

Security Strategy

Date: 22 October 2025
Reference: 1572-Bb20251022-Security Strategy App 01

Project	1572 Equitable Building
Description	JB+CO File Note
Author	AM
Issued for	Information

Revision -

This File Note captures how the design team have addressed Greater Manchester Police (GMP) Crime Impact Statement, Version A, 25th September 2024, which highlighted safety concerns regarding the shared access strategy between residential and commercial demises within Section 3.3.1 and 3.3.2.

We undertook a meeting with Brad Hart from GMP on 31st October 2024 to discuss the proposed scheme and to help inform potential approaches to the Security Strategy as summarised below;

- Typical security strategy preference for separate entrances to be provided for different building uses.
- Commercial use a target for highly skilled and planned criminal activity, as opposed to opportunistic thieves
- Consideration required to understand extent of access control and CCTV systems, building users and visitors entry/exit procedure, opportunities to avoid misuse/tailgating and access conflicts between building users
- It was acknowledged that given the constraints of the existing building footprint it is not feasible to provide separate entrances, cores and circulation routes to both residential and commercial demises.

It was agreed to review and develop the Security Strategy in detail to clarify how the increased level of security may be delivered.

There is two potential entrance scenarios for the commercial tenant as outlined below;

1. Shared Commercial and Residential Entrance Foyer from Barton Square
 - as reflected within current scheme design proposal
2. Commercial Entrance via existing retail demise from St Ann’s Square
 - Residential Only Entrance Foyer from Barton Square
 - Commercial BOH access via courtyard gate and door set into commercial BOH area, leading to dual entry lift
 - Entrance stair as commercial means of escape only

In both scenarios we have establish the key principles of the Security Strategy in dialogue with GMP. The subsequent pages outline the proposed Security Strategy for Equitable Building.



CRIME IMPACT STATEMENT

EQUITABLE BUILDING, 7-9 ST. ANN STREET, MANCHESTER
CONVERSION & EXTENSION OF UPPER FLOORS TO FORM
14 no. RESIDENTIAL APARTMENTS

Greater Manchester Police
designforsecurity

FOR: PH Property Holdings
VERSION A: 25/09/2024
REFERENCE: 2017/0784/CIS/02

Following dialogue with GMP we have developed the Security Strategy along the principles below and as per core layout diagrams on the following pages.

Residential Occupant Access & Egress Journey

- Access:
- Resident arrives at Barton Square access (1)
 - Access gained by use of key, fob or fingerprint recognition into secure lobby (3)
 - Resident accesses the secure door at (4) by use of fob or fingerprint recognition.
 - Resident accesses secure lift (6) by use of fob or fingerprint recognition with access only granted to residential floors 2,3,4.
 - Alternatively resident can use stairs utilising fob or fingerprint recognition to access secure doors at (9)

- Egress:
- Resident accesses secure lift (6) by use of fob or fingerprint recognition or alternatively via the stair utilising fob or fingerprint recognition to access secure doors at (9).
 - Resident exits secure door at (4) by use of fob or fingerprint recognition and enters secure lobby (3).
 - Resident exits secure door at (1) by use of fob or fingerprint recognition or by manned reception release if during commercial hours.

Residential Guest Access & Egress Journey

- Access:
- Guest arrives at Barton Square access (1) and uses the video intercom to contact the relevant apartment or manned reception at ground floor during commercial operating hours.
 - Access granted to secure lobby (3) by apartment occupier or manned ground floor reception via remote access control.
 - Resident meets guest in secure lobby (3)
 - Resident accesses secure door at (4) by use of fob or fingerprint recognition and escorts guest to residential floors 2,3,4 via secure lift (6) or staircase.

- Egress:
- Resident escorts guest and accesses secure lift (6) by use of fob or fingerprint recognition or alternatively via the stairs utilising fob or fingerprint recognition to access exit secure doors at (9).
 - Resident escorts guest and opens secure door at (4) by use of fob or fingerprint recognition and enters secure lobby (3).
 - Resident escorts guests and opens secure door at (1) by use of fob or fingerprint recognition.

Commercial Operative Access & Egress Journey

- Access:
- Operative arrives at Barton Square access (1)
 - Access gained by use of key, fob or fingerprint recognition into secure lobby (3)
 - Operative accesses secure door at (4) by use of fob or fingerprint recognition.
 - Operative accesses secure lift (6) by use of fob or fingerprint recognition with access only granted to first floor or alternatively via the stairs
 - Operative accesses first floor commercial reception area at (8) by use of fob or fingerprint recognition.

- Egress:
- Operative accesses secure lift (6) by use of fob or fingerprint recognition with access to ground floor only or alternatively uses the stair.
 - Operative exits secure door at (4) by use of fob or fingerprint recognition and enters secure lobby (3).
 - Operative exits secure door at (1) by use of fob or fingerprint recognition or by manned reception release.

Commercial Guest Access & Egress Journey (Escorted Option)

- Access:
- Appointment-only guest arrives at Barton Square access (1) and calls through to ground floor reception using video intercom.
 - Access granted into secure lobby (3) by ground floor manned reception.
 - Ground floor maned reception calls commercial operative to meet guest in secure lobby (3).
 - Operative escorts guest to secure door (4) and allows access by use of fob or fingerprint recognition.
 - Operative escorts guest to secure lift (6) and allows access by use of fob or fingerprint recognition with access only granted to first floor.
 - Operative escorts guest to secure door (8) and allows access to first floor commercial reception area by use of fob or fingerprint recognition.

- Egress:
- Operative escorts guest to secure door (8) and allows access by use of fob or fingerprint recognition.
 - Operative escorts guest to secure lift (6) and allows access by use of fob or fingerprint recognition with access only granted to first floor.
 - Operative escorts guest to secure door (4) and allows access by use of fob or fingerprint recognition and enters secure lobby (3).
 - Guest exits secure door at (1) by manned reception release.

