

Lower Ground Floor Victoria Mill

Design and Access Statement

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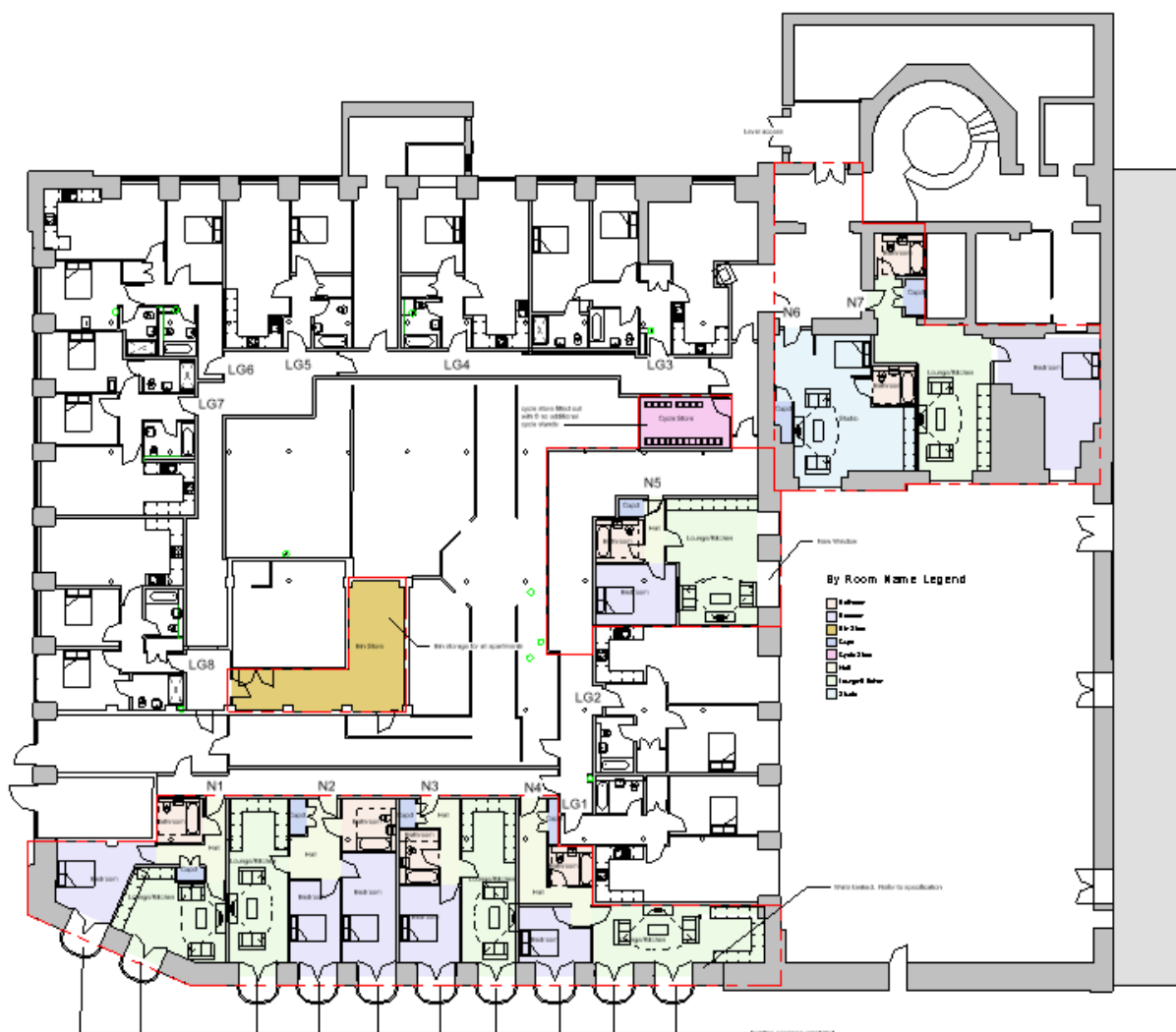
Crime Impact Assessment

Introduction and proposals

This design statement has been prepared in support of a full planning application for the conversion of part of the Grade II* listed Victoria Mill.

This application seeks planning and listed building consent for the creation of 7no. Residential apartments across the lower ground floor of the southwestern block of Victoria Mill. Permission has already been granted for part of the lower ground floor to be converted into apartments. This application is to complete the conversion using the remainder of the floor plate.

