



CRIME IMPACT STATEMENT

Renaissance, Deansgate

307 No. Apartments & Ground Floor Commercial Units

FOR: Deansgate SOF Alliance LeaseCo Limited

VERSION B: 27th October 2021

REFERENCE: 2021/0194/CIS/01

Greater Manchester Police

designforsecurity

Renaissance, Deansgate

2021/0194/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/>), in order to reduce the opportunities for crime and the fear of crime. The following areas have been identified as a concern and should be addressed (see section 3.3 for more details).

- Access to the riverside amenity space should be restricted to residents and not accessible from the riverside walkway.
- Access to the elevation of the building adjacent the service area should be restricted to prevent the creation of an area concealed from view.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development, and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



Patrick Babb

Consultant

e: patrick.babb@designforsecurity.org

Contents

1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime Summary	
	2.2 Common Local M.O.s (Modus Operandi)	
	2.3 Risk Factors	
	2.4 Crime Rate Comparison	
	2.5 Domestic Burglary: Risk Analysis	
	2.6 Vehicle Crime: Risk Analysis	
3	Layout Appraisal.....	9
	3.1 Proposed development	
	3.2 Positive Aspects of the Proposal	
	3.3 Changes Needed and Recommendations	
4	Physical Security	10
	4.1 Doors	
	4.2 Windows	
	4.3 Glazing & Building Fabric	
	4.4 Alarms	
	4.5 Access Control	
	4.6 Bicycle Parking Areas	
	4.7 Landscaping	
	4.8 Lighting	
5	Physical Security (Non-Residential).....	12
	5.1 Doors	
	5.2 Windows, Building Fabric & Shutters	
	5.3 Glazing	
	5.4 Alarms	
	5.5 Access Control	
6	Management & Maintenance	13
7	Construction	13
8	Useful References	14
	8.1 Secured by Design (SBD)	

Appendix

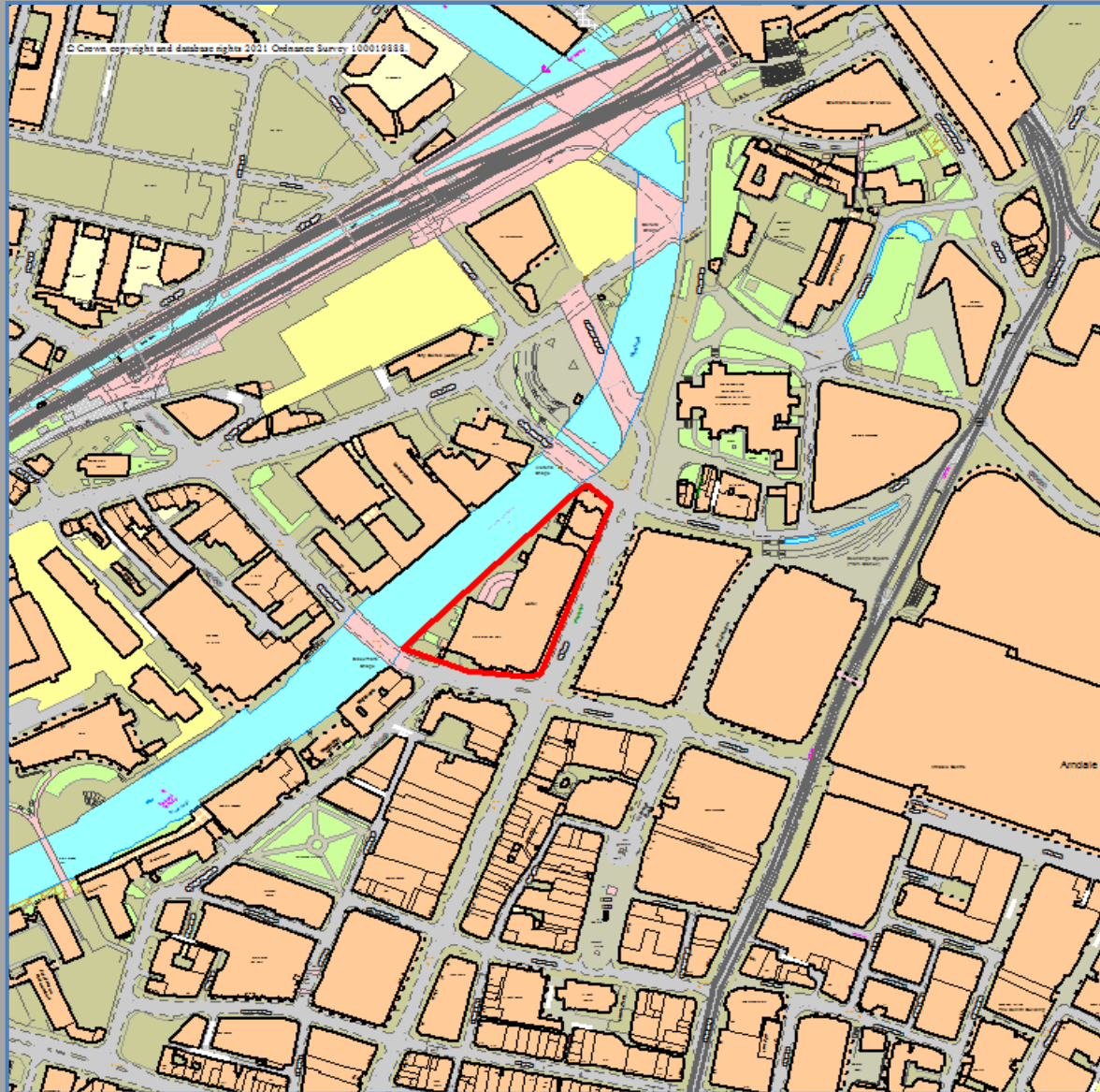
A	Contact register	14
B	Associated Documents.....	14
C	CIS Version History	15

