

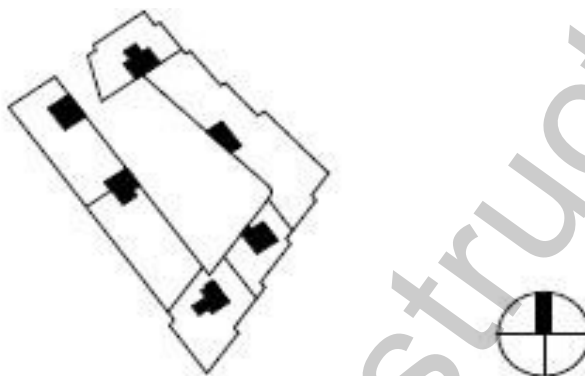


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Mount Pleasant - Phase 1

Access Strategy

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Phoenix Place, Mount Pleasant – Phase 1 (Block A)
Access Strategy

May 2020 Rev B

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Released

Phoenix Place, Mount Pleasant – Phase 1 (Block A)
Access Strategy

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Purpose of Document

This document has been prepared by Broadway Malyan on behalf of Bouygues UK to illustrate the Access strategy for Phoenix Place Mount Pleasant.

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Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

Introduction

Mount Pleasant (Phase 1)

This report illustrates the proposed Access strategy for Phase 1 of the Mount Pleasant development will provide a secure built environment for the tenants and meet with Secure by design requirements.

Mount Pleasant (Phase 1) – Project Description

Phoenix Place is a mixed use building which is predominantly residential. The building is a series of independent cores arranged around a secured courtyard that all residents can access. The building has a basement that is under the control of Royal Mail Group and will be used to provide staff parking for 100 cars and 25 motorcycles and is accessed from its own core and can operate independently from the rest of the development. A semi basement referred to as lower ground floor is used to provide 34 residential parking spaces and cycle storage for 260 cycles. The residential waste storage is also located at lower ground floor and all residents can access this level.

There are 5 commercial units which are accessed directly from the street on Mount Pleasant.

There are 214 residential units accessed from 6 separate cores with the exception of 5 affordable rent units along gouge street and 5 Duplex private units along Phoenix place which accesses directly from the street without having to us the main building cores.

There are 6 residential cores Core A1 is split between private tenants and Shared ownership tenants. Core A2 is solely affordable rent tenure and cores A3 to A6 are private tenants only Core 4 has less than 25 units.



Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Section 1 – Access strategy Over View

All the external windows and doors at ground level, communal terraces levels and the courtyard podium and 1 level above are SBD approved window/ door systems. All apartment front doors are PAS 24certificated

Access in to the residential lobbies ^{is} are controlled by video entrance systems with electromagnetic locks, which are operated by a fob or can be opened remotely by the tenant to allow visitor access in to the core entrance lobby. The stairs and lifts off the core are secured by a fob access system. visitors are to be collected from the core lobbies by the residents. All entrances are covered by CCTV cameras

Access to the car park for cars is by the Ramp. The ramp access off the street is secured by a roller shutter door that is activated by a fob reader this will allow access for both private residents and RMG staff. The private parking provided at Lower ground floor level is secured by a weld mesh fence up to 2.1 meters and a roller shutter door activated by sensor, The RMG parking is further secured by articulated arm barriers to both the down and up lanes activated by a fob. CCTV cameras cover access to the car park.



Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Section 2 – Residential Access

Core A1 Private Tenure

18 Apartments

Lower Ground Floor (Accessible via lift only): Car Parking, Bin store, Cycle storage

Upper Ground Floor: Main Entrance Level

4th – 8th Floor: Residential Apartments

8th Floor: Communal Roof Terrace

To gain access to Core A1 tenants must first pass the access controlled courtyard gate before reaching the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can either take the lift or the stairs to the floor of their apartment.

To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Lower Ground floor and level 8 to access the roof terrace.

To use the stairs a fob must be presented to the staircore door proximity reader. To exit the staircore tenants must again present their fob to the card reader. Access will be restricted to the floor at which their apartment is situated and level 8 to access the roof terrace.

Core A1 residents will be able to access the secure courtyard through the access controlled courtyard gate.

A meet and greet strategy is to be implemented on this project. Visitors to core A1 will first contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the courtyard access gate. Once passed this gate they will again need to contact a resident or the concierge using another video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Core A1 Shared Ownership Tenure

19 Apartments

Lower Ground Floor (Accessible via lift only): Car Parking, Bin store, Cycle storage

Upper Ground Floor: Main Entrance Level

1st – 4th Floor: Residential Apartments

To gain access to Core A1 Shared Ownership Tenure lobby tenants must use the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can take the lift to the floor of their apartment. To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Lower Ground floor.

