



HAD

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CRIME IMPACT STATEMENT



Dahna Manchester
310 Deansgate
Manchester
M3 4HE

Prepared by HAD & Co.

1. INTRODUCTION

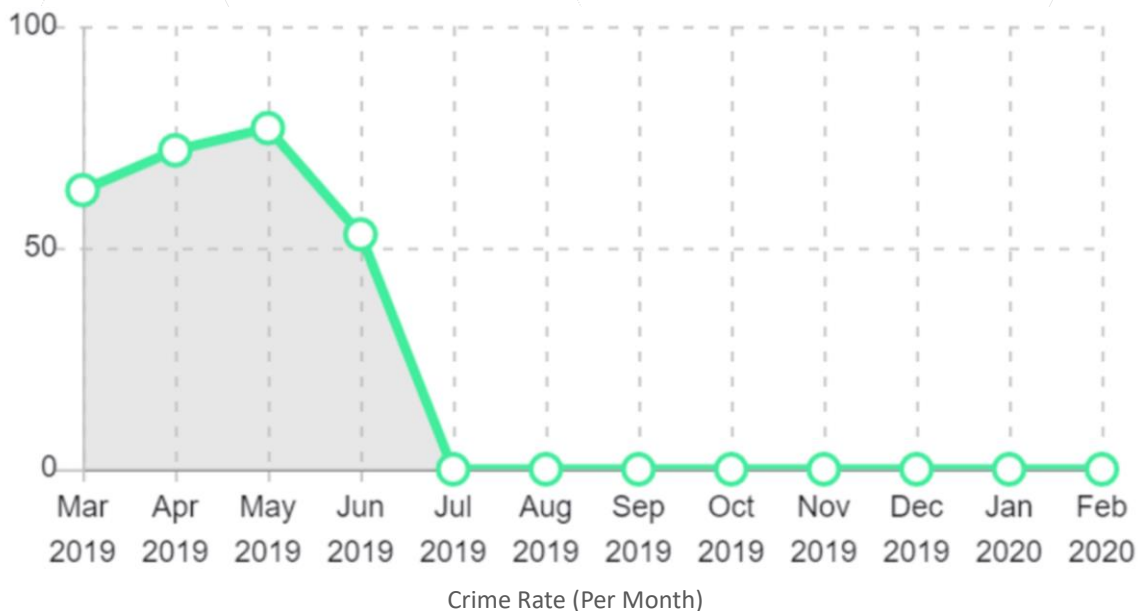
This Crime Impact Statement for the proposal at 310 Deansgate, Manchester will identify potential crime risks associated with the proposed development, and discuss the means that will be implemented to avoid and reduce those risks. The immediate building and its users will be considered, as well as neighbours and other's connected to the site.

