



CRIME IMPACT STATEMENT

Red Bank, Manchester

Creation of New Park & Associated Works

FOR: Avison Young

VERSION A: 28th January 2022

REFERENCE: 2021/0659/CIS/01

Greater Manchester Police

designforsecurity

Red Bank, Manchester

2021/0659/CIS/01

EXECUTIVE SUMMARY

Recommendations made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>). The proposals include the development of a new park and associated public realm work, which will improve the current offering which existing at St Catherine's Woods, which on the day of visiting didn't appear well used or feel very welcoming.

There are a number of recommendations within the report to reduce the opportunities for crime and antisocial behaviour, which can be prevalent in parks in the area, and reducing the fear of crime which will allow the park to be well-used. It is highly recommended that these recommendations are implemented.



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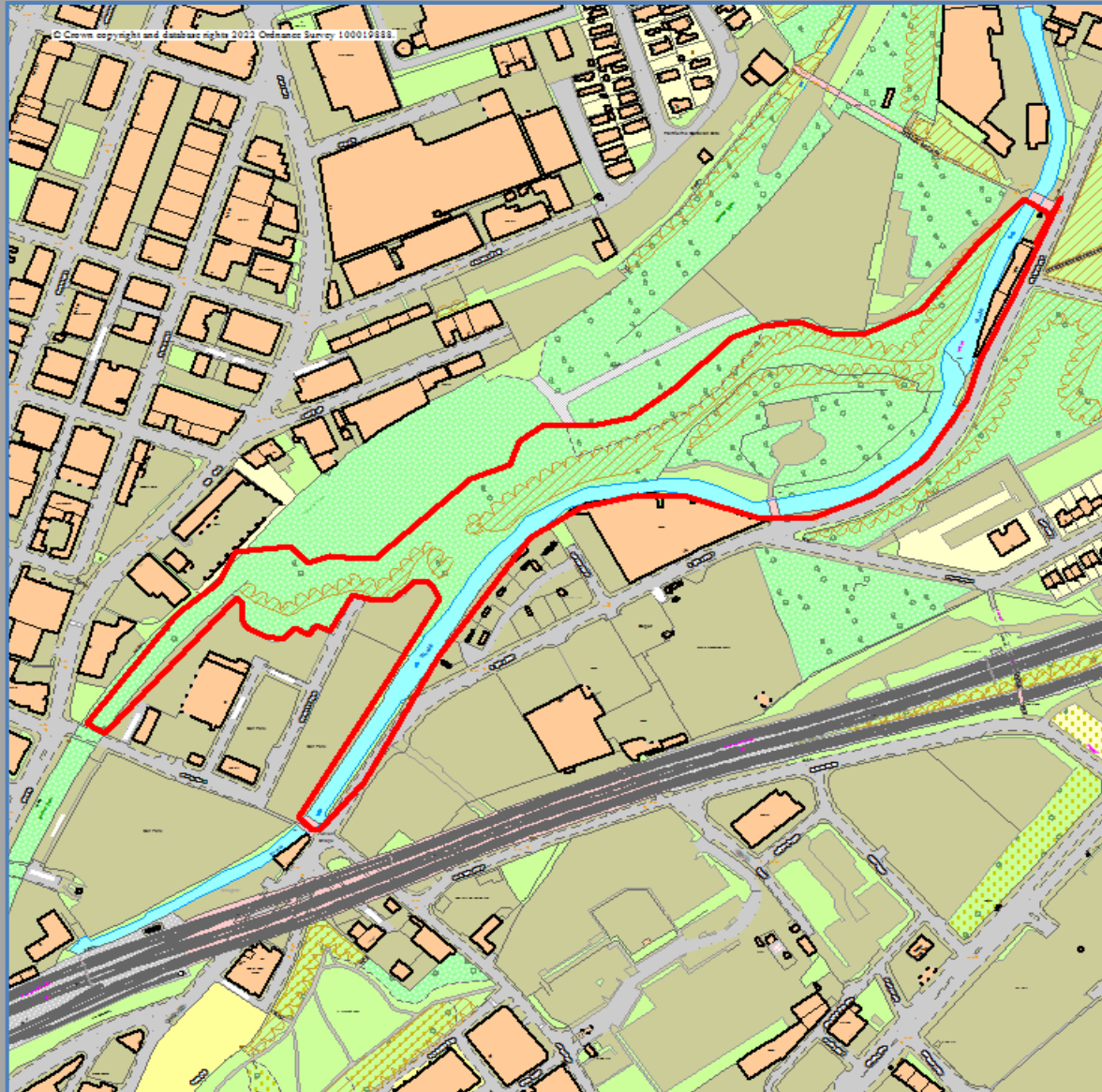
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Collyhurst area of Manchester, close to the city centre area.

