



CRIME IMPACT STATEMENT

Change of use of railway arches to provide flexible use purposes for the arts, education & training, events, workshops and performance (Use Class Sui Generis), together with associated external alterations & additional external brick pods to the rear of the arches

AT Arches within part of the railway viaduct adjacent to Manchester Home, Whitworth Street West & Tony Wilson Place, Manchester

FOR: Home Arches Project

VERSION A: 13.01.22

2021/0497/CIS/01

Greater Manchester Police

designforsecurity

EXECUTIVE SUMMARY

Development Supported

We welcome the investment in HOME and support the application.

The immediate neighbourhood around the site does not appear to attract any significant levels of crime and disorder, and HOME does not appear to attract the attention of criminals. I do not envisage any significant issues with the development from a crime prevention perspective.

I have, however, made several recommendations to improve security within the scheme, and these are set out in section 3.3 of this report and are summarised as follows:

- Retain existing the gates that secure the service yard
- Install security-rated glazing and external doors where feasible
- Install access controls at appropriate doors to limit entry to staff and authorised visitors/students
- The HOME intruder alarm, CCTV system and lighting should all be modified to account for new facilities
- Improve the quality of the environment of the service yard to reflect the increase use and visibility of the service yard to staff and visitors/students
- Install additional cycle parking in a position where it can be supervised by staff or customers of HOME

Should the Local Planning Authority be minded to approve the application, Greater Manchester Police recommend that a condition be included to require the development to be built in accordance with the recommendations and physical security specification set out in this report and to achieve Secured by Design 'Bronze' accreditation.

Adrian Murphy *MRTPI*

Consultant

e: adrian.murphy@designforsecurity.org

Contents

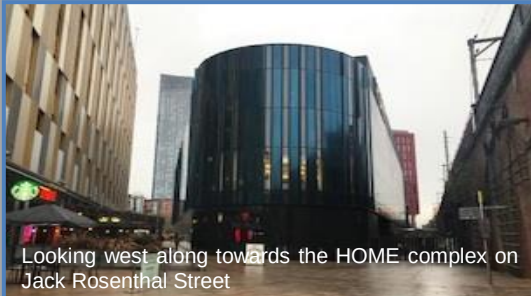
1	The Site and its Surroundings	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime in the neighbourhood around the site	
	2.2 Modus operandi used in committing burglary and theft at commercial and cultural premises in Manchester & recommendations to reduce risk	
	2.3 Environmental features that might influence crime patterns	
3	Development Appraisal	7
	3.1 The proposed development	
	3.2 Positive aspects of the proposal	
	3.3 Recommendations to improve the security of the development	
4	Physical Security	9
	4.1 Doors	
	4.2 Access controls and student/visitor management	
	4.3 Glazing	
	4.4 Intruder alarm	
	4.5 CCTV	
	4.6 Lighting	
	4.7 Service yard gates	
	4.8 Other	
5	Management & Maintenance	10
6	Construction	10
7	Secured by Design (SBD)	10

Appendix

A	Contact Register	10
B	Associated Documents.....	10
C	CIS Version History	10
D	Glossary	11

1 The Site and its Surroundings

The development site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, is situated between HOME and on the south side of Whitworth Street West, B6469, on the southern fringe of Manchester city centre. A listed, 224 arch railway viaduct that carries the railway line from Piccadilly station through Manchester Oxford Road and Deansgate railway stations to Ordsall Lane passes above the site. HOME is a purpose built arts centre, comprising a theatre, cinema, bar, restaurant and exhibition space. The main entrance to HOME is on Tony Wilson Place on the south side of the centre. Along with Jack Rosenthal Street, First Street and Annie Horniman Street, Tony Wilson Place facilitates access through the First Street regeneration area, a mixed-use neighbourhood of offices, bars and restaurants, retail, hotel and residential buildings, and a multi-storey car park. Three of these four streets are pedestrian-only; only Annie Horniman Street, which facilitates access to the multi-storey car park, conveys traffic. Whitworth Street West is a heavily trafficked street that connects Piccadilly Station to the east of the site to Deansgate Station to the west. In the immediate vicinity of the site, several of the railway viaduct arches have been converted to commercial uses, including bars, restaurants, shops and offices. Apartments on the site of the former Hacienda building and number 17-19 Whitworth Street West, an office building, overlook the site from the north side of the street.



