

DA18078 - 84-86 OLDHAM STREET CRIME IMPACT STATEMENT

DATE	JUNE 2020
PROJECT	RENOVATION AND EXTENSION OF EXISTING BUILDING TO CREATE 4No. DWELLINGS
CLIENT	MILLERBROOK PROPERTIES LTD
DEVELOPMENT ADDRESS	84-86 OLDHAM STREET, MANCHESTER, M4 1LF

1. INTRODUCTION

- 1.0 The proposal involves an overall upgrade and uplift of the facade of the existing building facing Oldham Street, extension of the existing third floor and an addition of a set-back mansard roof extension. The provided space will allow for 4 new apartments - two one-bedroom flats and two two-bedroom ones. The ground floor of the existing building is occupied by the Koffee Pot - Class A3 establishment. The upper residential C3 floors are accessed from Oldham Street via a separate door to the side of the cafe. There are currently 10 apartments spread over 3 floors.

2. PHYSICAL SECURITY

2.0 DOORS

- 2.0.1 The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system. The entrance should also be capable of being controlled by means of a video entry phone system so that residents can confirm the identity of visitors before allowing them access themselves.
- 2.0.2 Apartment entrance doors should not have fixed sidelights, they need to be provided with door viewers instead. Chain limiters to apartment entrance doors are recommended.
- 2.0.3 The locks of the front doors of the dwellings should be fitted with split-spindles, essentially meaning they are key only entry and are locked from the exterior of the dwelling when shut. This will ensure that they cannot unintentionally be left insecure.

2.1 ACCESS CONTROL

- 2.1.1 Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas should operate on access control: main entrance and bin store.

2.2 WINDOWS

- 2.2.1 Windows must be compliant with BS PAS 24:2012 or BS 7950.

2.3 LIGHTING

- 2.3.1 The main communal entrance should be well-lit to deter offenders from trying to gain unauthorised access.
- 2.3.2 Dusk 'till dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

2.3.3 Fittings should produce 'white' light, as opposed to yellow/orange light.

2.4 OTHER

2.4.1 Meter cupboard to apartments should be located to the front of the property or within a secure cupboard / room inside the block but not inside individual apartments.

2.4.2 Any bin stores should be secure, lockable, and fire resistant enclosures.