1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the city centre area of Manchester. The site is roughly triangular and it is bound to the North by Victoria Bridge Street, to the East by Deansgate, to the South by Blackfriars Street, and to the West by the River Irwell.

The site is currently developed and it is occupied by NCP Deansgate Car Park on the basement, and lower levels, and the ground floor and upper levels are a hotel - previously occupied by the Renaissance Hotel and Premier House; with a restaurant at ground floor on the corner of Deansgate and Blackfriars Street.

The development which is the focus of this report can be seen outlined in blue opposite. The existing development does not have much of an active frontage to either Blackfriars Street or Deansgate and does little to enliven the street scene.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 2018 and 2019.

2.1 Crime Summary

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
25	200	184	877	525	188	25	227	27	97

- 2.1.1 The overall crime rate in the local area is 74% higher than the average rate of crime for the Manchester Division, with less serious wounding, theft and vehicle crime being the highest reported crimes. The location of the proposed site should be taken into consideration when looking at the crime statistics as the site is located within the city centre where there is a high concentration of retail outlets, licenced premises and restaurants, leading to an increase of crime and disorder in the area.
- 2.1.2 Less serious woundings have taken place throughout the local area, particularly to the east and south of the proposed site, around Deansgate and Market Street which has a high volume of bars and retail facilities located along it. Offences have mostly occurred over the weekend period (Friday – Sunday) during the late evening and early hours of the morning when most premises in the area are closing. Assaults and public order offences have been the highest recorded violence in the area, accounting for 71% of all less serious wounding crimes, with offences often taking place between known associates, with alcohol often being a factor.
- 2.1.3 Thefts have taken place throughout the area, with hotspots occurring to the south of the proposed site, around Deansgate and Market Street. These areas have a high volume of foot fall due to public transport links, retail outlets and bars / restaurants. Offenders have mostly used pick pocketing techniques and distraction methods in order to obtain personal belongings, mostly mobile phones, bags and purses / wallets. Offenders have also targeted insecure items (mostly mobile phones) left on or under tables in bars and restaurants.
- 2.1.4 Vehicle crime in the local area has mostly taken place in private car parks and vehicles using on street parking facilities. Theft from a motor vehicle has been the highest recorded vehicle crime, accounting for 70% of all vehicle crime occurring in the area with offenders using implements and objects in order to smash glazing and access the interior of the vehicle. Offenders have also targeted vehicle registration plates, using tools to remove them.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.