Key

1. Secure door with access control

2. Manned reception during commercial operating hours

3. Secure entrance lobby with no access beyond (item 4) for visitors unless escorted by resident or commercial operative

4. Secure door with access control

5. Video intercom with door release control for access into secure entrance lobby (item 3) only

6. Lift door with access control. Access to residential levels 02-04 for residents only. Access to level 01 commercial for commercial operatives only.

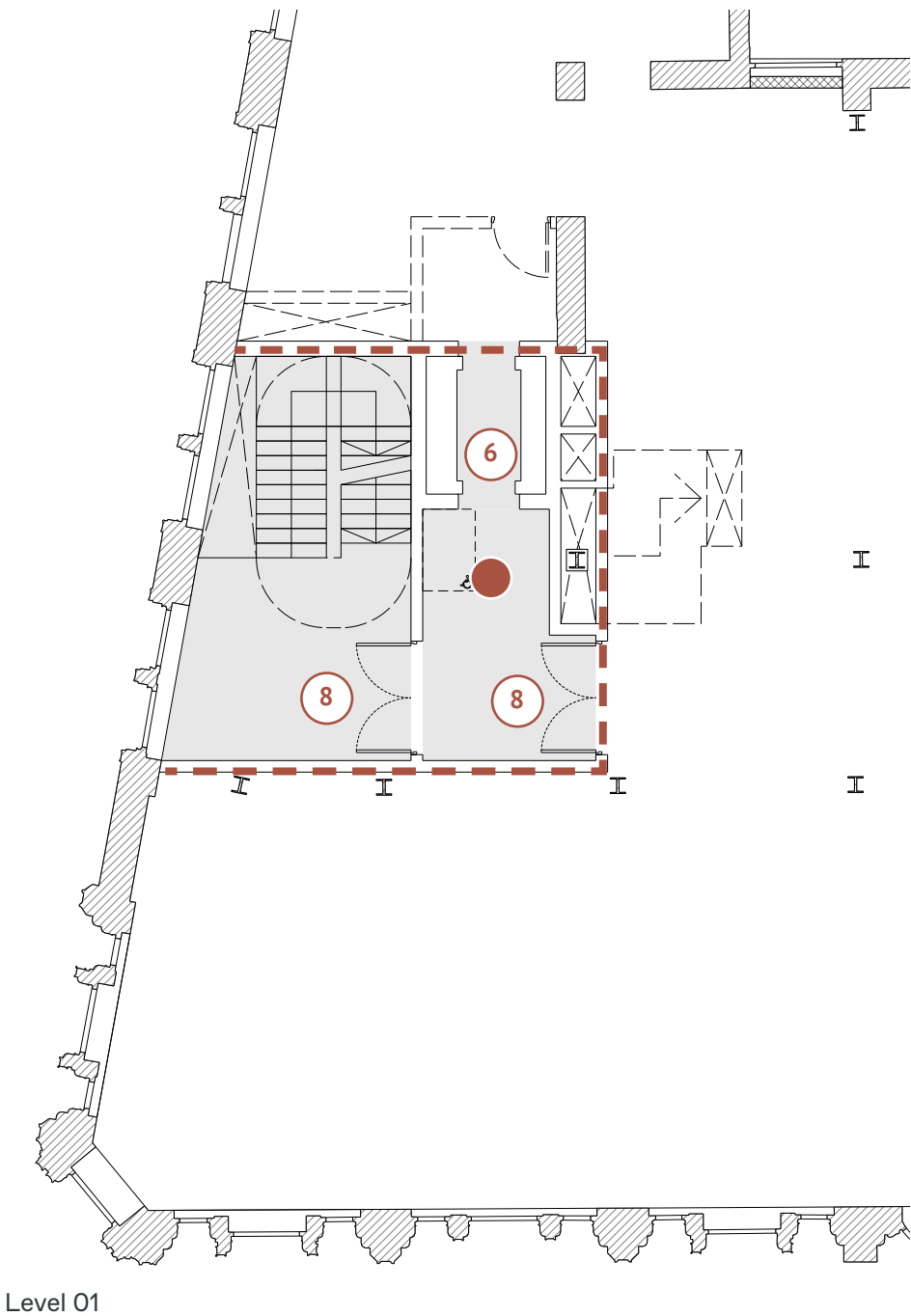
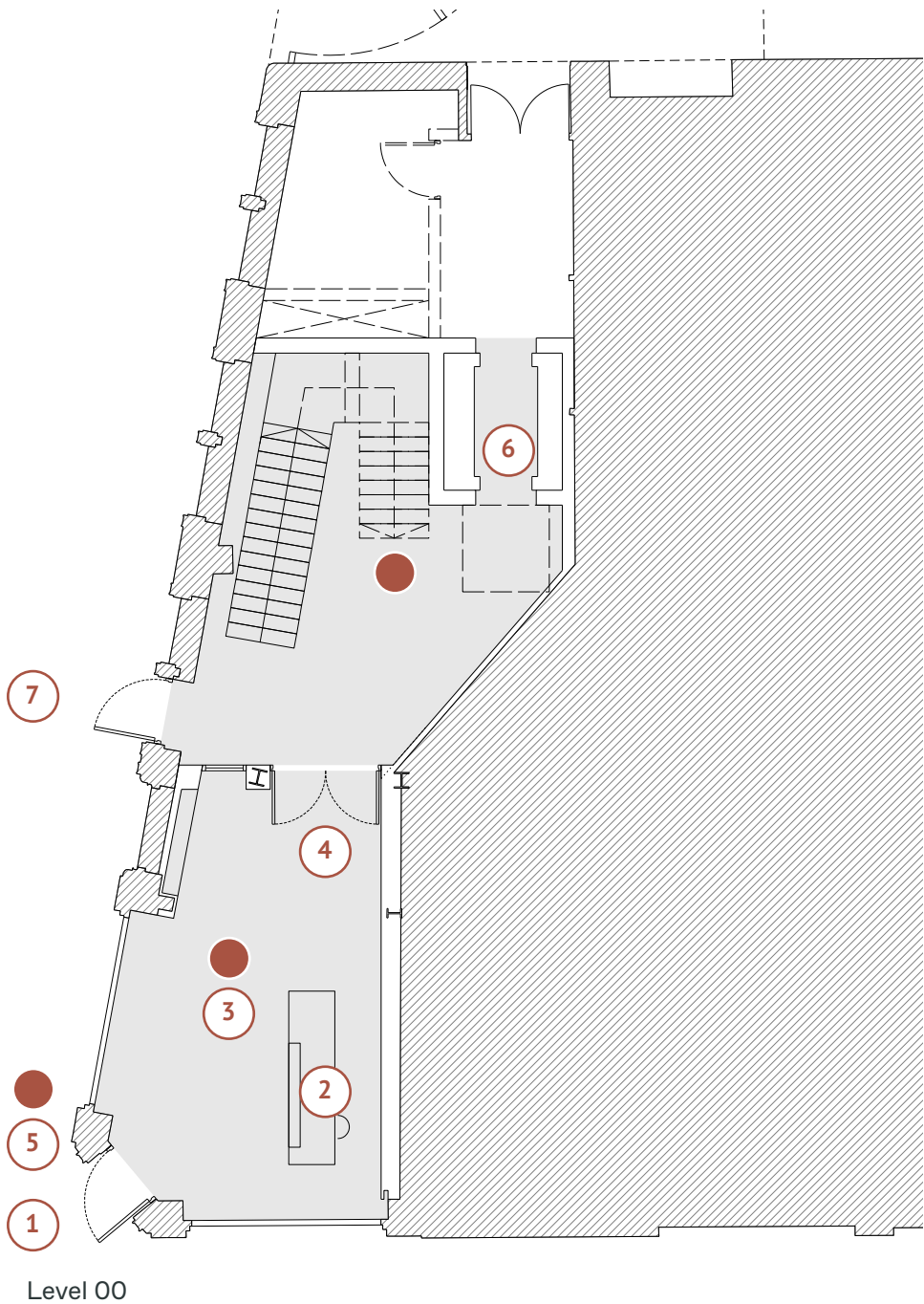
7. Secure door with emergency egress hardware operable from inside only.