The site is roughly bound by open space/wooded areas and derelict roads/concrete slab to the North, and Red Bank/North Street beyond. To the South the street is bound by Collyhurst Road and the River Irk.

The site is presently largely undeveloped with some footpaths through the wooded areas which are connected to Collyhurst Road with a small footbridge.

Development in the surrounding area is largely industrial or commercial, and the proposed works will open up additional development plots.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st January 2021 and 31st December 2021.

2.1 Crime Summary

Figure 1: Recorded Crime within 500m of Site

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
12	31	57	117	84	7	<5	124	20	12

- 2.1.1 The overall crime level in the local area is moderate when compared with the city of Manchester as a whole, with the exception of vehicle crime which is higher than average. The area around the site contains large areas of undeveloped land, vacant plots and major transport corridors, where criminal activity is less likely to be witnessed or reported. Less serious woundings, theft and vehicle crime have been the highest recorded crimes in the area.
- 2.1.2 Less serious woundings are taking place throughout the local area with a high concentration taking place to the northwest of the proposed site around Stanley Street, North Street and Cheetham Hill Road. These offences have mostly consisted of assaults and public order offences, within dwellings as well as business premises and streets. Offences occurring in businesses have involved offenders entering then physically / verbally assaulting employees. Offences that have occurred on the street have usually been carried out by unknown offenders and are more likely to occur in the evening and early hours of the morning.
- 2.1.3 Thefts in the local area have mostly taken place to the southwest of the proposed site, towards Victoria Station, around Lord Street. Thefts have mostly involved pick pocketing and distraction methods.
- 2.1.4 Vehicle crime in the local area is high, with vehicles parked in private car parks and using on street parking most frequently targeted. Theft from motor vehicles have been the highest recorded offence, with smashed glazing being a common entry point and vehicle registration plates removed.

2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Criminal damage carried out against buildings and landmarks by means of graffiti

Possible Solution - A protective coating should be applied to any areas that may be vulnerable to graffiti (such as large expanses of blank walls and inside toilets) in order to facilitate rapid removal. Any proposed street furniture should be robust and vandal resistant. Flame retardant timber should be used where possible.

- 2.2.2 Theft of personal property in the local area by means of pickpocketing and distraction methods.

Possible Solution – Footpaths / viewing areas should be as wide as possible so that unsupervised pedestrians do not have to pass too closely by others which could leave them vulnerable to thieves. The entrance to the facility and approaches should be illuminated to a high standard and CCTV should be provided.

2.3 Risk Factors

The typical security risks for a development of this nature are:

- Personal robbery
- Theft of personal belongings
- Criminal damage to adjoining properties
- Arson
- Violence towards the public and staff
- Unauthorised access to buildings / private spaces
- Rowdy and inconsiderate behaviour
- Antisocial behaviour
- Loitering groups
- Alcohol and drug misuse
- Alcohol related disorder
- Rough sleeping

2.4 Criminal Damage (Parks): Risk Analysis

The data below relates to criminal damage offences within / against parks, recorded in the Manchester area during 2018 - 2019.

2.4.1



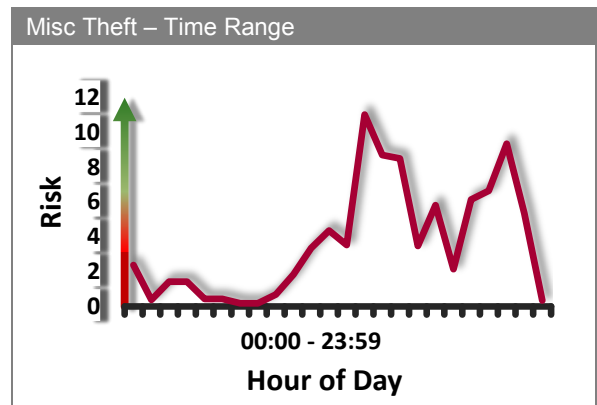
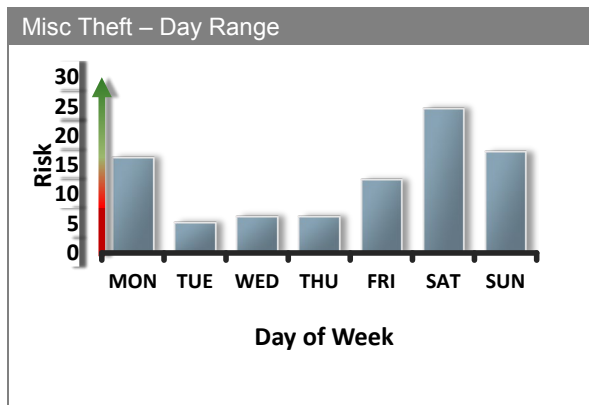
2.4.2 **Day / Time Range:** The risk of criminal damage peaks on a Saturday and Sunday during the afternoon and into the evening, peaking between 8pm – 9:30pm. Offenders often carry out criminal damage in the evening when there is less footfall in the area, giving offenders the perception that they are less likely to be identified. Offenders also use the cover of darkness in order to enter the area and exit the area unseen.