Possible Solution - To prevent tailgating into the building there should be a secure lobby with residents/visitors passing through a second access control security rated door before they can enter the stair/lift core of the building.

- 2.2.2 Forcing open secure windows and doors using bodily pressure and implements in order to gain entry to the property.

Possible Solution - All external doors should be certified to recognised security standards (see section 4.1), which are independently proven to reduce the risk of forced entry and thus increase the chances of detection.

- 2.2.3 Exploitation of insecure windows and doors.

Possible Solution - Any ground floor opening lights should be restricted in opening to 100mm to prevent them being left vulnerable if unlocked. All external doors should be self-closing to prevent them being left in an insecure position and any external apartment doors should have a split-spindle or fixed handle to prevent these doors from being left insecure.

- 2.2.4 Smashed glazing in windows and doors using implements.

Possible Solution – All ground floor/accessible glazing should include a laminated pane, which forms a much more robust barrier against shattering and penetration (see section 4.2 & 5.2). Any glazed panels in or around doors should be small and set well-away from locking points.

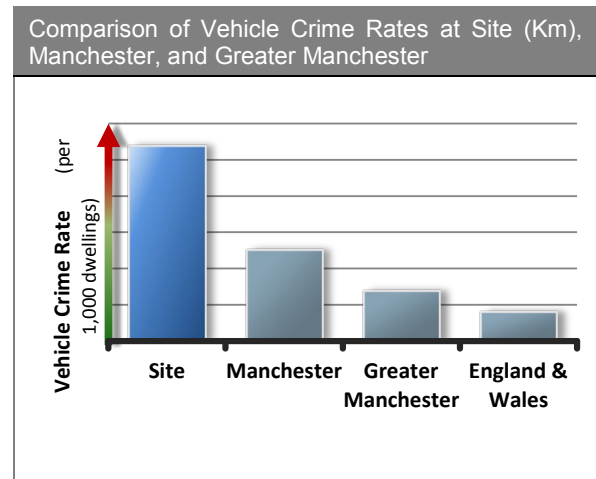
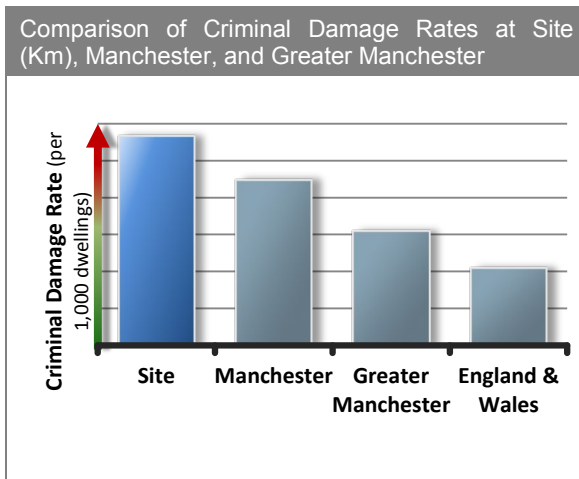
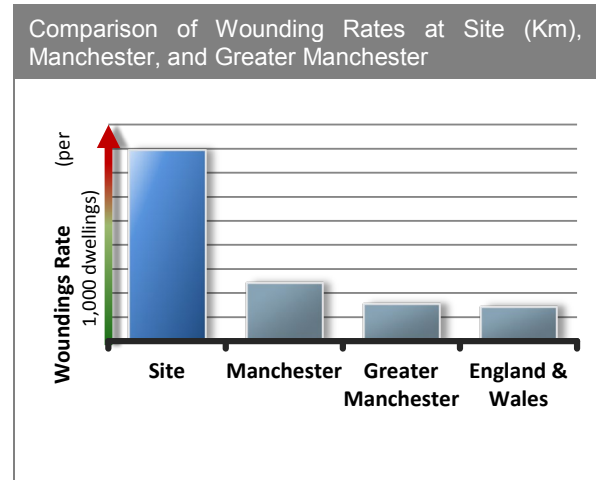
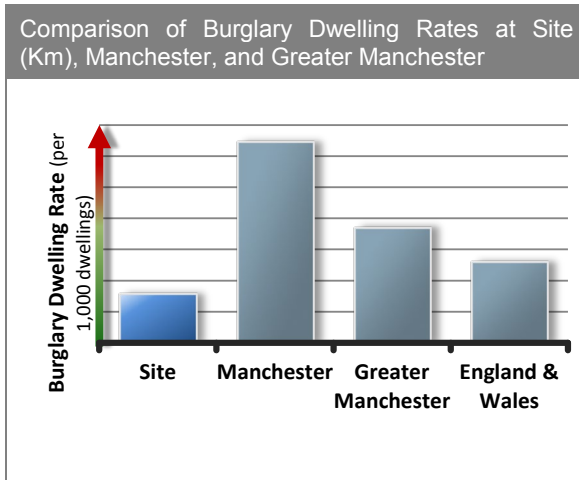
2.3 Risk Factors