The plans have been arranged to follow and compliment the current approved scheme using the existing bin store and adapting the cycle storage to suite the additional apartments.



The apartments follow the minimum space standards as set out in the National describe space standards.

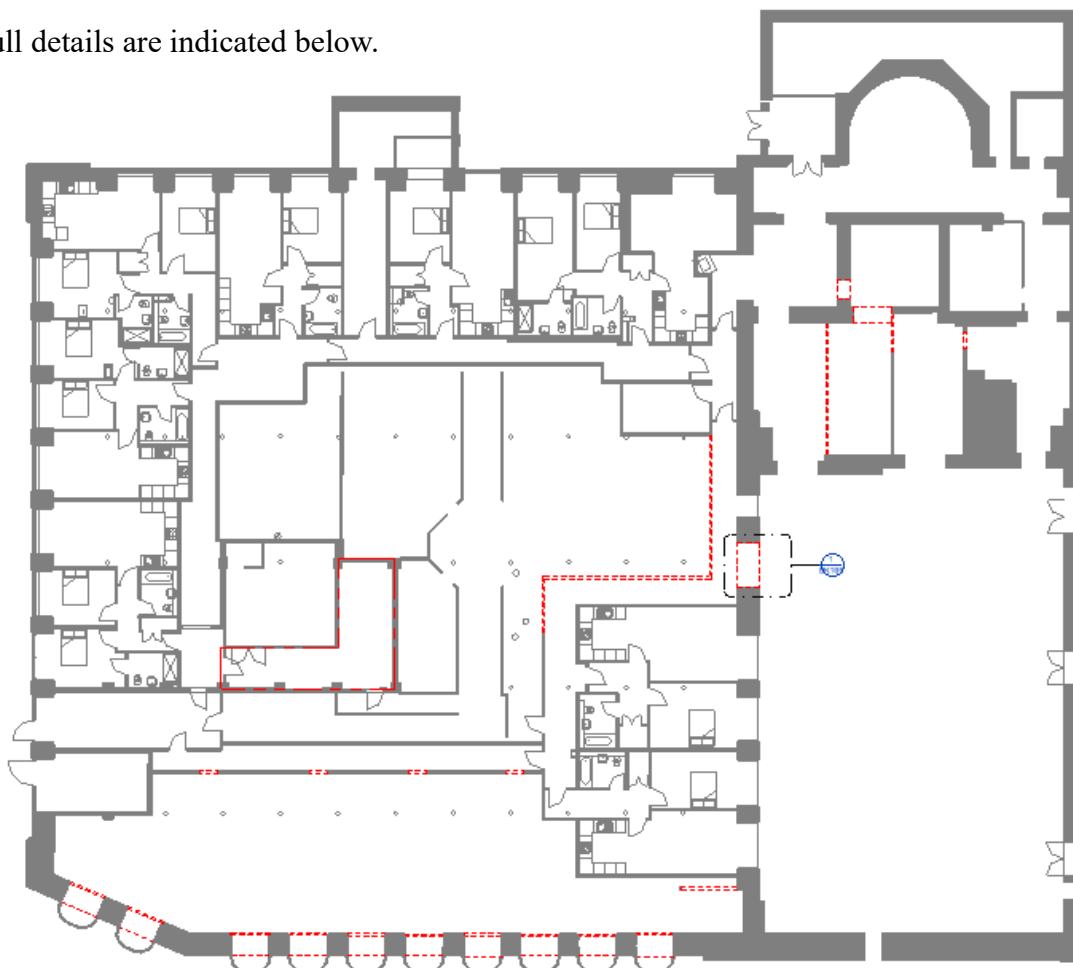
Area Schedule (GIA) Lower Ground			
Name	Area (m ²)	Area (sqft)	No Beds
N1	51 m ²	544 ft ²	1 Bed
N2	73 m ²	783 ft ²	2 Bed
N3	50 m ²	543 ft ²	1 Bed
N4	53 m ²	575 ft ²	1 Bed
N5	53 m ²	570 ft ²	1 Bed
N6	47 m ²	501 ft ²	1 Bed
N7	69 m ²	745 ft ²	1 Bed
	396 m ²	4261 ft ²	

Heritage

A Heritage Impact Statement accompanies this application. in summary the works to the building is minimal as there is little to strip out of the building and includes the following:

1. The original openings alongside the canal are to be reinstated.
2. I new window opening is to be inserted to apartment N5
3. Alterations to some partitions

Full details are indicated below.



