

S/2019/1728 152/154 Watling Street Towcester

Previously concerns were raised about access down the side of the building via the existing walkway from the Masonic Hall. This iteration now shows a close board fence to prevent access along the walk way to the rear of the ground floor units and an indication that each unit has some designated outdoor space separated from its neighbour with a structure of some sort. Please ask the applicant to replace the CBF with a stone wall which will be more durable over time and provide details of what the structures are that separate each unit along this rear walk way.

The lack of car parking is still of concern. The applicant considers it to be unrealistic for persons in single bed flats to have cars. That is an assertion difficult to substantiate as there is evidence to suggest that lots of young single people own cars whether they live in a sustainable market town or not. There may be bus routes but young people want the freedom to come and go as they choose and many do own vehicles. Providing no car parking on site requires the vehicles to be parked at a distance when the vehicle will not be under the capable guardianship of the owner and therefore more vulnerable to crime. Some car parking should be provided.

To reduce opportunities for burglary the communal access door should be set slightly back from the building line to create a small recess within which the letter boxes for the units can be erected. The communal access door should be controlled with an audio visual access control system with no trades buttons and electronic lock release.

All new doors and windows should comply with a secure standard such as BS PAS24:2016 to reduce opportunities for burglary.