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

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

2.4 Crime Rate Comparison

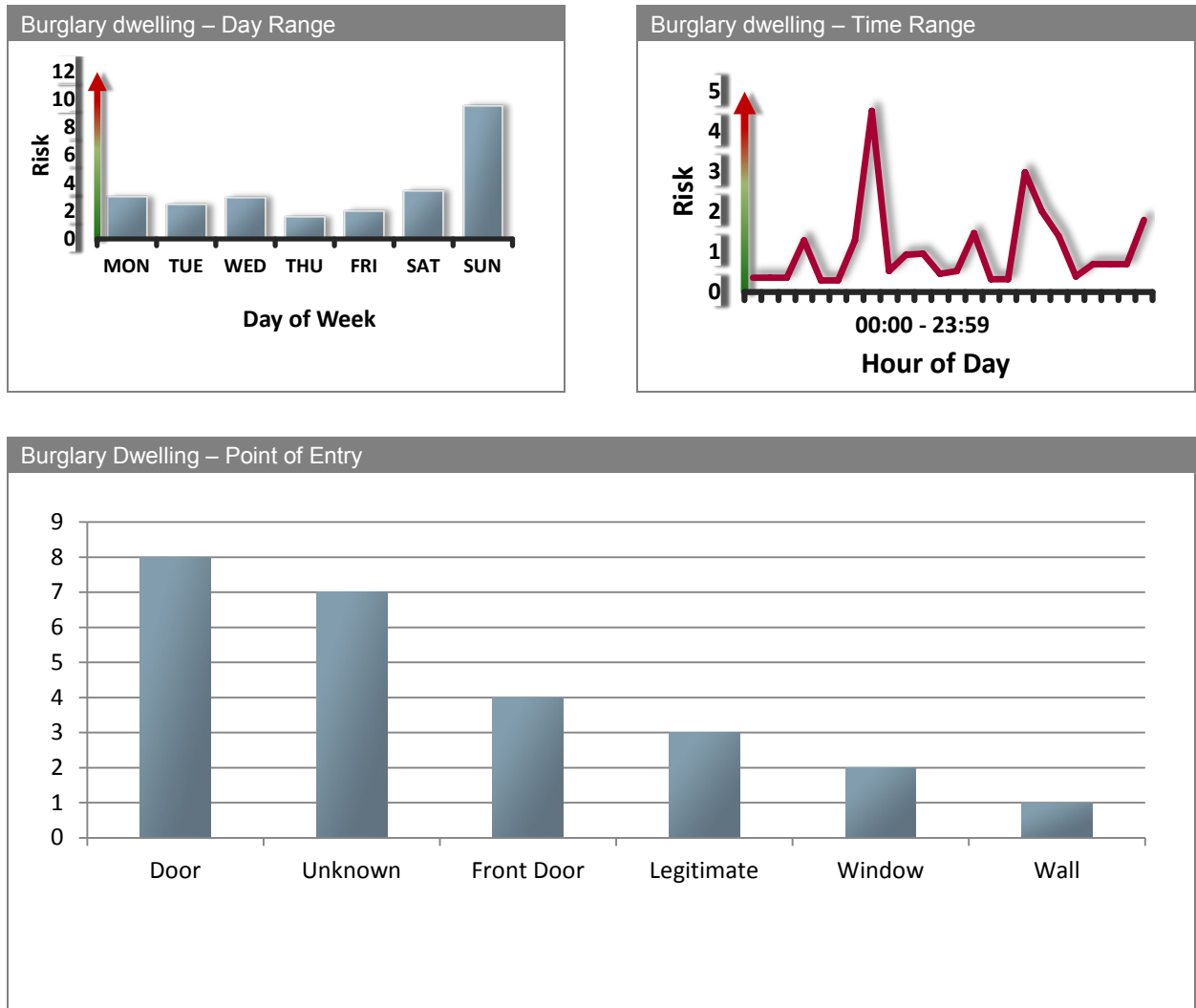
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2020.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **76% lower** than Manchester as a whole, **58% lower** than Greater Manchester and **40% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **231% higher** than Manchester as a whole, **419% higher** than Greater Manchester and **455% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwelling is **27% higher** than Manchester as a whole, **84% higher** than Greater Manchester and **173% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **115% higher** than Manchester as a whole, **291% higher** than Greater Manchester and **581% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



