boundary to the side and rear.

Semi-private front and side garden have low street-style railings to park with main fenestration located on these facades.

Secure cycle store in unexposed location in rear.

Front doors will be Pas 24 accredited secure doorsets.
Windows will be robust construction, securely fixed.
Glazing to ground floor and accessible windows will be laminated glass.
Climbing points on boundary fences will be minimized by use of transition panels.
Dwelling numbers will be clearly displayed.