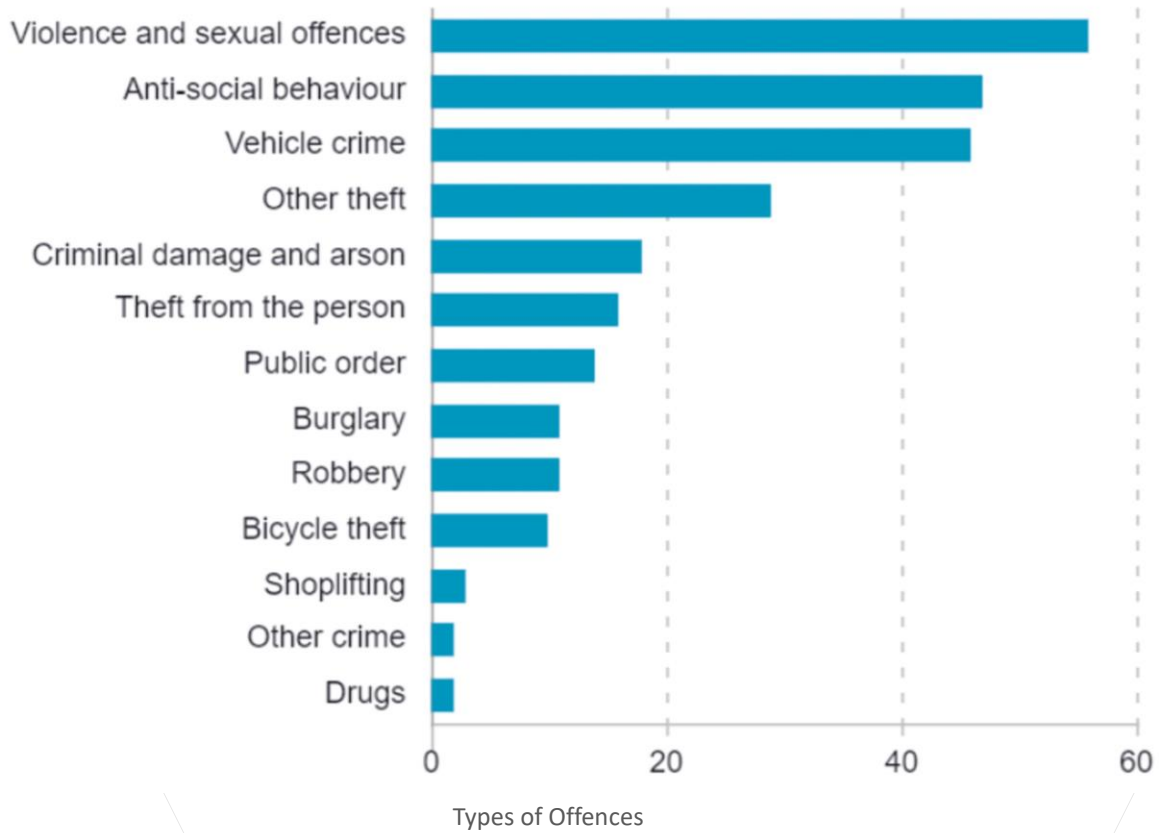
The assessment will be based on local crime statistics and incidents reported to the police during the period between March 2019 – February 2020. These statistics help uncover any trends in criminal behaviour that could affect the site and proposal.

2. PROPOSAL

Single storey roof top extension to provide partially external seating area for the purpose of socialising lounge bar (A4 Use Class) with smoking area (Sui Generis Use Class) associated with existing ground and first floor restaurant (A3 Use Class), including external alterations to existing façade.

3. CRIME





(Police.uk, 2020) <https://www.police.uk/pu/your-area/greater-manchester-police/castlefield/?tab=Statistics>

The most notable crimes potentially applicable to the site and proposal are antisocial behaviour (47), criminal damage (18) and arson and burglary (11). The following section below outlines where there might be vulnerable spots around the site that could attract these types of crimes and what measures are already in place and will be proposed to help combat them or deter them from occurring.

Ongoing management and presence of people on site will also have an impact on the crime with constant vigilance on any areas that could become vulnerable in the future. As well as having a suitable CCTV system and employ a manned security team during busy times, management will monitor the premises and act accordingly should a new hazard or potential vulnerability appear.

3. DESIGN ASSESSMENT

To be read in conjunction with the "Security Site Plan"- see Appendix.

