



Arcus Consulting LLP
1 Mariner Court Calder Park
Wakefield West Yorkshire WF4 3FL

Riverside
Brydon Court
Ardwick, Manchester
M12 4JD

Project = Security Fencing

Revision history

A = 12.09.2022

Your Ref:
Our Ref: 7172

Meeting held onsite with;

Paul Kilkenny
Neil Ward
Muhammad-Hussain Kidiwala

Statement of Need *information provided by client*

Working Brief Summary

Multiple residents and staff have witnessed attempted interference from external criminal influences relating to drugs. Therefore, during site visit it was evident the perimeter boundary is inadequate to prevent members of the public from entering the site without authorisation or supervision. The site is a Freehold site

The main issue therefore is problems with unwanted visitors and associates and the need to make safe Riverside staff and visitors.

Considerations

1. The main entrance door entry system has been installed
2. A CCTV system has been installed but will be reviewed.
3. A wall has been severely damaged to N/NE boundary wall so repairs required
4. Upper level courses of boundary wall require making good
5. Shrubs/trees removed to facilitate complete boundary fencing
6. Need to secure the premise / site boundary by installing security fence
7. Perimeter fence high enough to stop climbing
8. The question was asked if the emergency services could be provided with a code should they need to access the site, still in question.
9. Funding not in place – still in question
10. Another Riverside property is to be a gated site Marshway House, perhaps similar details to be used.
11. Emergency/rehabilitation accommodation
12. Staff to control access to site by pressing a button/intercom system - TBC
13. Include 2x pedestrian gates and 1x vehicular gates
14. Vehicular gate entrance to accommodate emergency services parking
15. Preferred fence height 2400mm with similar height/style to adjacent property - TBC
16. No tree preservation orders on trees on our site
17. There are no public rights of way across the site
18. Building not listed
19. Site not within conservation area



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Permissions

1. Planning permission = required
2. Building control approval = may not be required
3. Project team = TBC
4. Surveys = OSmaps provided Arcus to obtain survey
5. Services survey by contractor
6. Current suggested procurement route = TBC
7. Fees = Arcus will confirm fees
8. Principle designer = required
9. Gas survey may be required