

Churchill Retirement Living, The Bungalow, Water Lane, Towcester

S/2020/1403/MAF

One of the main reasons older people move into accommodation such as this is security . In order to provide a secure environment where there is limited potential for anti-social behaviour and nuisance as well as limited opportunities for 'walk in' theft the following measures are recommended:

Currently it is possible to circulate around the whole site and the 'private patio' areas are far from private in reality. The residential amenity space provided for ground floor residents should be secured by a low hooped top fence or similar from the edge of apartment 6 to the perimeter wall with more located along the edge of the resident's lounge patio including apartment number 1 to the perimeter wall. In the area facing the car park the amenity space for apartments 10 to 14 should be secured in a similar way. Apartments 9 to 7 can be secured with fencing to the left of the pedestrian access with a length of similar fence required from the corner of the refuse store to the boundary. These measures will prevent persons circulating around the building and will ensure the security and privacy of the majority of the private patio areas.

A building with 44 apartments should be 'compartmentalised' with layers of access control to reduce opportunities for unauthorised circulation throughout the building by persons who may have tailgated or been 'let in' by helpful residents. Old people are more likely to be the victims of a 'bogus caller' or distraction burglar than the rest of the population and layers of access control on stairwells and in the lift reduce the opportunity.

Please ask the applicant for more information about the levels of access control throughout the building and how the entrance door operates after hours. I note that CCTV is available to enable the site manager or residents the ability to open the doors. If the application is granted permission it would be reassuring to have a security statement by way of condition detailing exactly how the site is managed particularly after hours. Similar premises have been subject to burglary after hours and nuisance and I am keen that the same does not occur on this premise.

There is reference to doors 'to an enhanced security standard' and an obsolete security standard for windows within the section on Security in the DAS. For reference all doors and windows should meet the requirements of a recognised security standard such as BS PAS24:2016 and be 3rd party accredited.