2.4.3 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- Graffiti on park statues and walls.
- Using implements in order to set fire to bins in public spaces.
- Damaging out houses by means of bodily pressure and implements, damaging doors/walls.
- Smashed glazing in windows and doors.
- Using bodily pressure and implements in order to damage fencing / netting surrounding the park.
- Using off road vehicles or cars to cause damage to grass fields within the park.

2.5 Theft (Parks): Risk Analysis

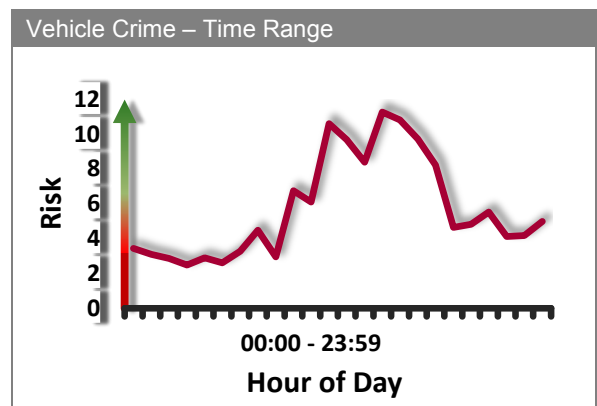
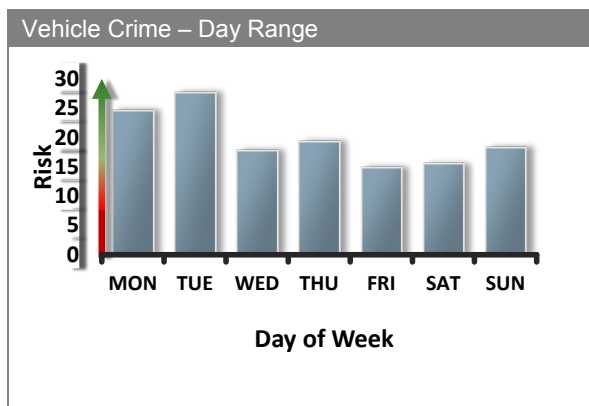
The data below relates to thefts within / against parks, recorded in the Manchester area during 2018 - 2019.



- 2.5.1 **Day / Time Range:** The risk of theft at parks in Manchester peak on a Saturday and Sunday during the afternoon and into the evening. Offenders have targeted properties located within the park, climbing on roofs and removing lead from the building. Offenders have also targeted insecure bikes, scooters, phones and bags, grabbing the property and making off out of the area.

2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.6.1 **Day/Time Range:** The risk of vehicle crime in the local area is high with offences peaking on a Monday and Tuesday throughout the day, peaking between 12pm – 3:30pm). Offenders target vehicles throughout the week in the city centre, as there is an increase of people visiting and working in the city, which leads to an increase in vehicles within car parks. Offenders target these vehicles because they are likely to be left for long periods of time with little footfall in the area, making it unlikely that the offender will be seen or apprehended.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposals include the creation of a new park, in addition to demolition and remediation works, and the construction of new internal roads and drainage.

3.2 Positive Aspects of the Proposal

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 The creation of new roads, the formalisation of footpaths, creation of activity and seating areas will increase activity in the area and foster legitimate use of the space, which can provide a deterrent to those antisocially or criminally minded.
- 3.2.2 The existing public realm, including St Catherines Woods is poorly used at present. The existing network of paths is not intuitive and the environment does not feel very safe. On the day of visiting the site there were some signs of antisocial behaviour (alcohol containers/drug paraphernalia) and criminality in the form of fly tipping and graffiti. The improvement of the environment in the local area will generate additional use which will improve passive surveillance and informal policing of the area.
- 3.2.3 The proposed main footpaths in the park are well routed, allowing users to easily find their way around the area. The proposed pedestrian routes will connect with local streets, providing good connectivity.
- 3.2.4 Pedestrian links into the path are taken from Red Bank and Danzic Street, which are well used routes in the local area for both people on foot and those in cars.

