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Architecture
Urban Design
Masterplanning
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Design for Security Manchester
4th Floor
Greater Manchester Police HQ
Northampton Road
Central Park
Manchester
M40 5BP

Croxley House
14 Lloyd Street
Manchester
M2 5ND
0161 242 8950

13 June 2019

79 Mosley Street - Office Development

The above development has been determined for full planning approval (118938/FO/2017) and listed building consent (118399/LO/2017). The full planning approval has a condition, no 7, in relation to Secure by Design accreditation.

As part of this submission for Secure by Design we have reviewed the recommendations in the Crime Impact Statement (2017/0970/CIS/01 Version A) and confirm the following:

- 3.3.1 The building management is yet to be agreed an operator approach will be confirmed in due course.
- 3.3.2 Video and audio intercom at main entrance on St. Peters Square and delivery entrance at Back George Street connecting to internal video and audio intercoms in Managers Office, Reception and within each office entrance. Spare capacity for future sub-division of offices to 2No. units per floor. Remote door release from Reception to St. Peters Square main entrance doors only.
- 3.3.3 No turnstiles are being provided. Within the reception area there are three access doors; 1 no to each lift and 1 no to the staircase. All will be on access control creating reception as a secure lobby.
- 3.3.4 We are currently trying to source a heritage appearance glazed screen and doorset which complies with Pas 24 / LPS 1175 SR2. We currently cannot confirm that this recommendation can be achieved.
- 3.3.5 Containment and power only being provided for each potential office suite to have intruder alarm systems be installed by tenants as part of their future fit out works.
- 3.3.6 CCTV coverage to be provided to all entrance doors (internal to building only), all floor lift lobbies and cycle store
- 3.3.7 Access control provision to cycle store. The type of storage system will be submitted for your approval when the information is available.
- 3.3.8 Access control system will be proximity reader operated by fobs provided to main entrance doors, cycle store, basement landlord area corridor, reception, lifts. Containment, power and fire alarm interface only being provided for each potential office suite to have access control systems be

installed by tenants as part of their future fit out works.

- 3.3.9 This will be confirmed by building management when the proposed use is confirmed.
- 3.3.10 All ground floor external doors to be illuminated with dusk to dawn lighting.
- 3.3.11 A specialist conservation consultant is yet to be appointed so we are unable to confirm if this item can be incorporated. We anticipate due to the listed nature of the existing building and the traditional method of construction this is unlikely a recommendation we can incorporate.
- 4.1 All applicable requirements will be met unless where listed building requirements e.g. retention of existing components prevents this.
- 4.2 As all existing windows and their ironmongery are to be retained due to the building being listed we cannot provide certified windows. No new curtain walling is being provided at ground level.
- 4.3 Existing single glazing is being retained.
- 4.4 Intruder alarm door contacts and dualtech detectors to be provided to main entrance on St. Peters Square and delivery entrance at Back George Street with remote monitoring of intruder alarm system. Containment and power only being provided for each potential office suite to have intruder alarm systems be installed by tenants as part of their future fit out works.
- 4.5 Access control system will be proximity reader operated by fobs provided to main entrance doors, cycle store, basement landlord area corridor, reception, lifts. Containment, power and fire alarm interface only being provided for each potential office suite to have access control systems be installed by tenants as part of their future fit out works.
- 5.1.1 A maintenance plan will be providing in due course covering the items relevant to the development.

The above is submitted as a statement of those items currently considered within the scheme and to demonstrate we have thoughtfully reviewed and considered the recommendations. Should you wish to meet to discuss the development please don't hesitate to contact me.

I have been unable to upload any documents via the online application form so please email me upon receipt of the application and I will send an email or document transfer of our existing and proposed drawings.

Kind regards,

James Hackett
Associate Director
Architecture

Enc.

None please send email ASAP.