

Crime Impact and Safety Statement

Site: 17 Shudehill, Manchester , M4 2AF

Development: Change of use of first and second floor from offices (Use Class B1) to 2 no. residential apartments

1.0 Introduction

- 1.1 This statement sets out the potential crime impact and safety measures that have/will be taken within the development.

2.0 Statement

Risk Factors

- 2.1 The typical security risks for a development of this nature are:
- Burglary
 - Criminal damage to property including parked vehicles
 - Cycle theft
 - Unauthorised access to buildings/private space
 - Neighbour disputes
 - Antisocial behaviour
 - Theft and criminal damage during the construction period

Layout Appraisal

Proposed development

- 2.2 The proposed development comprises the conversion of the upper floors of 17 Shudehill into two smaller scale apartments.
- 2.3 The principal communal residential entrance to the site will be off the frontage of Shudehill.
- 2.4 Escape doors/windows are provided from the building.
- 2.5 There is no vehicle parking provision within the scheme.

Positive Aspects of the Proposal

- 2.6 The following proposed features would make a positive contribution to the prevention of crime and fear of crime.
- 2.7 The building and proposed uses will add interest, natural surveillance and activity to streetscene throughout the day and into the night.
- 2.8 The proposed development will result in the re-use of vacant buildings, which otherwise may attract criminal and anti-social behaviour.
- 2.9 The proposed redevelopment for residential purposes is appropriate given the location and nature of the buildings and the continuing demand for residential accommodation within the city centre.

- 2.10 The layout of the development is appropriate. It addresses all the surrounding streets in an appropriate manner with the main entrances in suitable locations.
- 2.11 Habitable room windows on all upper floors of the building will facilitate natural surveillance of the surrounding streets. The prospective increase in natural surveillance of the public realm is likely to help control criminal and anti-social behaviour and give a greater sense of safety to the passing public.
- 2.12 The additional lighting from the development, from the apartments and communal entrances will add to the illumination of these streets. Pedestrians are likely to feel safer and more confident in using these streets during the hours of darkness in particular if lighting levels are enhanced. Some types of anti- social behaviour are less likely to occur on brightly lit streets.
- 2.13 The communal entry doors can be easily fitted with appropriate access controls to allow residents to vet visitors prior to allowing entry.

Physical Security Measures

- 2.14 The following measures will be taken, in line with 'secure by design' guidance.

Doors

- 2.15 All communal entry doors should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2, should include a fob activated, multi-point electronic lock, (which is an integral part of the certification).
- 2.16 Residents should be able to operate the locking mechanism of communal entry doors remotely from within their apartments to allow *bona fide* visitors entry.
- 2.17 Signage should be used to direct visitors to the appropriate entrance door or gate, and once inside the buildings, to the relevant apartment.
- 2.18 Both communal entrance doors and inner lobby doors should be self-closing and automatically lock securely upon closure.
- 2.19 Individual apartment entrance doors should be compliant with, and certified to, BS PAS 24 and include a door viewer. Chain opening limiters are also recommended. Ideally, these doors should have fixed outer handles so that the only way in is with a key.

Glazing

- 2.20 Glazing on the external facades (both to doors and windows) of the building must incorporate at least one pane of glass rated as P1A under EN 356 (upper floors). The remaining pane in a double glazed unit may be toughened glass.

Intruder Alarm

- 2.21 Ideally, an intruder alarm should be installed to each apartment with contacts fitted to the entrance doors and PIR detectors in rooms of the upper ground floor that have windows.

Access Control

- 2.22 Access control systems should be operable by fob or swipe card, and not numeric key pads.

Management & Maintenance

- 2.23 Over its lifetime, attention to the maintenance of a development can be crucial retaining a secure and safe scheme. Aspects of a development, which are left to deteriorate, have the potential to attract crime.

Construction

- 2.24 The client should take measures appropriate to secure the site during construction, and control pedestrian and vehicular access into, and out of, the site. The contractor on this scheme should commit to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.