treehouse
MANCHESTER

DEPARTMENT	Operations
POLICY TITLE	Security Management Strategy

POLICY OVERVIEW

The following is a direct response to Greater Manchester Police's comments and advice proposed in their email dated 17th June 2021 and to satisfy Planning Condition 09 of application reference 130446/FO/2021 dated 26th August 2021.

PROCEDURES

Physical Security:

- All external accessible doors & windows are new and PAS 24 certified.
- Final fire exits from the building are of steel construction and alarmed, which signals at the 24/7 manned reception.
- The main entrance doors to the hotel are automatic sliding double doors on a direct line of sight to reception. Out of hours these are magnetically locked and may be operated by guest key cards via an adjacent reader.

  These doorsets are also fitted with deadlocks in accordance with PAS 24. However, it is envisaged that these would only be used if the hotel was closed.
- A vandal resistant CCTV system is installed throughout the licensed areas of ground floor, mezzanine floor, 14th floor and 15th floor levels. This is linked back to monitors in the ground floor reception office and has a recording function.

  Refer to the Security Plans appended to this Strategy to indicate coverage.
- All staff areas are access controlled using the hotel's RFID key card system. Additional 'Staff Only' signage is provided to reinforce this. Where these also form fire exit routes the magnetic locking systems are linked to the fire alarm system to fail safe (open) in the event of a fire.

  Stairwells are also similarly access controlled, ensuring guests use the lifts to move vertically within the building. Lift controls will only stop at floors using an authorized room key for that level, and otherwise collects to the ground floor only.

  Refer to the Security Plans appended to this Strategy to indicate locking arrangements.

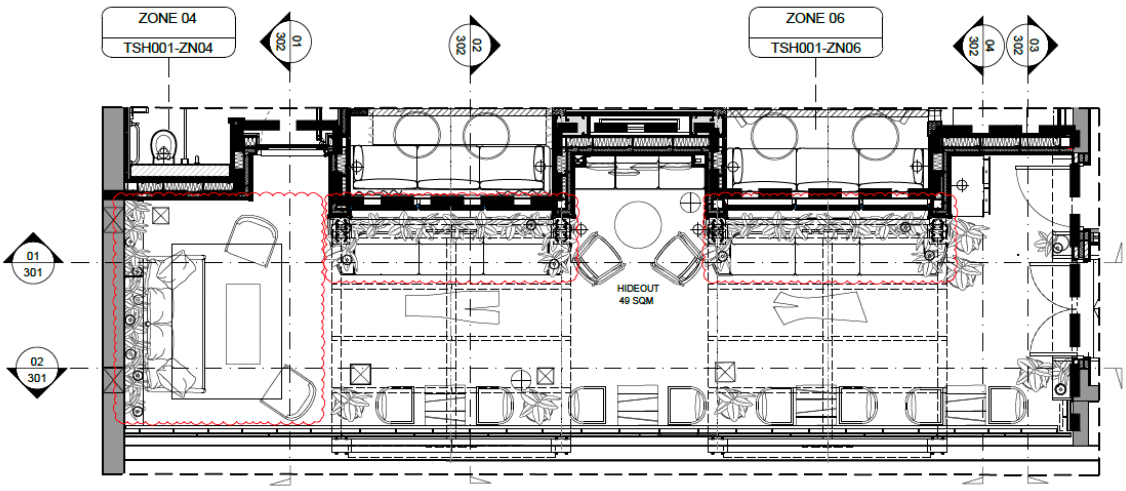
External lighting:

Refer to Performance Electrical Lighting drawings:
C00161-E01- Service Yard Lighting
C00185-63-DR-63100- Sheet 1 Ground Floor Lighting Layout
C00185-63-DR-63100- Sheet 2 Ground Floor Lighting Layout
C00185-63-DR-6115- Fifteenth Floor Lighting Layout

These illustrate the extent of lighting coverage, and is a combination of emergency, service and decorative lighting. Note that the general lighting systems are operated by passive infra-red detection (PIR) as part of the hotel's energy efficiency strategy and BREEAM requirements.

Tables and chairs:

- The only external furniture is proposed to the 15th floor external terrace to the rooftop bar.

