

Option appraisal document

Overview

Transport for Greater Manchester at 2 Piccadilly Place, Manchester M1 3BG, as recently submitted planning application **137894/FO/2023**, to install a steel door and frame to the rear elevation (London Rd). The steel door and frame will match the existing fire door leading from core 2, which currently provides an alternative escape route from the stairwell in case of an emergency.

The new door is to allow access and egress into the building into a secure area.

The new steel door and frame would allow access and egress, to staff who will be working out of hours, after 8pm until approximately 1am and at a weekend, for operational needs, due to Bus franchising and the Bee network as from the 24th of September 2023.

The new door will form a double lock system, that when entering the building, using the security access card system, will prevent access to other areas until the door is closed, this will keep the remainder of the building secure at all times. The main Reception entrance isn't manned out of hours or at weekend. We will be able to keep Reception secured, locked, and alarmed, installing the new door means we can always part alarm the building.

Options considered.

Option 1(Rear elevation London Road)

To install new door to allow access and egress into the building into a secure area via London Road, Manchester M1 3BG. This will provide a secure area and allow 24hr access for the Transport safety officers and control room staff. This proposal is to the rear elevation of 2 Piccadilly Place, which is currently accessible from the main road and the area is currently lit up with street lighting.

Option 2 (Side elevation Tram side)

To use existing fire escape door which is for emergency purposes only to allow egress out of the building in case of an emergency, which is via the side elevation Tram side, at 2 Piccadilly Place Manchester M1 3BG. This will give access directly into the basement of 2 Piccadilly Place which is currently used as a fire escape route from the car park. This area could not be secured to allow a double lock system. This option would also route staff down a tram line which is not advisable.

Option 3 (Front elevation main reception)

To operate main Reception 24hrs, which would be costly. This would cost approximately £2000.00.per week x 52 weeks per year at a cost of £104,000.00 per annum. Currently we would need to take on additional members of staff to allow for shift coverage. Which due to budget constraints would not be a viable option.

Summary**Preferred option**

After reviewing the 3 options, the preferred option would be to install a New door to the London Road elevation to allow access and egress into the building into a secure area via London Road, Manchester M1 3BG. This area will allow 24hr access if required for the Transport safety officers and control room staff. This proposal is to the rear elevation of 2 Piccadilly Place, which is currently accessible from a wide footpath approximately 3.5 m from the main road, lit up with street lighting and in an accessible area, which is visible to adjoining premises. This allows the rest of the building to be part alarmed and secured whilst allowing the building to operate 24 hours.