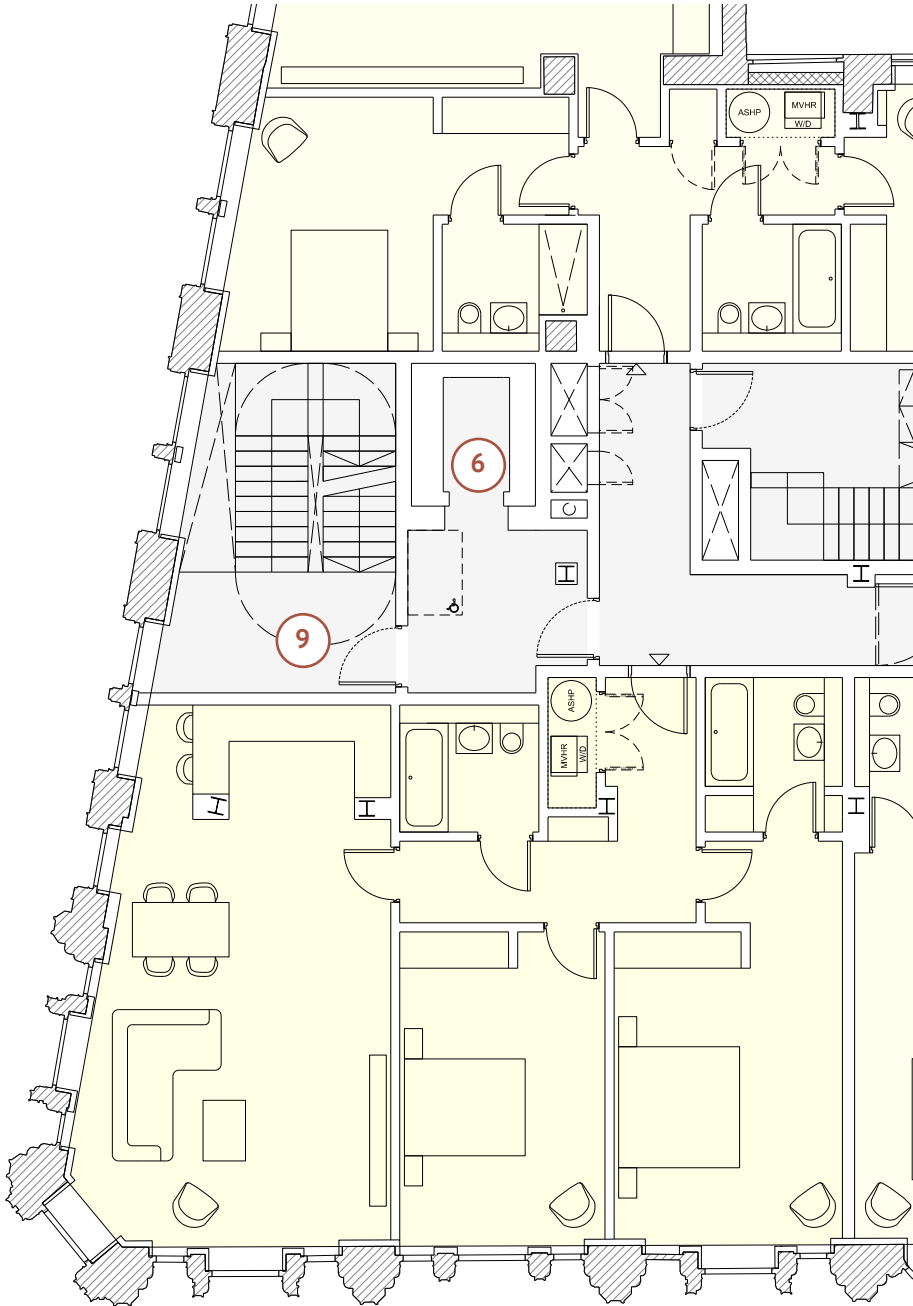
8. Secure door with access control operable by commercial operatives only.