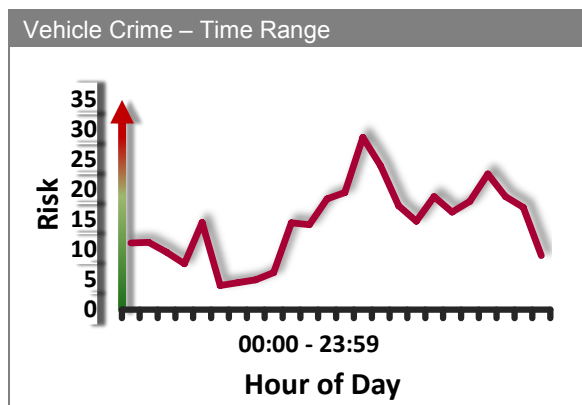
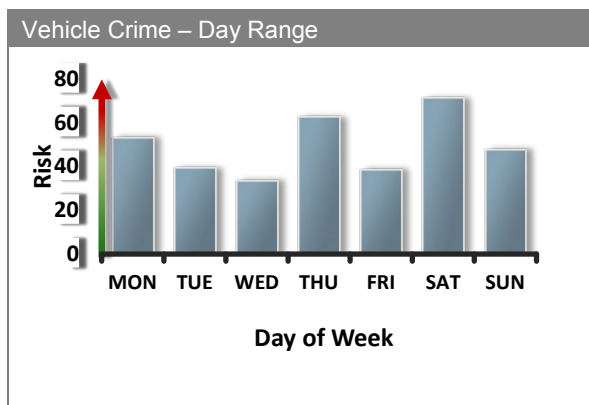
2.5.1 **Day/Time Range:** The risk of domestic burglary in the local area peaks on a Sunday during the evening (4pm - 7pm) and early hours of the morning (5am - 8am). Offenders often target properties during the day when residents are likely to be away from the property, attending work / socialising, leaving the property unoccupied, giving offenders the perception that they are less likely to be caught or identified. Offenders also target properties in the early hours of the morning when it is often dark with less foot fall in the area.