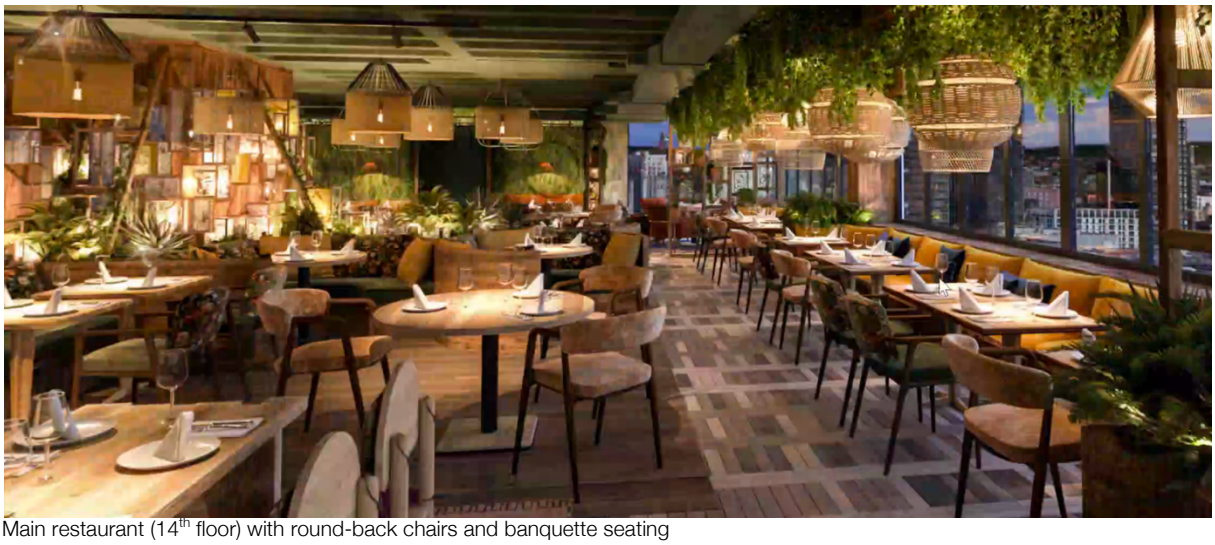


Roof terrace Layout

Weights of tables and chairs proposed here are as follows-

PO	Area	Item/ Spec	Description	Designer Recommended Supplier	Weight kg	Quantity	total Weight kg
21	Zone 7- Terrace	07.CH01	Outdoor Armchair Type 01	Ethimo	21	2	42
30	Zone 7- Terrace	07.CH02	Outdoor Rattan Armchair Type 02	Skandium (Cane Line)	5	2	10
21	Zone 7- Terrace	07.CH03	Outdoor Dining Chair	Ethimo	7	10	70
21	Zone 7- Terrace	07.SO01	Outdoor Sofa	Ethimo	41	1	41
23	Zone 7- Terrace	07.TA01	Outdoor Tiled Coffee Table	TBC/RHA	30	1	30
1	Zone 7- Terrace	07.TA02	Outdoor Live Edge Coffee Table	RHA	30	2	60
1	Zone 7- Terrace	07.TA03	Outdoor Dining Table	RHA	30	6	180
1	Zone 7- Terrace	07.TA04	Outdoor Coffee Table	RHA	30	2	60
					total		493

- The terrace is designed for a maximum of 18 persons and will be strictly controlled by staff to limit this occupancy.
- The terrace is shielded from high winds by a 1700mm solid glass balustrade to the 'open' side facing Deansgate.
- Tables within the bar and restaurant areas are of solid timber construction, and permit the use of property clips to secure handbags/laptop bags.
  Fixed bar counters also have fixed hooks below for the safe storage of belongings.
- Hotel staff are also briefed to advise guests against leaving belongings unattended or hanging on the backs of chairs.



Main restaurant (14th floor) with round-back chairs and banquette seating



Roof terrace (15th floor) with round-back chairs and benches

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MANAGEMENT AND MAINTENANCE

The hotel has a large internal team of engineering staff managed by the Director of Engineering, who is responsible for the effective and efficient running of the hotels operating systems. There are in-house workshops for holding spares and carrying out repairs.

They will also be responsible for regular inspections and upgrades where necessary.

The CCTV system, barrier and external signage will be maintained by a third party under a maintenance agreement procured by the hotel.

Records of servicing will be held by the engineering team and both the in-house and 3rd parties will have a 24-hour call-out facility in the event of any system failure.