

## **Access Control Strategy**

**Mount Pleasant**  
**Phoenix Place**  
**Block B, C & D – Phase 2**  
**11<sup>TH</sup> May 2021**

**Client:** Taylor Wimpey Central London

**Contractor:** McAleer and Rushe

**Architect:** Ryder Architect

**Consulting Engineer – Services:** Caldwell Consulting

## Landlord

The concierge will have a PC pre-installed and provided by WLS with a software package, enrolment reader and headset. The Concierge will be able to control all user rights and add or remove fobs as required using the software with or without the fob being present.

The concierge will also have the ability to see when fobs and doors have been used as well as print out reports where required. Full training will be given to a number of landlord representatives in the use of the software before final handover. Landlord Fobs will open all doors at any time.

The fire Alarm will unlock all doors in the event of a fire using an automated interface unit. This is programmable if some doors are not to be opened in a fire.

## General Locking

In general, locking within the development shall be as follows:

### External Doors

All doors to be security rated such as PAS24 with inbuilt electronic and monitored locks.

### Inner Lobby Doors

Doors to either be mechanically locked or have 2 Adams Rite latch locks installed by door manufacturer. Should the door have a slave leaf, this is to also be locked using a suitably rated magnetic lock.

Doors within protected area eg stairwell doors – One maglock at head of door.

## Resident

Once a resident has an active fob from the concierge, they will be able to access their specific entrances and amenity spaces as required.

To do this they shall present their fob to one of the readers including within the entrance panel. The fob will also give them access to the lifts, which will take them to their apartment floor.

To go to reception via the lift, the ground floor button will be permanently active without the use of a fob. If a user is allowed to use the gym, the same fob for the main doors will be programmed to allow access in permissible hours.

To leave a secure area, a green press to exit button will also be installed allowing all residents to leave without the use of a fob. Also a green override break glass unit will be provided to all doors as required to meet fire regulations.

Should a resident want to use the amenity spaces that need to be booked, they will be required to

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collect a fob from the concierge prior to entry being gained.



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#### **Visitors**

When a visitor attends site, they shall be required to type in the number for the tenant on the entrance panel and press call.

The call shall then be answered by the resident's handset within the apartment and either entry given into the main lobby or the visitor to be turned away.

Once in the main lobby the resident will be required to go down and meet the visitor and bring them to the apartment via the lift using the resident's fob.

To contact the concierge, the visitor can call number 0 or press the concierge button which would put the call through to the concierge handset for answer. The concierge can then open the front door to give access to the lobby prior to going to meet the visitor or contacting the resident and asking them to meet the visitor.

#### **Vehicles**

A vehicle can enter the underground car park gate using the supplied fob/Claker reader.

On leaving the car park, the end user will also be required to present their fob to the reader on the pillar or clicker.