



MY Construction
28 St Albans Lane
London
NW11 7QE

Your Ref:
Our Ref: 2019/1080/SBD/01
Direct Line: 0161 856 5915

4th July 2024

FAO Niki Okala

Dear Niki

**Secured by Design
Manchester Tribe Hotel**

Erection of a 9-storey, 412-bedroom hotel at Plot H3, land at Chicago Avenue, to the north of the airport station & south of M56 spur, Manchester Airport

Thank you for your Secured by Design, SBD, application for the proposed development at Deansgate, Manchester.

The attached checklist sets out the requirements for this scheme to achieve the SBD award. I can inform you that, subject to inclusion of the measures set out within the checklist the development should achieve SBD accreditation. I am happy for you to submit this letter and checklist as supporting evidence in an application to discharge condition 04 of planning application 125848/FO/2020, demonstrating that progress towards achieving Secured by Design accreditation is being made. If consulted by the Local Planning Authority on the Discharge of Condition application, we will confirm our support.

We have arranged to undertake the inspection of the completed development on August 12th, at 11.00, during which we will be looking for evidence of compliance with all items on the checklist. The relevant door and window details must be verified by third party certification or SBD supplier certificates (if the supplier is an SBD registered company) and submitted to me in advance of the inspection. The inspection will not proceed without this documentation.

Should you have any queries regarding the contents of the checklist, or the availability of SBD compliant products, please do not hesitate to contact me.

Yours sincerely,

Adrian Murphy
Consultant

e: adrian.murphy@designforsecurity.org

Postal Address

Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester M11 2NS



Secured by Design Checklist for Tribe Hotel, Manchester Airport

Doors

Hotel entrance

- ☐ The main, sliding, entrance door is compliant with PAS 24 or ENV1627-30 (RC2+).
- ☐ A PAS 24 or ENV1627-30 (WK2+) compliance certificate has been received for the main entrance door.
- ☐ The main entrance door that has been fitted is compliant with the relevant certificate.
- ☐ Signage has been installed at main entrance informing guests and visitors of the name of the development and means of communicating with staff during unsocial hours.
- ☐ For use during unsocial hours, an intercom has been fitted at the main entrance door to allow reception staff to vet guests or visitors prior to allowing entry.
- ☐ Reception staff are able to open and close the main entrance door remotely.

The ground floor door to the stair core, the management office, security office, staff room, doors to back of house, luggage room and roof access,

- ☐ All doors are solid core (minimum 44mm thick), have a minimum of 3 hinges and are fitted with electronic multipoint locking operable by Salto, Vingcard or similar.
- ☐ All of the above doors are capable of self-closing and engage the locking mechanism upon closure.
- ☐ Key-operated, manual locks will be acceptable to secure the back of house rooms with little foot traffic.
- ☐ A door viewer has been fitted to the staff offices.

Guest room entrance doors

- ☐ All guest room entrance doors have a solid core (minimum 44mm thick), a minimum of 3 hinges and are fitted with an electronic lock, operable by card or fob, such as Salto, Vingcard or similar.
- ☐ The guest room entrance doors are self-closing and engage the locking mechanism upon closure.
- ☐ The guest room entrance doors are fitted with a door viewer.
- ☐ Door chains or other opening limiters have been installed to all guest room entrance doors.

External, kitchen, refuse store/service entrance, comms and plant room doors

- ☐ The external, kitchen, refuse store/service entrance, comms and plant room doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificate have been received for each of these external doors.
- ☐ The external doors are compliant with the relevant test certificates.
- ☐ Where appropriate the external doors are fitted with a closer, which fully engages the locking mechanisms when the door is closed.

External escape doors

- ☐ The external escape doors are compliant with BS PAS 24, STS 201/202, or LPS 1175 SR2.
- ☐ BS PAS 24, STS 201/202, or LPS 1175 SR2 test certificate/SBD company certificates have been received for the external escape doors.
- ☐ The external escape doors are compliant with the relevant test certificates.
- ☐ The escape doors are fitted with door closers, which fully engage the locking mechanisms when the doors are closed.

Substation

- ☐ The substation doors are compliant with LPS 1175 SR2 or an alternative that has been approved by the relevant utility company.
- ☐ If LPS 1175 SR2 doors have been fitted, a test certificate/SBD company certificate has been received.
- ☐ If a LPS 1175 SR2 door has been fitted, the doors that have been fitted are compliant with the relevant test certificates.

Windows

- ☐ None of the ground floor windows are able to be opened.

Glazing

- ☐ Glazing throughout the external elevations of the development, including within all external doors, includes at least one pane of laminate glass compliant with BS EN 356 P1A or P4A.

CCTV

- ☐ Cameras are capable of monitoring the following: all elevations with focus on external doors, the main entrance, reception area, all lift/stair lobbies on each floor, and service access points.
- ☐ Monitoring and recording equipment should be securely stored within the security office.

Guest Safe

- ☐ A safe, operatable by a personal identification number selected by each new guest has been provided in each guest room.

Externals

- ☐ The landscape general arrangement plan, drawing 2333-PLA-XX-XX-DR-L-0010 rev P13, is agreed.
- ☐ The landscaping has been installed in accordance with the landscape general arrangement plan.
- ☐ The street furniture plan, drawing 2333-PLA-XX-XX-DR-L-4000 rev P09, is agreed.
- ☐ The street furniture has been installed in accordance with the street furniture plan.
- ☐ The lighting strategy plan, drawing 2333-PLA-XX-XX-DR-L-4001 rev P07, is agreed.
- ☐ The lighting has been installed in accordance with the lighting strategy.