9. Secure door with access control operable by residents only.

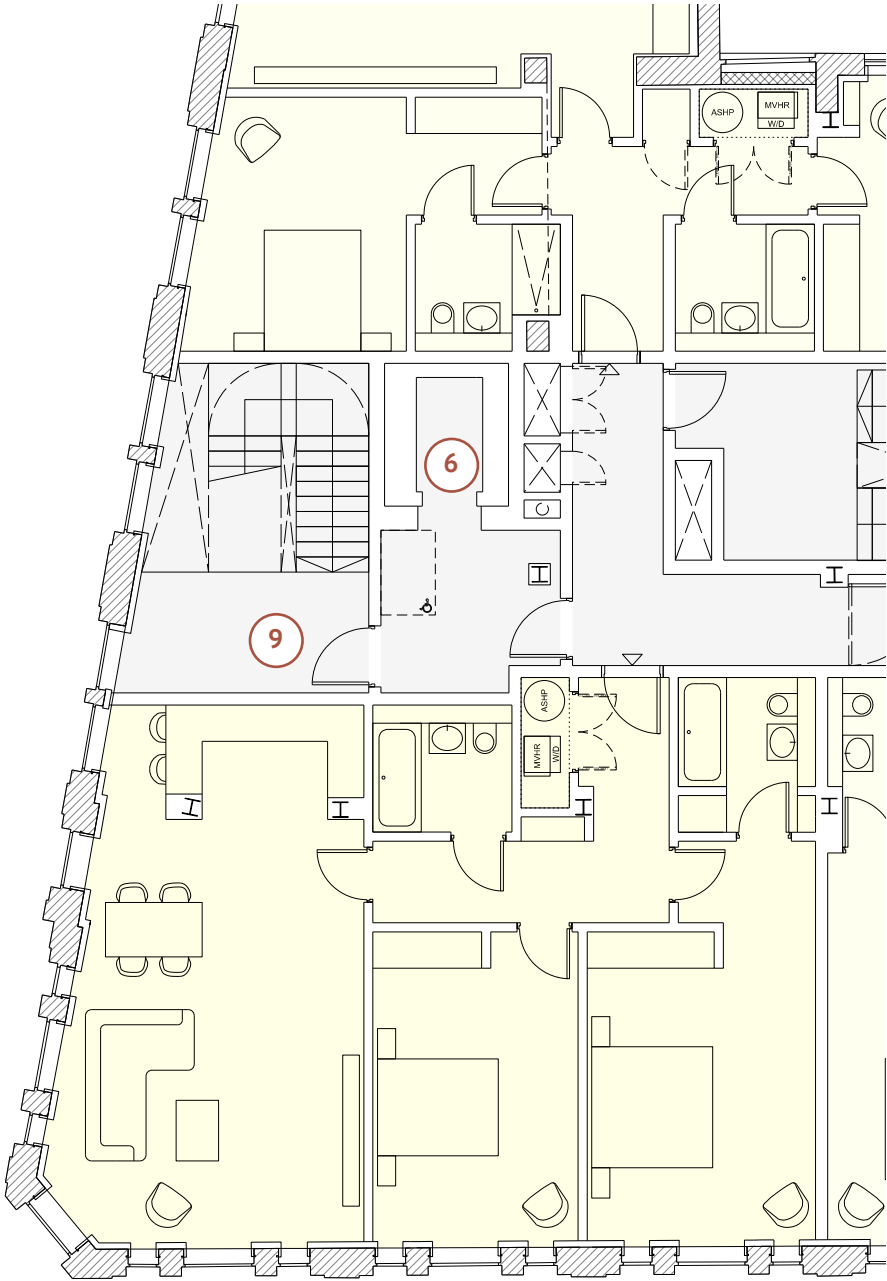
CCTV indicative locations.
Exact details to be developed with specialist.