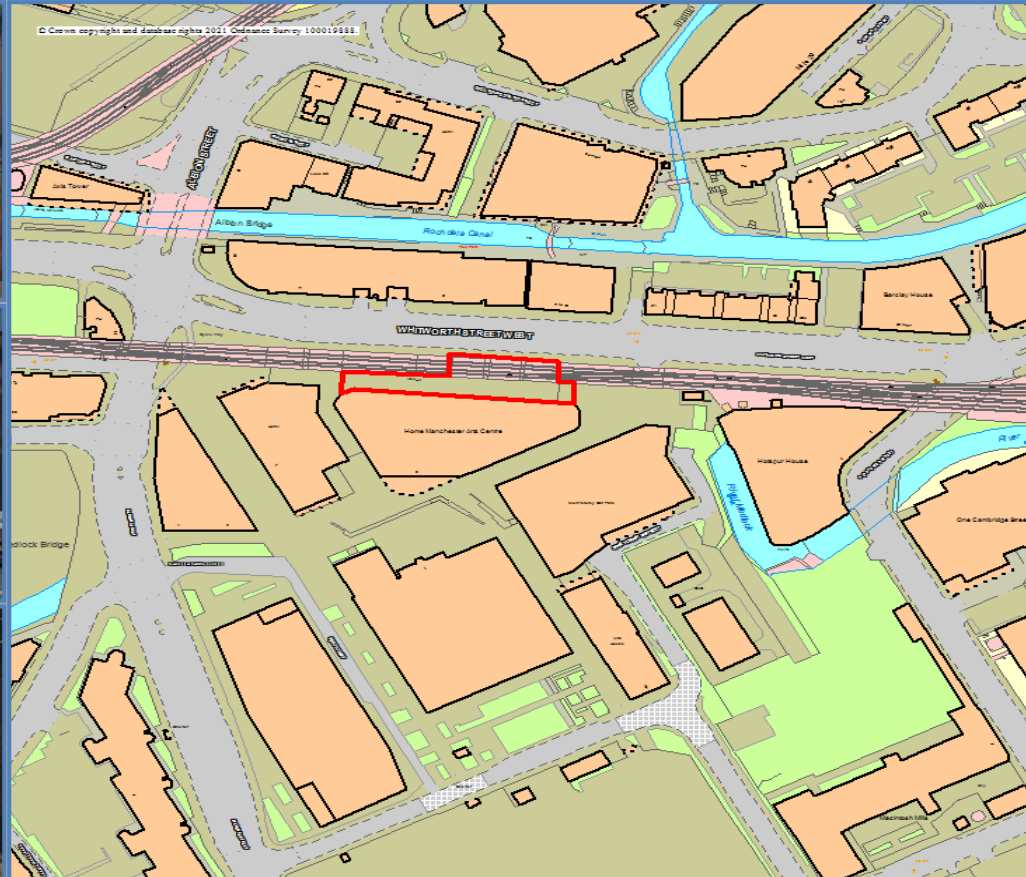
Looking west along towards the HOME complex on Jack Rosenthal Street



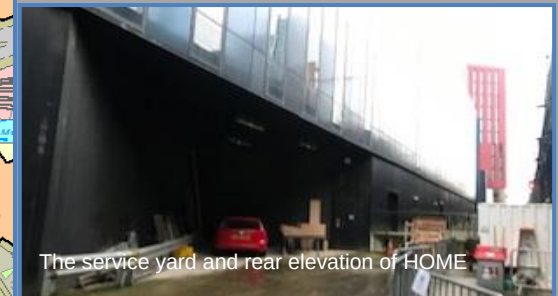
Looking across Whitworth Street West towards the site



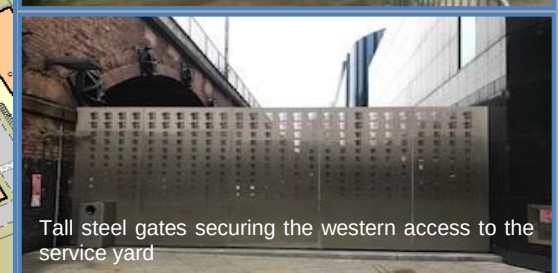
Gates securing the eastern access to the service yard at the rear of HOME



