

Planning Condition 4 – Secured by Design.

Dexter Moren Associates 28.06.2022. Rev -02

To be read in conjunction with the following:

- Crime Impact Statement, Version A: 23.03.20 (2019/1080/CIS/01).
- DMA External Door drawings A-171 100, A-571 001, A-571 002 & 771 001.

Dexter Moren Associates can confirm the proposed hotel scheme has been developed to achieve compliance with the Secure by Design guidance as set out by the Crime Impact Statement produced by Greater Manchester Police (Version A: 23.03.20). Provisions include the following:

Hotel Exterior

- Access control systems for staff entrance linked to security/ fire alarm systems, with self-closing and self-locking mechanisms.
- Sliding entrance doors with intercom and access control for when circumstances dictate (e.g., at night time), linked to fire alarm and remote lock release by staff internally, mechanical lock.
- Glazed swing doors to grab & go, entrance lobby and lounge linked to security/fire alarm systems, with self-closing and self-locking mechanisms. Magnetic lock release by staff internally to grab & go door for access to external seating area.
- Plant Area ground floor doors mechanically locked, linked to Fire Alarm and security.
- MOE doors, internal push bars to external. No external opening mechanism. Doors linked to Fire Alarm and security.
- Entrance doors - Vision 50 doors certified to BS PAS 24:2012.
- Laminate / toughened glass used throughout.
- External escape, service and plant room doors to be certified to LPS 1175 sr 2.
- External lighting will provide visible and well-lit cycle parking to allow cyclists to secure frame and wheels to stands with discreet signage to indicate cycling facilities are for staff or hotel guests only.
- External seating areas to bar & restaurant/ grab & go will have external barrier, included as part of Hotel fit-out package, access from within the hotel.
- Dusk to dawn lighting will be provided to all external doors.
- Suitable CCTV system to cover all building elevations with particular focus on entrance, service doors, escape doors and cycle parking is provided.

Hotel Interior

- Doors requiring self-closing/ self-locking, a 44mm solid core secured with 3 hinges and a good quality electronic lock include doors to all guest rooms, back of house and stores, management office, security office, staff room, stair cores, luggage store, gym and crew lounge.
- Access control keys for stairs and lifts from ground floor for staff and guests.
- Guest bedrooms to have access control keys for staff and guests.
- Access control keys to Gym for staff and guests.
- All other back of house doors with access control systems for staff only.
- Guest bedroom and management office doors to be fitted with a door viewer, some staff doors will have vision panels.
- Guest rooms to be provided with a safe, operatable by a personal identification number selected by each new guest.

- Signage to be used in all areas to direct people to rooms/ facilities within and around hotel.
- Doors onto the roof from staircases, access control keys for staff only, self-closing and self-locking. Roof side access via thumb turn. Door to roof accessible by staff and maintenance only.
- Storage lockers with electronic lock and unique security code provided in staff room
- Cash deposit box will be suitably anchored and safe certified to LPS 1183 to management office
- Bar & restaurant service counters and grab & go facility to be fitted with security grilles.
- Suitable CCTV systems to cover the bar, restaurant and liquor stores, the gym, doors to back of house areas at ground floor, security and management offices, lift lobbies, guest room corridors, escape corridors, reception desk and entrance lobby is provided.