Security Rated Walls

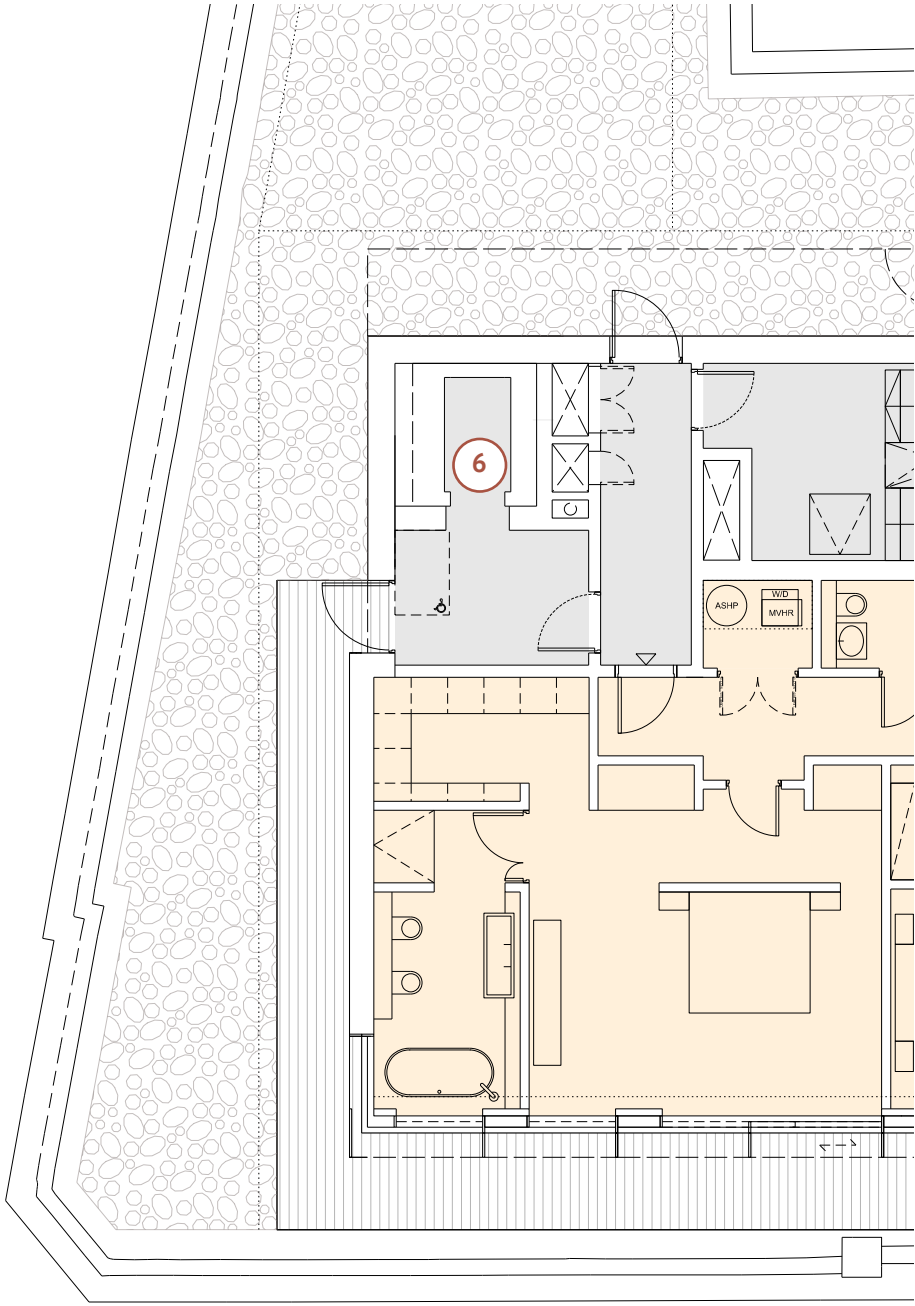




Level 02



Level 03



Level 04

Following dialogue with GMP we have developed the Security Strategy along the principles below and as per core layout diagrams on the following pages.

Residential Occupant Access & Egress Journey

- Access:
- Resident arrives at Barton Square access (1)
 - Access gained by use of key, fob or fingerprint recognition into secure lobby (3)
 - Resident accesses the secure door at (4) by use of fob or fingerprint recognition.
 - Resident accesses secure lift (6) by use of fob or fingerprint recognition with access only granted to residential floors 2,3,4.
 - Alternatively resident can use stairs utilising fob or fingerprint recognition to access secure doors at (9)

- Egress:
- Resident accesses secure lift (6) by use of fob or fingerprint recognition or alternatively via the stair utilising fob or fingerprint recognition to access secure doors at (9).
 - Resident exits secure door at (4) by use of fob or fingerprint recognition and enters secure lobby (3).
 - Resident exits secure door at (1) by use of fob or fingerprint recognition.

Residential Guest Access & Egress Journey

- Access:
- Guest arrives at Barton Square access (1) and uses the video intercom to contact the relevant apartment.
 - Access granted to secure lobby (3) by apartment occupier.
 - Resident meets guest in secure lobby (3)
 - Resident accesses secure door at (4) by use of fob or fingerprint recognition and escorts guest to residential floors 2,3,4 via secure lift (6) or staircase (9).

- Egress:
- Resident escorts guest and accesses secure lift (6) by use of fob or fingerprint recognition or alternatively via the stairs utilising fob or fingerprint recognition to access exit secure doors at (9).
 - Resident escorts guest and opens secure door at (4) by use of fob or fingerprint recognition and enters secure lobby (3).
 - Resident escorts guests and opens secure door at (1) by use of fob or fingerprint recognition.

Commercial Deliveries & Emergency Egress Journey

- Access:
- Commercial delivery arrives at secure access gate (2) and uses video intercom (5a) to call through to first floor commercial operation.
 - Access granted to secure courtyard by first floor commercial operation via remote access control.
 - Operative releases door at (2a) to receive delivery or to allow access for delivery person.
 - Operative escorts delivery person as necessary and accesses secure lift (6) at ground floor by use of fob or fingerprint recognition with access only granted to first floor.
 - Operative accesses first floor commercial reception area at secure door (8) by use of fob or fingerprint recognition.
 - On completion of delivery, commercial operative escorts delivery person to secure door (2a) and releases door (2a) by use of fob or fingerprint recognition and releases the courtyard security gate (2) via push-button release.

