

Corstorphine & Wright

MAYBANK HOUSE
588 ALTRINCHAM ROAD
MANCHESTER M23 9JH
APPLICATION No 134429/FO/2022

PLANNING CONDITION No 9. (PRE-COMMENCEMENT ELEMENT)

CONDITION No 9:

'No above ground works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured By Design accreditation will be achieved have been submitted and approved in writing by the City Council as local planning authority.'

The development will incorporate the following:

Boundaries:

All existing established boundaries will be retained:

- Low brick walls with established planting behind to Altrincham Road and part of Ferndown Road.
- 1.8m high close boarded timber fences with concrete posts to part of Ferndown Road.
- 1.8m high brick wall to part of Ferndown Road.
- 1.8m high close boarded timber fences with concrete posts with established planting to neighbouring rear gardens.
- 1.8m high lockable close boarded timber gates to the passages to the rear garden areas.
- 1.5m high close boarded timber fences between apartment gardens.

External Lighting:

The forecourt, car parking areas and paths around the building will have external lighting operated by photoelectric cell / daylight sensors to provide a suitable level of illumination to these areas. These lights will be positioned to adequately illuminate all entrances to the building.

External Doors:

Front and rear door sets will be compliant with and certified to BS PAS 24, STS202 or LPS 1175 SR2. Front doors to individual apartments will only be accessible with keys.

The front door to the main building, which contains individual apartments, will have an electronic door entry system which occupants will operate by fob. It will also have visitor call system to each apartment.

Sliding glazed doors to the rear of the apartments will be compliant with and certified to PAS 24.

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Windows:

All ground floor windows will be compliant with BS PAS 24.

Ground floor and accessible opening lights will be key lockable and be fitted with opening restrictors limited to 100mm.

Glazing:

All accessible glazing will incorporate an internal pane with 1.5mm PVB interlayer (eg 7.5mm laminated glass) or a glass rated P1A under EN 356. All other glazing will have toughened glass to the external pane of the double-glazed units.

Alarm System:

The property will be designed to facilitate the installation of intruder alarm by the individual occupiers.

Any alarms fitted will comply with:

- BS EN 50131 and PD 6662 for wired systems
- Or
- BS 6799 for wireless systems.