The re-use of the vacant parts of Victoria Mill building maintains continuity in the urban fabric, whilst modernising it where possible to meet the building standards. The refurbishment and upgrade of the existing thermal values will be subject to building control . Whilst energy performance improvements will be strived for, clearly this is within the context of a Grade II* listed building, which may present certain limitations.

The proposals include the following:

Tanking to the canal wall. – Other parts of the mill have already had some tanking works, which not only resolves the issue of damp and water ingress but helps to preserve the integrity of the external fabric of the mill.

The external walls will receive an insulated plasterboard finish

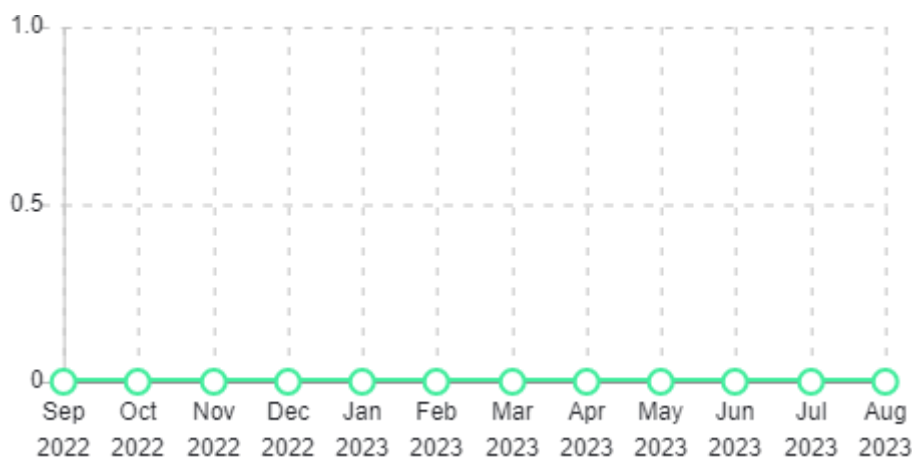
The ground floor slab will be overlaid with the damp proof membrane with added insulation and screed finish.

The aim with the windows is to reduce energy consumption and draughts to ensure the apartments are serviceable. Where possible the windows will be retained, repaired and upgraded with double glazed units which is a methodology adopted in the rest of the building during the conversion work.

Crime Impact Assessment

Crime Summary

There has been no reported crime over the last 12 months according to published data by Manchester Police.



Risk factors

The typical security risks for this type of development is:

- Burglary
- Robbery
- Criminal Damage to property and vehicles
- Bicycle theft
- Anti-social behaviour

Development

The proposed development involves the conversion of the lower ground floor into apartments. The development as a whole has been converted into apartments across all floors to the southwest block and a mixed use to the other half of the Mill.

Positive aspects of the development

There is natural surveillance on all sides of the building due to the residential existing use and abundance of windows to lounges and bedrooms on all floors.

Access into the development is limited to a single point of entry and exit with good overlooking opportunities.

There are no through routes to the existing development.

Car parking is to the front of the development. It is in view of the active rooms of the residential units and has a gated access point as existing.

Cycle storage is in a secure room inside the building.

The existing building is a simple rectangle in plan and hence recessed areas and hidden corners are not a feature that requires attention.

The development is secured by an existing metal fence and is clear of trees and shrubs. There are no plans to introduce soft landscape features that could degrade natural surveillance.

Secure by Design

Notwithstanding the listed nature of the building and the need to reach a balance between retaining the features of the building, the guiding principles of Secure by Design will be adopted where practical.

Security of ground floor windows and doors is now part of the building regulations and details under Approved Document Q follow the requirements of Secure by Design. The existing windows will have the glazing upgraded and fixings upgraded to achieve as far as possible with existing timber windows PAS 24 standards.

The main entrance into the apartments will have a door video entry fitted.

Intruder alarms are fitted to all apartments.

Footpaths and car parking areas will have minimal lighting striking a balance between adequately illuminating the areas avoiding unnecessary shadowing and without causing nuisance to the residential units.

24-hour lighting will be provided to communal areas with occupancy sensors to allow lighting to be dimmed down during low occupancy and nighttime use.

Utility meters are located within the building to avoid vandalism.

Mail and parcel delivery boxes will be equipped with high security cylinders that are not subject to master key access. Mail and parcel delivery boxes will be of robust construction, incorporates an anti-fishing design and be fire resistant. Individual letter boxes shall have a maximum aperture size of 260mm x 40mm.

Garry Usherwood