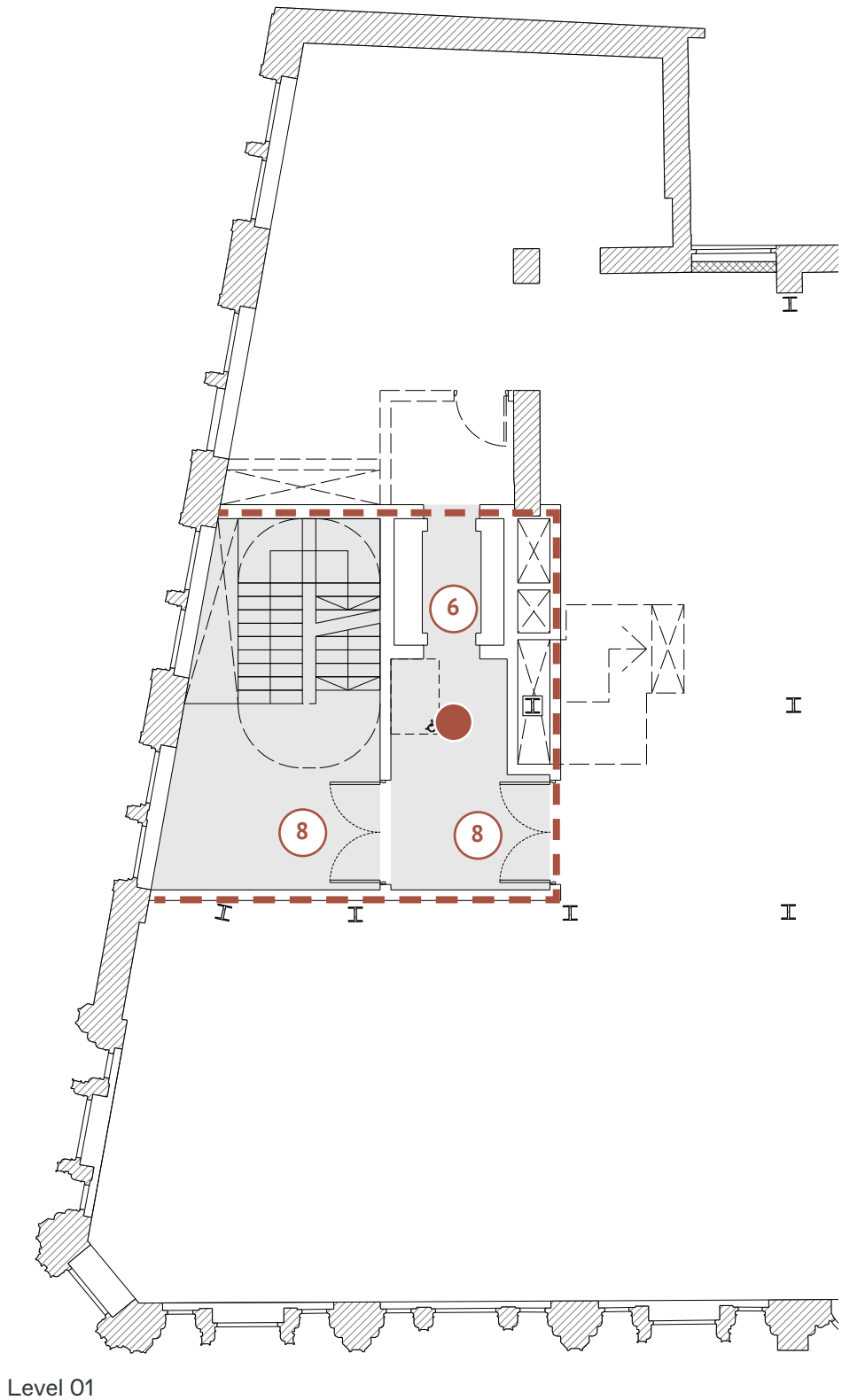
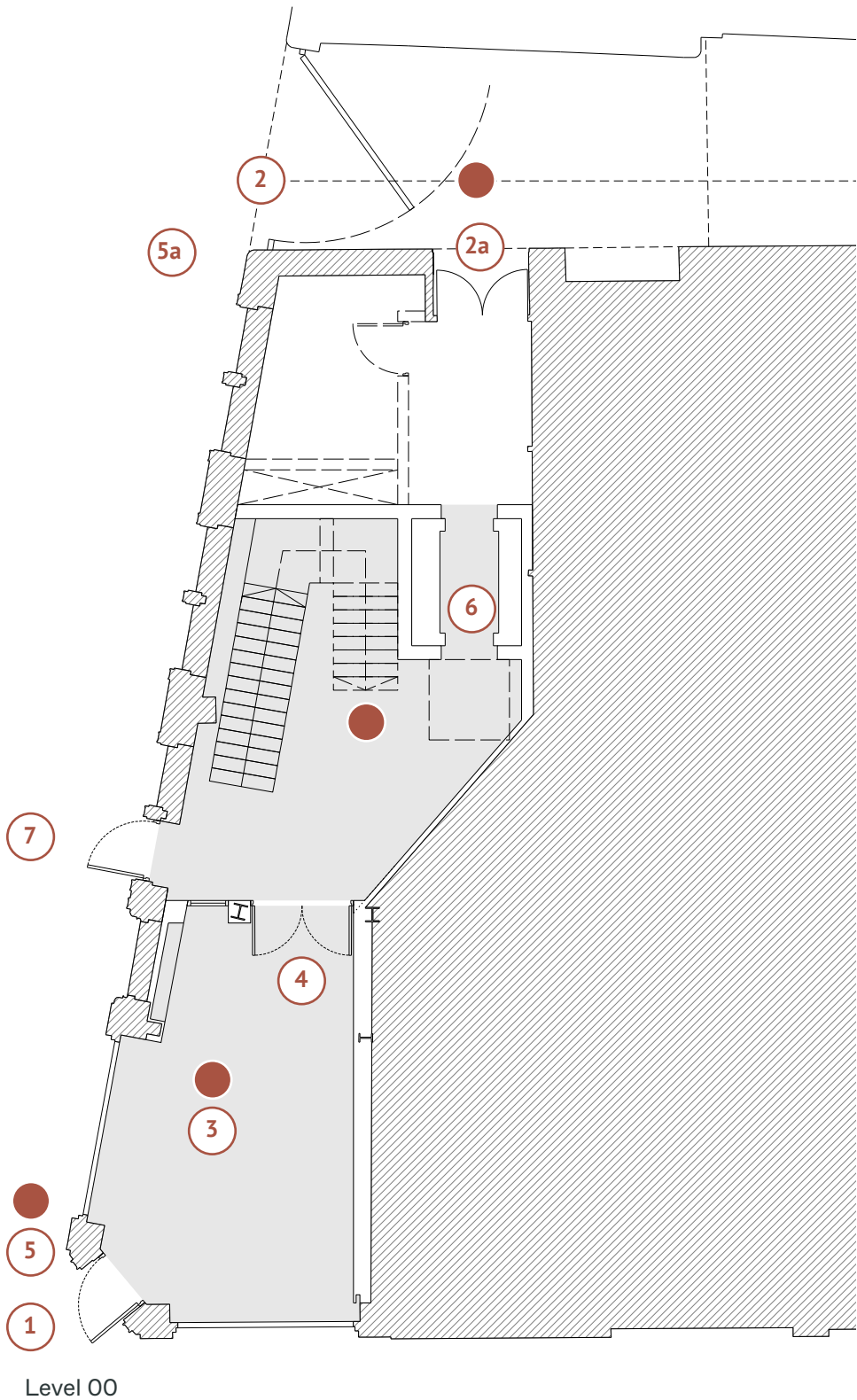
- Emergency Egress:
- On activation of the fire alarm, secure doors (8) are released and emergency egress via the staircase is made to the secure door (7) position at ground floor. Final exit at (7) is via manual panic ironmongery. Note: no emergency egress for residents at floors 2,3,4 will be made via this route.