View of the service yard and arches from the eastern gate



The service yard and rear elevation of HOME



Tall steel gates securing the western access to the service yard

The development site covers comprises a service area and fire escape route to the rear (north) of the HOME building, and a series of three, brick-built, arches that form part of the listed railway viaduct. In the service yard there appears to be some open storage use and a steel container presumably used for storage of valuable equipment or materials, there were also some cars parked in the yard. Access to the service yard is secured with very tall gates at the eastern, southern and western approaches. The railway arches are secured on the Whitworth Street West side by a series of 2000mm high, decorative hoardings. Within each arch a series of steps and hand rails that facilitate access from the higher, street level to the service yard - a legacy of the greater accessibility of the area prior to the First Street development. On the rear elevation of the HOME building, there are several openings that allow servicing and means of escape, and there are a number of windows that also overlook the service yard.

2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st November 2020 and 30th October 2021.

2.1 Crime in the neighbourhood around the site

The data below relates to crime committed within 500m of the 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
52	71	159	1102	798	62	14	375	48	114

- 2.1.1 There were 2,887 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is very high but not unusual for a neighbourhood within the city centre, particularly one with a complex mix of commercial, residential and cultural buildings, transport facilities and a concentration of car parks.
- 2.1.2 The most common crimes recorded (5% or more of the total) were:
- the use, or threat, of violence - 38%
 - theft - 32%
 - vehicle crime, i.e., theft of & theft from a vehicle - 15%
 - criminal damage - 6%
- 2.1.3 The most common places for a crime to be committed was in the street, a house or flat, licensed premises, in a car park or in a hotel.
- 2.1.4 The streets where 50 or more crimes were recorded were:
- Oxford Road/Street - 358 crimes
 - Whitworth Street/Whitworth Street West- 282
 - Peter Street - 187
 - Deansgate - 130
 - Chester Street - 85
 - St Peters Square - 71
- 2.1.5 The principal crime hotspots in this neighbourhood include the public car parks at Manchester Central, Great Northern, Charles Street, Chester Street and Whitworth Street, where theft of and theft from a vehicle were common, and at licensed premises at Deansgate Locks, where crimes involving the use of or threat of violence and theft, of mobile phones and purses/wallets were concentrated.
- Crimes recorded in the immediate area around Home** (Tony Wilson Place, Jack Rosenthal Street, Annie Horniman Street and First Street)
- 2.1.6 There were comparatively few crimes in the immediate vicinity of the site - just 33 offences were committed on the four streets that make up the First Street area. Just over half of these crimes involved the use or threat of violence, the remaining crimes included: 6 vehicle-related crimes; 4 acts of theft; 2 burglaries; 1 drug-related offence; and, 1 act of criminal damage. None of these crimes were obviously connected to HOME.

2.2 Modus operandi used in committing burglary and theft at commercial and cultural premises in Manchester & recommendations to reduce risk

2.2.1 Doors of including escape doors, have been forced open with bodily pressure and tools

To minimise the risk of offenders forcing doors:

- all external doors, including entrance, service and escape doors, should be certified to BS PAS 24 security standard;
- entrance doors, service doors and escape doors should be visible from the 'street' rather than set within deep recesses or on especially secluded elevations. Offenders will be less inclined to target properties where their actions may be witnessed;
- defensible space within the building, in the form of a lobby/reception area should be provided.

2.2.2 Glazing in windows and doors has been smashed

To minimise the risk of breaking and entering via glazed areas:

- laminate glass should be used throughout the development. Laminate glass is extremely difficult to break and penetrate sufficiently to reach in and open locks and, because of its structural properties.

2.2.3 Offenders posing as legitimate customers or staff to gain entry to commit theft

To minimise the risk of offenders posing as customers or staff to gain access:

- install access controls to prevent entry into the premises and to any 'back of house' areas where staff belongings may be stored;
- locate a reception desk in the lobby such that staff can easily supervise the entrance doors and the lobby generally, as well as intercept and register visitors;
- install CCTV cameras to monitor movements in, out, and around the building;
- all staff should wear a lanyard with identification badge;
- overt signage should be used to assist in deterring casual entry; and,
- include space for employees to store personal/valuable items securely e.g. lockers.

2.2.4 Bicycle theft

To minimise the risk of theft of bicycles belonging to staff or users of the facility:

- install an adequate number of suitably secure, cycle stands, ideally, within a secure area of the site; and,
- install a CCTV cameras and lighting to facilitate monitoring of the bicycles.