3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

- 3.3.1 Bicycle and scooter parking should be provided for users of the park and surrounding public realm. Parking for bicycle and scooters should be located in highly visible locations where they can be easily seen by users.
- 3.3.2 All new roads should be to an adoptable standard and illuminated as such. It is recommended that traffic calming measures are used to reduce vehicle speeds on the roads due to the close proximity of the public realm and park.
- 3.3.3 Footpaths should be illuminated to deter congregation/loitering and allow pedestrians to view any potential threats. The footpaths should be wide enough to reduce the potential for pedestrians to pass each other with plenty of space.
- 3.3.4 All entrances to the park and public realm spaces should be illuminated to a high standard to deter congregation. Entrances should be designed so that it is difficult for those on dirt bikes or mini-motorbikes to enter whilst still allowing access for wheelchairs and mobility scooters.
- 3.3.5 Footpaths should be clearly signed so that pedestrians can easily navigate the park & public realm areas without getting disorientated which could leave them vulnerable.
- 3.3.6 In vulnerable locations such as entrances, seating areas, and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places.
- 3.3.7 Consideration should be given to the waste collection, storage and disposal arrangements as part of the management strategy. It is not acceptable for bins to be left full for extended periods where they can breed a sense of mis-management and encourage further littering.
- 3.3.8 Maintenance of newly installed features (i.e. lighting, signage, gates etc.), should be incorporated into the management & maintenance procedures.
- 3.3.9

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Boundaries

- ☐ Fencing / boundary treatments separating the public realm from private space should not include any potential climbing aids. Seating areas, street furniture, and trees, should not be located next to boundaries as they could provide a climbing aid.

4.2 Landscaping

- ☐ Street furniture should be designed to withstand casual acts of vandalism. When selecting or designing street furniture, consider how easily and quickly items can be repaired or replaced following damage. When commissioning bespoke street furniture and public artworks it is also important to be mindful of the potential for attack and ease of repair. These features are best positioned where there is plenty of formal and informal surveillance, so any criminal acts are more likely to be witnessed.
- ☐ Use of loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).
- ☐ Public open space areas should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

4.3 Lighting

- ☐ External lighting should be provided in accordance with BS 5489. The spread of lighting should be evenly distributed with no areas of shadowing or pooling.
- ☐ Fittings should produce 'white' light, as opposed to yellow / orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high and low pressure sodium bulbs.

4.4 Car parking

- ☐ Lighting to surface car parking should be in accordance with BS 5489, and display an average lux level of 10 with a uniformity level of no less than 25%.
- ☐ Bays and directional markings should be clearly demarcated, with pedestrian routes/directions clearly signed.

4.5 CCTV

- ☐ Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:
- ☐ CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.
- ☐ Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.
- ☐ With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

- ☐ Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.
- ☐ **Acceptable Standard** - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).
- ☐ **Identification** – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

4.6 Other

- ☐ Signage should be provided advising people of the opening and closing times of the gates, what to do if they get into difficulties or simply to report faults or offensive graffiti.
- ☐ Signage should be consistent throughout the area. It should help direct pedestrians and cyclists to the safest/most convenient routes to and from key areas of the site.
- ☐ Surfaces that could be vulnerable to graffiti should be formed of a resistant material or have a resistant coating applied at the outset in order so that any graffiti can be easily removed if necessary.

5 Management & Maintenance

- 5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
- Litter removal
 - Repair to communal areas (lighting, signage, access controls)
 - Trimming and pruning to shrubs and trees
 - Landscape management
 - Frequent cleaning / cleansing operations
 - Regular inspection, servicing and repair to security features (lighting, signage, gates & fencing, access controls, alarms and cctv).
 - Future review of effectiveness of the gating initiative / any displacement activity.

6 Construction

- 6.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.
- 6.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

7 Useful References

7.1 Secured by Design (SBD)

- 7.1.1 Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

A Contact register

Date	Contact With	Summary of Contact
14/12/2021	Georgina Blackburn	Pre-application enquiry
20/12/2021	Ed Harvey	CIS application received

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

Drawing No.	Drawing Title	Date	Rev
VNIF-PLA-ZZ-YYY-DR-L-1000	Phase 1 Layout Plan	03/09/21	PL01.01

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

C CIS Version History

Version	Revisions Made	Date
A		