Core A1 residents will be able to access the secure courtyard through the access controlled courtyard gate.

A meet and greet strategy is to be implemented on this project. Visitors to core A1 will contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Core A2 Affordable Rent Tenure

39 Apartments
Lower Ground Floor): Car Parking, Bin store, Cycle storage
Upper Ground Floor: Main Entrance Level
1st –7th Floor: Residential Apartments
8th Floor: communal roof terrace

To gain access to core A2 entrance lobby tenants must use the main (primary) entrance door which is controlled by audio visual panel with integrated proximity reader. From the lobby tenants can either take the lift or the stairs to the floor of their apartment. To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Lower Ground floor and level 8 to access the roof terrace. To use the stairs a fob must be presented to the staircore door proximity reader. To exit the staircore tenants must again present their fob to the card reader. Access will be restricted to the floor at which their apartment is situated as well as the lower ground floor and level 8 to access the roof terrace. Core A2 residents will be able to access the secure courtyard through the access controlled courtyard gate. A meet and greet strategy is to be implemented on this project. Visitors to core A2 will first contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Core A3 Private Tenure

42 Apartments
Lower Ground Floor: Main Entrance Level, Car Parking, Bin store, Cycle storage
Upper Ground Floor: Secure courtyard
1st – 13th Floor: Residential Apartments
10th Floor: Communal Roof Terrace

To gain access to Core A3 entrance lobby tenants must use the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can either take the lifts or the stairs to the floor of their apartment. To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Upper Ground and 10th floor.

To use the stairs a fob must be presented to the staircore door proximity reader. To exit the staircore tenants must again present their fob to the card reader. Access will be restricted to the floor at which their apartment is situated as well as the Upper Ground and 10th floor.

Core A3 residents will be able to access the secure courtyard from the Upper Ground floor. A press to release button will allow tenants to exit the core into the courtyard. To regain entry from the courtyard into the core A3 through this door a fob will need to be presented to the proximity reader to release the access controlled door.

A meet and greet strategy is to be implemented on this project. Visitors to core A3 will contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Core A4 Private Tenure

21 Apartments

Lower Ground Floor: Main Entrance Level, Car Parking, Bin store, Cycle storage

Upper Ground Floor: Secure courtyard

1st – 6th Floor: Residential Apartments

To gain access to Core A4 entrance lobby tenants must use the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can either take the lifts or the stairs. To operate the lift call button or to enter the stair core a fob must be presented to the proximity reader.

Access control will also be installed within the lift car to prevent tenants with basement storage unit access rights only from visiting the upper floors. No further access control is required to exit the stair core at the upper levels as there are less than 25 units in the core and this stair core is separate from that going down to the basement storage units.

Core A4 residents will be able to access the secure courtyard from the Upper Ground floor. A press to release button will allow tenants to exit the core into the courtyard. To regain entry from the courtyard into core A4 through this door a fob will need to be presented to the proximity reader to release the door.

A meet and greet strategy is to be implemented on this project. Visitors to core A4 will contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Core A5 Private Tenure

27 Apartments

Lower Ground Floor: Main Entrance Level, Car Parking, Bin store, Cycle storage

Upper Ground Floor: Secure courtyard

1st – 6th Floor: Residential Apartments

4th Floor: Residents Amenity Space and Terrace

To gain access to Core A5 entrance lobby tenants must use the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can either take the lifts or the stairs to the floor of their apartment. To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Upper Ground floor to access the secure courtyard.

To use the stairs a fob must be presented to the staircore door proximity reader. To exit the staircore tenants must again present their fob to the card reader. Access will be restricted to the floor at which their apartment is situated.

The stairs from the lower ground floor lobby to the upper ground floor lobby will not be access controlled.

Core A5 residents will be able to access the secure courtyard from the Upper Ground floor. Access to and from the podium will be restricted with a proximity reader on both sides. A fob will need to be presented to the proximity reader to release the access controlled door.

A meet and greet strategy is to be implemented on this project. Visitors to core A5 will contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Core A6 Private Tenure

37 Apartments

Lower Ground Floor: Media Room, Car Parking, Bin store, Cycle storage

Upper Ground Floor: Main Entrance Level, Gym, Secure courtyard

1st – 10th Floor: Residential Apartments 9th Floor: Communal Roof Terrace

To gain access to Core A6 entrance lobby tenants must use the main (primary) entrance door which is controlled by an Audio Visual panel with integrated proximity reader.