2.3 Environmental features that might influence crime patterns

2.3.1 Features of the physical environment can influence patterns of criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether or not to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.3.2 Aspects of the local environment that might help to reduce the risk of crime and disorder on the site are as follows:

- HOME does not appear to attract criminals intent on theft, burglary or violent crime
- the First Street area has a lower incidence of crime than surrounding streets;

- the southern side of the site is located within a secure area to the rear of HOME, to which there is no public access
- along with residents and workers at nearby premises on the north side of Whitworth Street, Whitworth Street West is continually busy with vehicles and pedestrians, including Police patrols, throughout the day and late into the night resulting in a high degree of passive surveillance of the Whitworth Street elevation. Sites that benefit from passive and active surveillance are likely to deter offenders, who may feel that their actions will be witnessed resulting in a greater risk of being apprehended.

2.3.3 There are also some features that might facilitate crime and disorder, and these include:

- the site is very visible and on a well-trafficked route. Offenders are likely to notice the development as it emerges from early on in the construction phase to the premises being open for business, and be aware of, and potentially exploit, any criminal opportunities;
- the site is in close proximity of streets with a high volume of night-time economy related crimes i.e. Oxford Road and Deansgate Locks; and,
- any glazing or other non-robust materials on the Whitworth Street elevation may be subject to criminal damage by passers-by, particularly by intoxicated individuals late at night.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 Full planning consent is sought to convert the arches situated to the north of the HOME building into mixed-use artist space, combining space for performance and events, with workshops, displays, training and education in relation to the arts.
- 3.1.2 The scheme includes erecting facades that will enclose each arch, and constructing two brick pods, containing rooms and services that extend beyond the line of the viaduct on the HOME side. The facades will combine a metallic aluminium glazing system, frameless display windows, and stack bonded brick panels, with discreet lighting and ventilation louvres.
- 3.1.3 Arch 2, the central arch, will contain the entrance doors and entrance/work hub. There will be a single, hinged, glazed, entrance door on both the Whitworth Street West facade and the elevation facing the HOME. The main entrance door is on the HOME side, directly opposite an existing door into the main building; the Whitworth Street West door is to be used as a secondary entrance, for unique events only.
- 3.1.4 Arch 1, the western arch, and arch 3, the eastern arch, will house workshop space. As well as connecting doors to the central entrance arch/work hub, arches 1 and 3 will have large, metal loading doors opening out into the service yard.
- 3.1.5 The brick pods will extend out from arches 1 and 2 only, and each will contain a w.c., shower/changing space. The pod to arch 1 will have a modest storage room whilst pod 2 will have a quiet room. The quiet room also includes an internal door into the work hub as well as an external door to the service yard.

3.2 Positive aspects of the proposal

- 3.2.1 The proposed development will form part of a facility which currently does not generate crime or disorder issues.
- 3.2.2 HOME already have established management and security procedures, which can easily be adapted to ensure the proposed development is secure for staff and its users.
- 3.2.3 The design of the scheme is of a very high quality, respecting the listed structure in which it will be situated.
- 3.2.4 The development and activity associated with it will help to animate Whitworth Street West and help add to the supervision of the street.
- 3.2.5 Access into the development from Whitworth Street West is limited to one door, for use on special event days only. All other entry is gained through HOME and across the service yard.
- 3.2.6 The central location of the entrance/work hub allows staff to monitor the entrance doors and approaches to them and movement of people within the facility.

-
- 3.2.7 With the inclusion of access controls, access into the building and from the entrance/work hub to the workshops can be restricted to staff, if necessary.
- 3.2.8 There is a secure multi-storey car park and some public, cycle parking in the First Street area.
- 3.2.9 The development is in easy reach of various modes of public transport and the streets connecting the development to transport services are well used at most times of the day.

3.3 Recommendations to improve the security of the development

Locks and access controls

- 3.3.1 An access control system should be fitted to control movement in, out and through the facility, including:
- electronic locks, operated by fob or card, should be used to control access through the Whitworth Street West entrance door and main entrance door
 - an audio link should be fitted at the Whitworth Street West entrance door and main entrance door to allow staff the ability to communicate with visitors prior to allowing entry
 - electronic locks, operated by fob or card, should control access through the doors connecting the entrance/work hub to the workshops, through the external door to the quiet room, the store room and the loading doors in arches 1 and 3
- 3.3.2 All of the above doors should be capable of self-closing and locking automatically upon closure.
- 3.3.3 Electronic locks securing external doors should have a holding force of at least 4500 Newtons.