1. **Ground floor rear emergency exit door** – This door is only used for deliveries and emergency escape. The door is fitted with a roller shutter that is locked after closedown. Access to this door is through the rear gate also securely locked at closedown. The rear yard is covered by unreachable high-level CCTV which also covers this door.
2. **Proposed frameless height glazing** - Glazing will be specified to be toughened laminated glass to prevent easy access through breakage. Unreachable high-level CCTV cameras will be positioned to cover all facades. The main street elevations are well lit and relatively exposed.
3. **proposed frameless glass double door** – Glazing will be specified to be toughened laminated glass to prevent easy access through breakage. This door will be used as an emergency exit only with panic push bar operation from inside. Unreachable high-level CCTV cameras will be positioned to cover all facades. The main street elevations are well lit and relatively exposed.
4. **Proposed double frameless glass entrance door** - This will be the main door into the building sited on the corner of Deansgate and Tonman Street. The door glazing will be specified to be toughened laminated glass with an intruder sensor connected to the alarm system. Unreachable high-level CCTV cameras will be positioned to cover all facades. The main street elevations are well lit and relatively exposed.
5. **External fire escape stairs and doors** - These doors and external stairs will only be used as emergency exits. The doors can only be opened from the inside via emergency push-bars and has no locking mechanism on the external leaf and will have a sensor linked to the alarm system. The currently exposed rear fire escape is visible from the surrounding streets and is protected by a red-brick rear wall approximately 2.4m high- this is to be extended up to the new roof level which will fully secure and enclose the staircase, which will also be extended to accommodate the newly created floor. The new enclosing walls will have perforations through the brick-pattern design to allow for natural light and ventilation into this space. As well as emergency lighting installed throughout the premises and this newly enclosed rear space, motion-sensor security lighting will be positioned to illuminate the rear yard and staircase to prevent dark over-shadowed areas.

6. **Rear sliding timber access door/gate** – The existing sliding gate to the rear service yard is to remain. This is locked from the inside only with lock bars and can be opened from the service yard during an emergency. During closedown this door is further secured using padlocks and bolts.
7. **Corner timber double doors to the yard** – These doors can also be used as emergency exits through push-bar lock access from the inside. There will be some need to manoeuvre around the fire escape stairs to access, so the rear yard area will be illuminated with external-quality security lights triggered by movement sensors with emergency lighting present throughout the premises and extending to the rear yard and fire escape also.
8. **Rear Alleyway HVAC mounting/scaffolding** - The steel mountings for the ventilation units inadvertently provide a climbing frame for intruders. The platform is protected by a robust locked 2.4m gate. The platform does not reach the existing roof level or the proposed second floor level. A toughened glass barrier will be used around the top storey to further deter intruders.
9. **Space near the rear of the alleyway** - This space is recessed between the high back yard wall and the neighbouring building creating a shadowy area with low visibility. Proposed low level security light triggered by movement could be used in the area to deter anyone from loitering in the area.
10. **Space near the front of the alleyway** - Like the rear space the recess creates a shadowy area potentially attractive to loiterers. However, it lies on a busy high street with high pedestrian footfall and vehicular traffic throughout the day and night. This part of the building is also well lit at night and is covered by CCTV.
11. **External roof-top terrace** – The exposure of the external roof-top seating area could be cause for noise concerns so has been positioned to the front of the site, furthest away from the nearby sensitive receptors of the residential areas to the rear. Additional features such as the fabrics, planting and also acoustic panels will be considered for the internal décor to aid with sound resonance and prevent it carrying on further than the site limits. Management and staff will also monitor sound levels here at quieter times during opening times.

4. BUILDING MANAGEMENT

Manned Security Team

The proposed business for the site will employ appropriately trained and certified bouncers/security during the busy late evening and night periods. The role of the manned security team will be to maintain cover at the doors, make sure nobody is acting aggressively or destructively or creating excessive levels of noise and protect the property, users and equipment from damage. The security team will have the right to refuse entry to those who they consider could commit criminal offences on the premises without prejudice, and also remove those that conduct criminal disturbance or activity inside the premises. When not employed on site during quieter times, management will also hold the right to refuse service where necessary and train staff on how to deal with criminal activity on premises and what to do should certain instances arise.

Noise

Excessive noise comes as the most common type of antisocial behaviour, followed by shouting, swearing and fighting. To try and combat these the proposed opening hours will be well regulated and patterns for busy periods will be monitored- should the security team need to be employed beyond the times originally agreed, then this can be changed to suit the activity pattern for the proposed restaurant/bar.