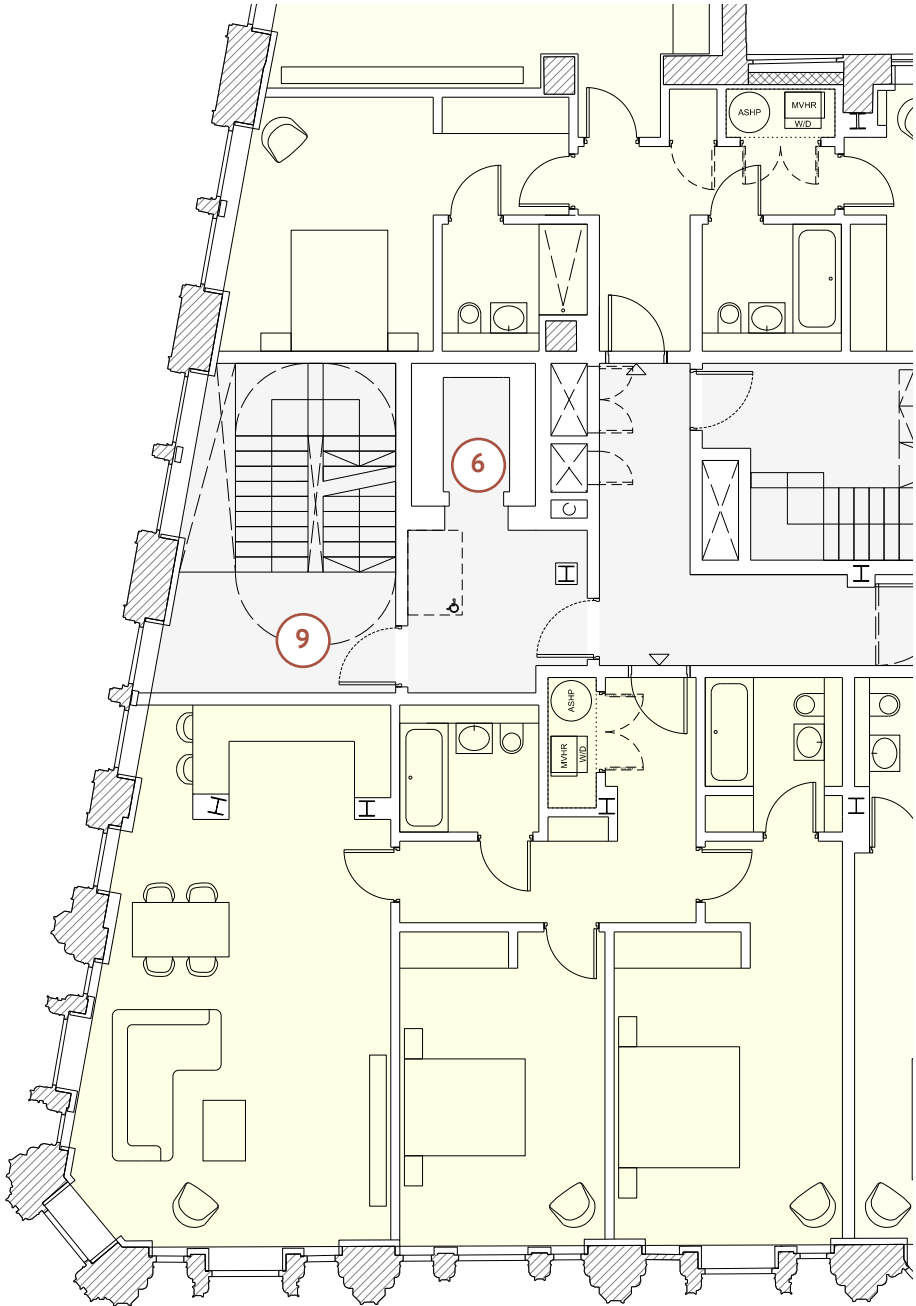
Key

- 1. Secure door with access control
- 2. Security gate with access control (openable by commercial operatives)
- 2a. Security door with access control (openable by commercial operatives)
- 3. Secure entrance lobby, no access beyond (item 4) for visitors unless escorted by residents.
- 4. Secure door with access control
- 5. Video intercom with door release control for access into secure entrance lobby (item 3) only
- 5a. Video intercom with gate release control
- 6. Lift door with access control. Access to residential levels 02-04 for residents only. Access to level 01 commercial for commercial operatives delivery only.
- 7. Secure door with emergency egress hardware operable from inside only.
- 8. Secure door with access control operable by commercial operatives only.
- 9. Secure door with access control operable by residents only.