Door, window & glazing specification

- 3.3.4 If feasible, external doors should be certified to a recognised Secured by Design standard. If not, then Secured by Design standard locks should be fitted to each door leaf.
- 3.3.5 Laminate glass should be used in all external glazed doors, curtain walling and any windows.

CCTV, lighting & intruder alarm

- 3.3.6 The HOME intruder alarm and CCTV systems should be modified to ensure that the all parts of the new facility are monitored. Cameras should be supported with complementary, low intensity, lighting system to illuminate the facility and approaches to it throughout the hours of darkness.

Service yard

- 3.3.7 Improve the quality of environment of the service yard to reflect the increase use and visibility of it to staff and visitors/student, with, for example, improved lighting, surfacing, planters and signposting.

Cycle parking

- 3.3.8 A weather-proof cycle shelter should be included to allow staff and students to securely park their bikes whilst in attendance Securely anchored, 'Sheffield' style stands that allow the cyclist to secure both wheels and the frame to the stand should be located in the service yard, ideally.

Signage

- 3.3.9 Signage should indicate the name of the development and include directions to the appropriate entrance at any particular time of the day.

4 Physical Security

The following specification sets out the requirements for the nursery to achieve Secured by Design accreditation.

4.1 Doors

- ☐ If feasible, external doors should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2.
- ☐ If feasible, external doors should be fitted with electronic locks that form part of the door's security certification.
- ☐ The workshop access and store room doors, and all external doors should be capable of self-closing and locking securely upon closure.

4.2 Access controls and student/visitor management

- ☐ An audio link should be fitted to the main entrance door and the Whitworth Street West entrance door to allow students/visitors to communicate with staff in the entrance/work hub (or facilities management staff as appropriate).
- ☐ The main entrance and Whitworth Street West entrance door's locks should be capable of being operated remotely from the entrance/work hub desk or by facilities management staff, or by staff with an appropriately programmed fob.
- ☐ Staff should be required to wear an ID card.
- ☐ Access to the store room, where expensive equipment may be kept, should be strictly controlled. Ideally, electronic locks, operated by a programmable fob, should be fitted to the door.

4.3 Glazing

- ☐ All external glazing (within windows and within, and surrounding, entrance doors) should incorporate at least one pane of laminated glass, (glass rated as P4A under the EN 356 standard). The outer pane in a double glazed unit may be toughened glass.

4.4 Intruder alarm

- ☐ The HOME intruder alarm system should be modified to ensure that the all parts of the new facility are monitored. The alarm should include with PIR detectors in each arch and have door contacts on each of the external doors.

4.5 CCTV

- ☐ Cameras should be capable of monitoring: both elevations of the facility, with particular focus on entrance doors; the lobby; and any additional cycle parking.
- ☐ To allow staff to actively monitor the system, CCTV images should be displayed on monitors located in appropriate places within HOME, for example, at the reception desk or in the facilities management office.

4.6 Lighting

- ☐ Appropriately designed, low intensity, dusk-to-dawn LED lighting, operated by photoelectric cell/daylight sensor, should be installed to illuminate the service yard and southern façade of the arches.
- ☐ Fittings should produce 'white' light.

4.7 Service yard gates

- ☐ The existing gates securing the service yard should be retained.

4.8 Other

- ☐ Additional cycle stands should be provided within the service yard to allow staff and students a secure place in which to park their bicycles.
- ☐ Staff lockers should be provided in an appropriate area within the HOME complex.
- ☐ Appropriate, signage should be erected to direct people to appropriate entrance doors, and to deter access to staff-only secure areas.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up to address issues such as repairs to CCTV, lighting, access controls, displays and signs.

6 Construction

- ☐ The contractor on this scheme should be a member of the 'Considerate Constructors Scheme'.
- ☐ If site security contractors are employed, they should be Security Industry Authority (SIA) approved.

