

Security Appraisal

Arthur House
Chorlton Street
Manchester
M1 3FH

Ref:2019-216
January 2024



Sixteen.



Arthur House, Chorlton Street, Manchester



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1.0 INTRODUCTION

- 1.1 The following document has been prepared to satisfy the planning condition No. 21 relating to planning application no. 136227/FO/2023 detailing the security measures at Arthur House, Chorlton Street, Manchester. The document has been produced with due regard to Secured by Design Standard Commercial Guide 2023 guidance document.

2.0 BRIEF DESCRIPTION OF PROPERTY

- 2.1 Arthur House is a multi-tenanted commercial office building comprising ground floor reception and under-croft car park with 5 floors of office suites above.
- 2.2 The building is currently being extensively refurbished following a number of tenants vacating the property. Works include refurbishment of office suites, stairs, WC's and communal areas along with new amenity space being created including gym and roof terrace. As part of the project, works to improve the security of the site boundary have been carried out. These works include new perimeter fencing and gates, increase in lighting and installation of aesthetic anti-ram measures.

3.0 SECURED BY DESIGN GUIDANCE

- 3.1 Works completed as part of the building refurbishment have been designed and constructed referring to the Gold Standard of the Secured by Design Commercial 2023 guidance document.

73 – Perimeter and Site Access

- 3.2 There is one main entrance into the building for those entering by vehicle and on foot, to the Southwest of the site, which has been improved by new signage and lighting. This entrance leads into an open plan reception area which is manned from the hours of 7am to 7pm. A CCTV system is installed to cover all areas of the external environment at Ground floor level, which is monitored by the onsite concierge. Vehicle and pedestrian access is separated by a new fence line which has been installed to the perimeter of the site to ensure safe access and egress from the building. The main entrance and emergency egress are both controlled by an electronic access fob system.

74 – Open Commercial Developments

- 3.3 A paved area was provided to the South-West portion of the site, adjacent to the main entrance.
- 3.4 Improvement works to this area were carried out in accordance with section 74.2, with new anti-ram bollards and a small tree with bench seating provided to serve as aesthetic security measures. A new illuminated large canopy has also been installed, along with floor mounted up lighters to significantly improve the lighting to this area. These measures have been included to keep vehicles away from the building and discourage members of the public lingering or causing anti-social behaviour. Large planters have also been installed to the perimeter of the site fronting Major Street, in order to provide a further barrier between the site and the public highway.

75 – Perimeter and External Areas – Boundary Types

- 3.5 Arthur House previously executed a 'Controlled' boundary, which comprised a small 300mm dwarf wall segregating the site boundary from the public highway. This allowed members of

the public to casually walk through the undercroft car park and congregate in blind spots of the building. The Building Management and Security teams had daily issues relating to anti-social and criminal behaviour.

- 3.6 As part of the refurbishment works, the boundary has been increased to a 'Secured' type, with the installation of steel fencing installed on top of the dwarf wall to provide a total height of 1.6m to the elevations fronting Silver and Gold street in accordance with LPA planning conditions. The under-croft sections fronting Major Street are full height. These new measures fully enclose the site and serve to physically prevent unauthorised access to the site.
- 3.7 New lighting has been installed to the car park areas where this wasn't previously present in order to further reduce the occurrence of unauthorised access and anti-social and criminal behaviour in this area.

77 Gates

- 3.8 Access to the under-croft car park is by way of new electrically operated gates which are full height to match the fencing fronting Major Street, preventing any possibility of breached by climbing. These are operated on the same electronic access system as used throughout the building to provide consistent access control.

79 Signage and Unit Identification

- 3.9 Prior to the refurbishment works, there was a lack of signage identifying routes to and from the building within the site boundary. New signage has been installed to identify areas such as main reception and amenity space from the car park, and the car park from the main reception to remove the legitimacy of unauthorised personnel found wandering the site that they are lost or can't find their way around the site.