From the lobby tenants can either take the lifts or the stairs to the floor of their apartment. To operate the lift call button a fob must be presented to the proximity reader. Once inside the lift a fob must again be presented to the proximity reader in the car. Access will be restricted to the floor at which their apartment is situated as well as the Lower Ground and 9th floor.

To use the stairs a fob must be presented to the staircore door proximity reader. To exit the staircore tenants must again present their fob to the card reader. Access will be restricted to the floor at which their apartment is situated as well as the Lower Ground and 9th floor.

Core A6 residents will be able to access the secure courtyard through the access controlled courtyard gate.

A meet and greet strategy is to be implemented on this project. Visitors to core A6 will contact either a resident or the concierge (in the case of postal delivery) using the video intercom at the main entrance door. Once inside the lobby they will be required to wait until a resident collects them.

Phoenix Place, Mount Pleasant – Phase 1 (Block A)
Access Strategy

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Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Section 3 – None Residential Access

RMG Access.

Access to the car park for staff will be via a dedicated RMG core off phoenix place, the door into the entrance lobby will be have access control operated by a fob. The lift and stairs down to the basement will ^{also} be access controlled
_{NOT}

Private Storage Access

.Residential Storage units
Core A4, Basement Level: 10 units Core
A6, Basement Level: 7 units

Storage units can be purchased by private tenants.
These are located at the basements level of Cores A4 and A6. Tenants do not need to be a resident of either Block A4 or A6 to own a unit in either block

To gain access to a unit in Core A6 a tenant's fob will be given the appropriate permission to use the lifts at the Upper and Lower ground floor as well as accessing the stairs at these levels to reach the basement

The door into the residential storage area will be access controlled. The individual unit's will have a solid timber door with a key operated lock.

To gain access to a unit in Core A4 a tenant's fob will be given the appropriate permission to use the lifts at the lower ground floor as well as accessing the stairs to reach the basement.

The door into the residential storage area will be access controlled. The individual unit's will have a solid timber door with a key operated lock

Bicycle Storage

The resident's bike storage will be provided at lower ground floor. The bikes will be stored in two tier racking system that provides individual racking for the bikes; a security bar allows the tenant to lock the frame and wheels with their own D locks or chain. The lower ground floor resident's area is secured with a fence and roller shutter door. The tenants will bring the bike through their respective core lobbies accessing the lower ground floor by the lifts. For further information, refer to Document Broadway Malyan MP1-BMA-ALL-SL-REP-A31_912000.

Residential Amenity spaces

A5, Level 4 - Amenity Space and terrace

Access to the level 4 amenity space and terrace will be controlled by the concierge who will temporarily issue fobs that allow access to residents who have pre-booked the space. These fobs will allow the resident to access block A5 through the main entrance door only. They will then allow access to the 4th floor via the stairs or lifts as well as entry into the amenity space.

A6, Lower Ground Floor - Media Room

Access to the Media Room will be controlled by the concierge who will temporarily issue fobs that allow access to residents who have pre-booked the space. These fobs will allow the resident to access block A6 through the main entrance door only. They will then allow access to the Lower Ground floor via the stairs or lifts as well as entry into the Media Room.

A6, Upper Ground Floor – Gym

Access to the Gym will be granted on an individual basis through programming residents fobs. Residents who have access to the gym but do not have an apartment in Block A6 will not be able to operate the lifts or access the staircore

Phoenix Place, Mount Pleasant – Phase 1 (Block A) Access Strategy

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Postal Strategy

i. Residential Block.

The Post will be delivered to mail boxes located within the residential Lobbies A1, A2, A3, A4, A5 and A6.

Core A2 accessed from Gough Street, cores A3 and A4 from Mount Pleasant and core A5 from Phoenix Place.

Cores A1 and A6 will be accessed from the newly formed Walk linking Gough street and Phoenix Place. The mail boxes will be fire rated to FR60 and be certified as Secure by Design requirements. Parcels will be left with the concierge Core A6, otherwise the parcels will be collected by residents from the local post office.

ii. Duplex and Street accessed Wheel Chair accessible apartments.

The Post will be delivered to the individual residences; front doors will be fitted with letterboxes complying with SBD. Parcels will be left with the concierge Core A6, otherwise the parcels will be collected by residents from the local post office.