7 Secured by Design (SBD)

- ☐ Secured by Design focuses on crime prevention at the design, layout and construction stages of buildings 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	Summary of Contact
30.09.21	Colin Williams, The Planning Studio	Initial request for Crime Impact Statement
06.12.21		Site visited
13.01..22	Colin Williams, The Planning Studio	Report issued

B Associated Documents

This report is based on the following:

This report is based on the following:		
Jon Matthews Architects	HOME Arches Stage 3 Crime Impact Pack	30.09.21

C CIS Version History

Version	Revisions	Date
A		13.01.22

In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations made within this report.

D Glossary

Burglary Resistance Standards

BS 7950, 1997

Specification for enhanced security performance of casement and tilt/turn windows.

BS 4873, 2005: Specification for aluminium windows.

BS 7412, 2007: Specification for plastic windows made from PVC-U extruded hollow profiles.

BS 644-1, 2003: Wood windows. Specification for factory assembled windows - various types.

BWF:TWAS: Timber window accreditation scheme.

BS 6510, 2005: Specification for steel windows, sills, window boards & doors.

BS PAS 23-1, 1999

General performance requirements for door assemblies.

A performance standard for door sets, which certifies that a particular door set is fit for purpose. Door products must also have BS PAS 24 certification.

BS PAS 24-1, 2012

General security performance requirements for door assemblies.

An attack test standard for door sets, which certifies that a particular door, frame, lock and hardware set has withstood a series of physical tests. This is the minimum police requirement for Secured by Design dwellings, and is also applicable to French/double doors, and sliding doors.

ENV 1627-30 (Security Ratings WK1 to WK6)

Windows, doors, shutters - Burglar resistance Requirements and classification

The classification system used in ENV 1627-30 is aimed at the commercial market and is based on five elements:

- a) Resistance of glazing
- b) Performance of hardware
- c) Resistance to static loading
- d) Resistance to dynamic loading
- e) Burglary resistance by manual intervention

LPS 1175 (Security Ratings 1 to 6)

Specification for testing and classifying the burglary resistance of building components

This includes doors, shutters, garage doors and grilles typically for commercial premises and higher risk domestic premises and is acceptable to the ABI and the Police. The standard has 6 levels, 6 being the highest, with levels 1 and 2 equivalent in many respects to BS PAS 24 and BS 7950.

STS01 Issue 4: 2012

Enhanced security requirements for doorsets and door assemblies for dwellings to satisfy the requirements of PAS23 and PAS24

As the title suggests this is an equivalent test standard to PAS 24, incorporating PAS 23 (fitness for purpose), published by Warrington Certification.

STS02 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding doorsets, windows, curtain walling, security grilles, garage doors and shutters.

This specifies a broadly similar range of attack tools and times to those specified at the lower levels of LPS1175. However, STS02 does not extend to cover the higher levels of risk addressed within LPS1175 and the attack methods used differ.

EN 356, 2000 (Ratings P1A to P8A)

Glass in building. Security glazing. Testing and classification of resistance against manual attack.

A performance standard for manual attacks on glazing. P2A is comparable to the performance of a 6.8mm laminated glass, and P4A to that of a 9.5mm laminated glass.

Commonly Used Acronyms

CIT

Cash in transit (refers to vehicles, personnel and routines).

CPTED

Crime Prevention Through Environmental Design
(Learn more at www.designforsecurity.org/about/cpted)

CRS

Crime Reduction Specialist. Sometimes known as CPO (Crime Prevention Officer)

INPT

Integrated Neighbourhood Policing Team.

PVB/PolyVinyl Butyral (Glazing interlayer)

A commonly used interlayer used in the production of laminated glass.

LPCB (Loss Prevention Certification Board)

A brand of the BRE Global (Building Research Establishment) family. The LPCB work with insurers, Government, police, designers, manufacturers, contractors and end users to develop methods of assessing performance and reliability of security products to ensure their fitness for purpose.

UKAS (United Kingdom Accreditation Service)

The sole national accreditation body recognised by government to assess, against internationally agreed standards, organisations that provide certification, testing, inspections and calibration services.

Useful Websites

Design for Security

www.designforsecurity.org

Secured by Design

www.securedbydesign.com

RIBA Product Selector

www.ribaproductselector.com

LPCB – Red Book Live

www.redbooklive.com

Crime Reduction (Home Office)

www.crimereduction.homeoffice.gov.uk

DAC (Design Against Crime) Solution Centre

www.designagainstcrime.org

Building for Life

www.buildingforlife.org

CLG (Communities and Local Government)

www.communities.gov.uk