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

- Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.
- Exploitation of insecure windows and doors.
- Smashed glazing in windows and doors using implements.
- Posing as a legitimate visitor / resident and entering communal areas of apartment buildings (car parks, mail rooms, bike storage and corridors).

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 peaks on a Thursday and Saturday during the Morning and into the evening (8am - 8pm). Vehicles targeted have mostly been parked on streets and private car parks. Offenders often target vehicles within the city centre as they are left unattended in low foot fall areas, for long periods of time, giving offenders the perception that they are less likely to be caught.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 Full planning application for the erection of a part ground + 13 storey, part ground + 26 storey building to form 307 no. residential apartments and ground floor retail/ leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, servicing, supporting infrastructure and associated works.

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 Deansgate is one of the main vehicular and pedestrian routes through the city centre during the day and at night allowing for surveillance of the building from those passing by.
- 3.2.2 The main communal entrance into the building will be positioned on the Victoria Bridge Street elevation, close to the front corner of the building, where it will be well overlooked from both Deansgate and Victoria Bridge Street, allowing for passive surveillance opportunities from these busy streets.
- 3.2.3 Hard landscaping to the front of the main communal entrance will be overlooked from the reception desk, reducing the potential for misuse (i.e. antisocial behaviour).
- 3.2.4 The main communal entrance into the building will be overlooked by the reception area which will allow staff to vet those entering the building.
- 3.2.5 The proposed commercial/retail units are self-contained with no shared access.
- 3.2.6 The present development has little active frontage to Deansgate. The proposed development will create an active frontage onto Deansgate and the junction of Deansgate and Victoria Bridge Street, enlivening the street scene in these areas.
- 3.2.7 There will be extensive bicycle parking with 307 no. cycle parking spaces being provided in the proposed cycle stores. Bicycles parked in secured internal bicycle stores are less likely to be targeted by offenders than those parked on the street.

-
- 3.2.8 The proposed riverside walk and resident's amenity areas are well defined as public, semi-private, and private, reducing the potential for misuse of the space provided for the residents. The amenity space and riverside walk will be well overlooked by apartments within the building.

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 Access to the side elevation of the building, adjacent the service access, should be restricted to legitimate users (i.e. staff/residents) to avoid creating a recessed area, which could be subject to misuse.
- 3.3.2 Resident's gardens fronting onto the riverside amenity space should be well defined with a low boundary or vegetation.
- 3.3.3 Access into the cycle stores or the circulation/communal areas of the building from the car park should be restricted to residents and operate on an access control system; additionally, these door sets should be certified to a burglary resistant standard (i.e. BS PAS 24). Access into cycle stores internally should be governed by access control.
- 3.3.4 Cycle stores should have 'Sheffield' style standards, or similar, allowing residents to secure both wheels and the frame.
- 3.3.5 Residents amenity space (i.e. at basement and roof level) should be governed by access control, restricting access into these spaces to legitimate users. Bookings of amenity spaces such as the cinema should be linked to a residents access control fob/card so only those who have booked to use these facilities can be granted access.
- 3.3.6 Access to communal roof terraces should be restricted to residents and staff.
- 3.3.7 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification.
- 3.3.8 Access in to the buildings should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access in to the building. There should be no unrestricted trade access in to the building.
- 3.3.9 To prevent tailgating into the building there should be a secure lobby, with a residents/visitors passing through a second access control security rated door before they can enter the stair/lift core of the building.

4 Physical Security

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

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access in to the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access in to the building. There should be no unrestricted trade access in to the building.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.