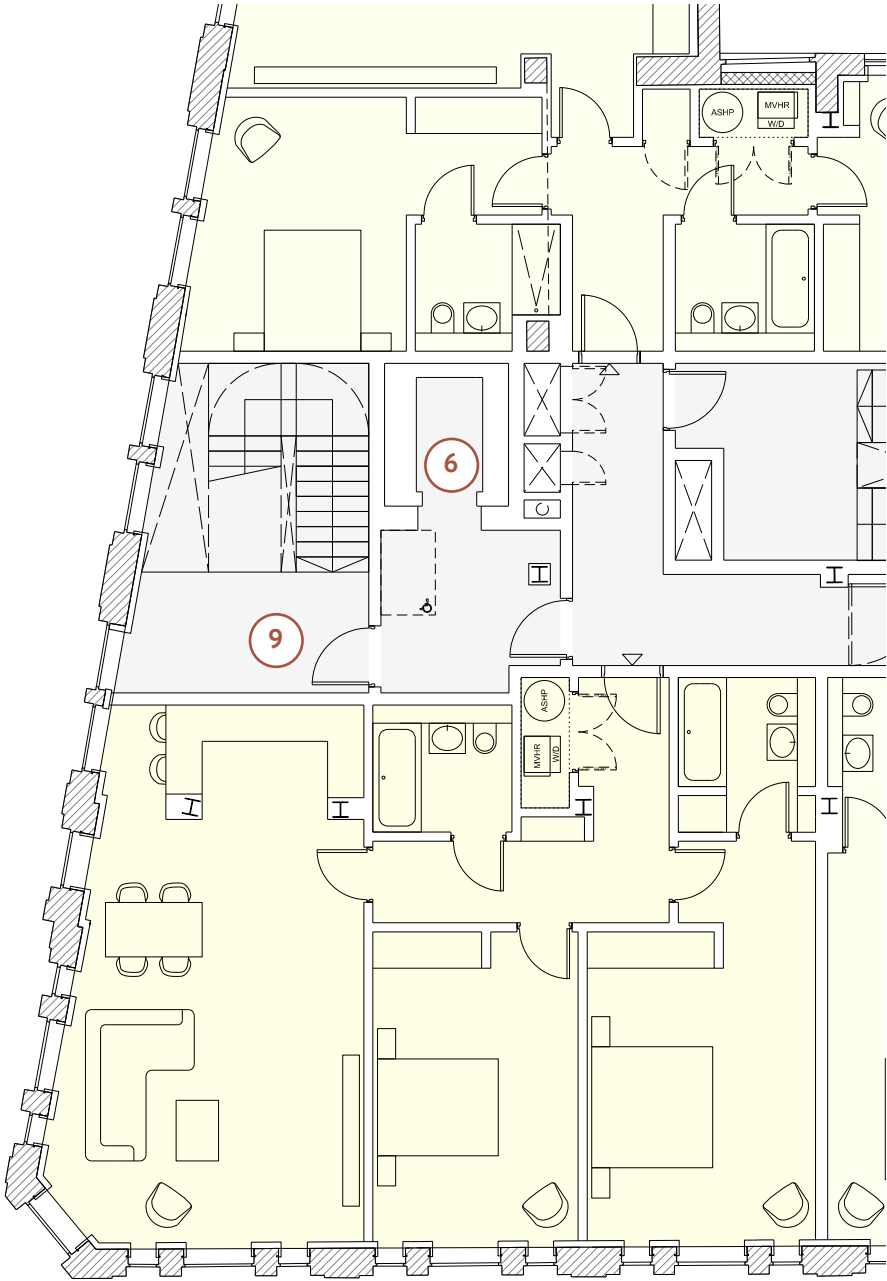
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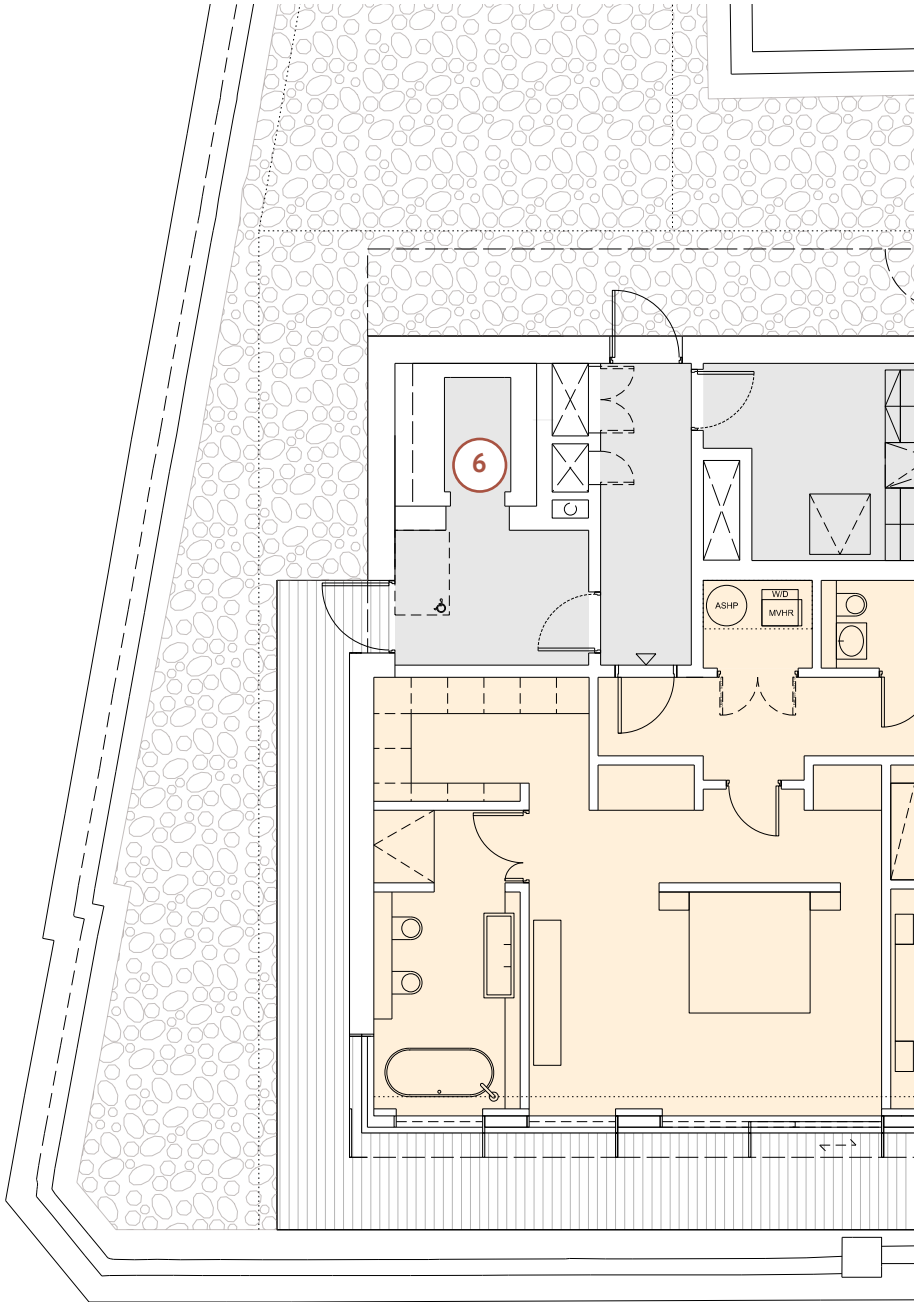




Level 02



Level 03



Level 04