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INDIVIDUAL RESTAURANTS
86 CROSS STREET
MANCHESTER
M2 4LA

SECURED BY DESIGN STATEMENT

‘FORBICI’ LICENSED PIZZA RESTAURANT

MAY 2024.

1.0 INTRODUCTION.

This Secured By Design Statement is supplemental to and in support of the previously Approved Full Town Planning and Listed Buildings Application No. 117966/FO/2017.

The proposals are for the internal fitout works to provide a licensed pizza restaurant at both ground and basement floor levels.

This Statement outlines how the proposed fitout works will meet the principles and practices of 'Secured By Design'.

The production of this Document follows pre-application consultations with the City of Manchester Town Planning and Conservation Departments.

2.0 DESIGN PRINCIPLES.

2.1 Access And Movement.

A simple existing street pattern provides legible, clearly defined routes around the building, allowing convenient movement for pedestrians and vehicles, without compromising security.

The main customer entrance to the restaurant is at ground storey level, on the corner of Cross Street and John Dalton Street, with vehicular service and goods delivery access via Four Yards.

Cross Street is a significant thoroughfare that runs through the centre of Manchester, parallel to Deansgate and located centrally within the city.

There is no direct access from the restaurant to the directly adjacent Landlords communal areas, or Fish and Chip Restaurant.

Reference also to separate 'Design And Access Statement' document, dated May 2024.

2.2 Structure.

No 86 Cross Street holds a prominent corner position at the South Western end of Cross Street, at the junction with John Dalton Street, and faces out on to Albert Square and Manchester Town Hall, being constructed of a mixture of facing brickwork and stone.

No 86 Cross Street is a building comprising residential apartments to First, Second and (Third) Attic floor levels, with Ground and Basement floor levels now proposed for licensed restaurant use.

The external façade of the building at ground storey pavement level will have glazed shopfronts to Cross Street and John Dalton Street, and glazed windows to Four Yards, to animate the external areas.

2.3 Surveillance And Security.

In addition to the fully glazed shopfronts to Cross Street and John Dalton Street, the existing windows to Four Yards will be opened up to permit natural daylight into the restaurant dining area, to ensure that all areas benefit from passive surveillance, in order to discourage criminal activity and anti-social behaviour.

The whole of the restaurant internal space is covered by full CCTV security system, together with main entrance door. The rear service/goods delivery access is covered by the building Landlords own security system. Also, the whole of the restaurant space will be equipped with a fully integrated remotely monitored intruder alarm system.

2.4 Ownership.

Public space around the exterior of the building is clearly defined by public pathways and highway, with the responsibility for the upkeep of and control of access to these external spaces, being that of Manchester City Council.

2.5 Physical Protection.

All fitout works carried out will comply fully with the requirements of the Building Regulations, which require reasonable provision to resist unauthorised access. These requirements will be met by ensuring that easily accessible doors and windows are sufficiently robust, and fitted with suitable hardware in accordance with the requirements of the Building Regulations.

2.6 Management And Maintenance.

Refer specifically to separate 'Management Strategy Document', dated May 2024.