-
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. Apartment entrance doors must have a door viewer.
 - ☐ Construction of internal walls surrounding internal apartment entrance doors (600mm either side of the door set) should incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism. The resilient layer should be timber (minimum thickness of 9mm) or expanded metal.
 - ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Windows

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing & Building Fabric

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.
- ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ There should be a block work wall or material of similar strength (e.g. welded-steel mesh) behind or within any new cladding/insulated panels to the building, to a minimum height of 2000mm from ground level, to ensure that the fabric of the building itself is not vulnerable to attack.

4.4 Alarms

- ☐ If an alarm is installed then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:
 - Communal entrances
 - Communal areas
 - Roof terraces
 - Cinema room
 - Gym
 - Bicycle stores
 - Circulation cores

- Amenity space
- Parcel room

4.6 Bicycle Parking Areas

- ☐ Doors in to the cycle parking area(s) must be certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners)..
- ☐ Cycle stands should be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.7 Landscaping

- ☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.
- ☐ It is essential that good sightlines are maintained throughout the development to allow residents and visitors to actively survey the area for potential threats. Low level planting should not be in excess of 1000mm in height and tree crowns should fall no less than 2400mm to aid sightlines and natural surveillance.

4.8 Lighting

- ☐ External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/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.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- ☐ Elevations of the building should be illuminated.

5 Physical Security (Non-Residential)

5.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2. Staff should be given flexibility over permitting access into the building at different times of the day and night. The main sliding entrance doors should be capable of being controlled by reception staff if required (e.g. at night) to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobby.
- ☐ Sliding/revolving doors should be tested and certified to LPS 1175 SR2.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

5.2 Windows, Building Fabric & Shutters

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any shutters must be tested and certified to LPS 1175 SR2, and installed in accordance with manufacturer's instructions.

5.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double glazed unit may be toughened glass.

5.4 Alarms

- ☐ The commercial unit should have intruder alarms installed or the infrastructure for tenants to easily install an alarm.

5.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric key pads. The following areas/doors should operate on access control:
 - External doors
 - Staff areas

6 Management & Maintenance

- 6.1.1 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
- 6.1.2 Any public open space or amenity areas not under the ownership of residents 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.

7 Construction

- 7.1.1 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.

- 7.1.2 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).

8 Useful References

8.1 Secured by Design (SBD)

- 8.1.1 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
29/04/2021	Will Clarke	CIS application received
26/05/2021	Will Clarke	Updated plans
13/08/2021	Ed Harvey	Updated plans
17/08/2021	Ed Harvey	Progress update
25/12/2021	Ed Harvey	Updated plans

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
B2_02_2200	Proposed Ground Floor Plan	28/07/21	C
B2_02_2201	Proposed Level 01	28/07/21	C
B2_02_2202	Proposed Level 02	28/07/21	C
B2_02_2203	Proposed Level 03-08	28/07/21	C
B2_02_2209	Proposed Level 09-13	28/07/21	C
B2_02_2214	Proposed Level 14	28/07/21	C
B2_02_2215	Proposed Level 15	28/07/21	C
B2_02_2216	Proposed Level 16-17	28/07/21	C
B2_02_2218	Proposed Level 18-19	28/07/21	C
B2_02_2220	Proposed Level 20-21	28/07/21	C
B2_02_2222	Proposed Level 22-23	28/07/21	C
B2_02_2224	Proposed Level 24-25	28/07/21	C
B2_02_2226	Proposed Level 26	28/07/21	C
B2_02_2227	Proposed Level 27	28/07/21	B
B2_02_2227	Proposed Roof Level	28/07/21	C
B2_02_2298	Proposed Level -02	28/07/21	C
B2_02_2299	Proposed Level -01	28/07/21	C
2664-PLA-RE-GF-DR-L-1000	Landscape General Arrangement Street Level	22/10/21	P06
2664-PLA-RE-L01-DR-L-1009	Landscape General Arrangement Residential Deck Level -01	22/10/21	P01
2664-PLA-RE-L02-DR-L-1005	Landscape General Arrangement Riverside Terrace Level	22/10/21	P05

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		