Supporting photographs demonstrating the items discussed above are contained within Appendix A of this report.

Signed: *Sixteen Real Estate (Building Consultancy) Ltd*

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For and on behalf of Sixteen Real Estate (Building Consultancy) Ltd

APPENDIX A

PHOTOGRAPHS



Photograph 1 – Increased illumination via new canopy



Photograph 2 – Full height railings (Major St)



Photograph 3 – Full height railings (Major St)



Photograph 4 – New railings (Siver & Gold St)



Photograph 5 – Anti-ram bollards



Photograph 6 – Access Control to Main Entrance



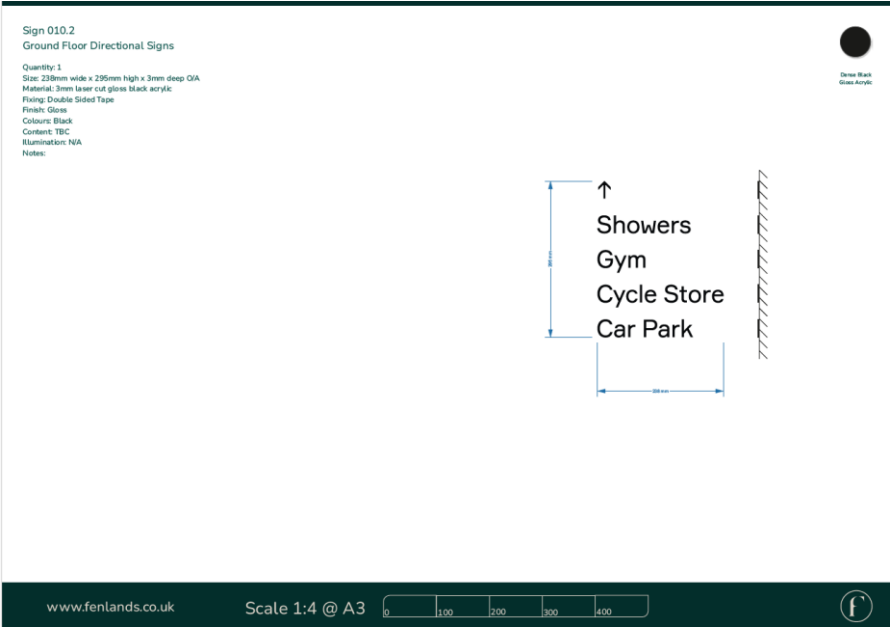
Photograph 7 – Part of External CCTV installation covering whole site



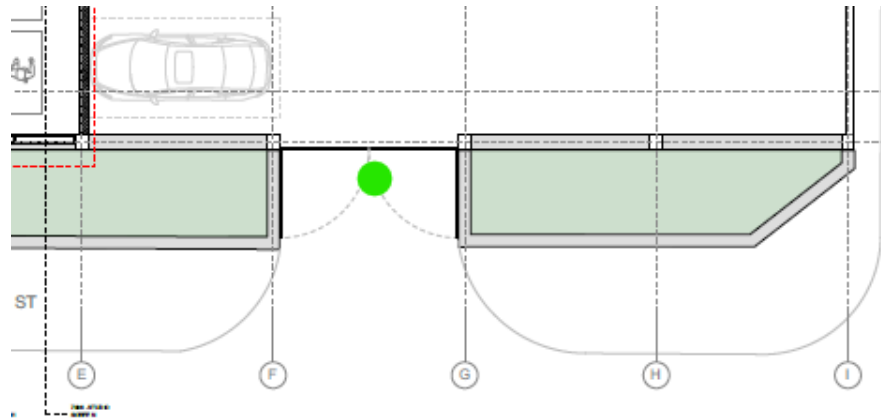
Photograph 8 – Manned reception to primary entrance



Photograph 9 – New lighting to car park to improve illumination



Photograph 10 – Proposed directional signage around site



Photograph 11 – Proposed new access controlled, electrically operated gates to Car Park