Opening times and **security deployed:**

- Mon-Fri: 6am till 2am – **8pm till 2am**
- Saturdays 9am till 3.30am – **2pm till 3.30am**
- Sundays & Bank Hols. 9am till 3.30am – **5pm till 3.30am**

The opening times above are reflected for special events and late-night entertainment features for example showing sports events that are based in other parts of the world so may have late showing times. Generally, the premises may not be open to these extents every day and would more than likely close at 11pm. The manned security team would also be employed for any special events where the business anticipates a busier than usual period, for example when there are events in the City Centre during the day- the team could have an earlier start than proposed above.

The external roof-top seating area has been positioned away from any nearby sensitive receptors and additional interior design features, written reminders on business literature for customers and staff monitoring will help keep the noise level at a minimum.

An appropriate Acoustic Assessment by a 'Aval Consulting Group Ltd' has also been commissioned for this Planning Application and will detail further any potential noise concerns and mitigation measures the applicants can take.

Music

Amplified music will only be played to suitable appropriate levels for restaurant ambience within the building envelope to avoid neighbour disturbances at unsocial times. There are to be no live amplified music events (gigs/ bands) proposed and the external roof-top seating area will not have amplified music played here.

Maintenance

Constant management presence on the site and an adequate daily maintenance and cleaning schedule will ensure the upkeep of the building, and any issues or concerns for safety can be addressed as soon as practical.

5. SPECIFICATION

It is recommended that the proposed security measures comply with standards as set out by “SecuredByDesign” (SBD) for Commercial Developments (2015 v2 currently available online: https://www.securedbydesign.com/images/downloads/SBD_Commercial_2015_V2.pdf). To assist, we have briefly covered the specification for the proposed measures discussed throughout this statement:

CCTV (Closed Circuit TeleVision)- must have recording capability with a picture quality that can assist Police with the identification of any potential intruders/ criminals including readable details such as vehicle registration plates. Many cameras now offer HD standard vision and recording as standard with links to physical recording systems based inside the building and ability to upload to a ‘cloud’ for extra back-up and secure data storage.

CCTV systems must be installed to BS EN 50132-7: 2012+A1:2013.

The installation should also consider the lighting location and have an infrared night-vision mode should the lights be broken. High-level unreachable locations will also ensure the cameras cannot be tampered with or damaged.

The owner/business will also need to register with the Information Commissioner’s Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: www.ico.gov.uk

Glazing- as well being toughened and laminated (min. 6.4mm thick) tested to BS EN 356:2000, the glazing and framing should have security glazing tape installed and/or dedicated security sealant or gasket and/or PAS 24:2012 secured mechanical fixing system. Any aluminium frames to confirm to BS 4873:2009.

Locks- locking mechanisms incorporating cylinders (Euro or oval profile) must include an assessment to BS EN 1303:2005 (minimum requirements key security Grade 5, attack resistance Grade 0 and drill attack resistance Grade 2). In addition to the above requirement, the cylinder certification scheme must include cylinder ‘snapping’ and ‘antibump’ assessments, for this reason all cylinders

must be certificated to DHF TS 007 1 star (if the cylinder is protected by DHF TS 007 2-star external hardware) or DHF TS 007 3-star if no external protective hardware is being provided.

The following certification schemes for lock cylinders are currently recognised for use in SBD developments:

- British Standard Institute 'Kitemark'
- Loss Prevention Certification Board LPS 1242: Issue 2:2010

In addition to the above requirements, doorsets designated as 'emergency' or 'panic' exits must be fitted with the hardware appropriate to the specific use:

- BS EN 179: 2008 Emergency exit devices
- BS EN 1125: 2008 Panic exit devices

Roller shutters- existing roller shutters to be certified to LPS 1175: Issue 7 Security Rating 1 or STS 202: Issue 3, Burglary Rating 1. Advised to replace to such if not.

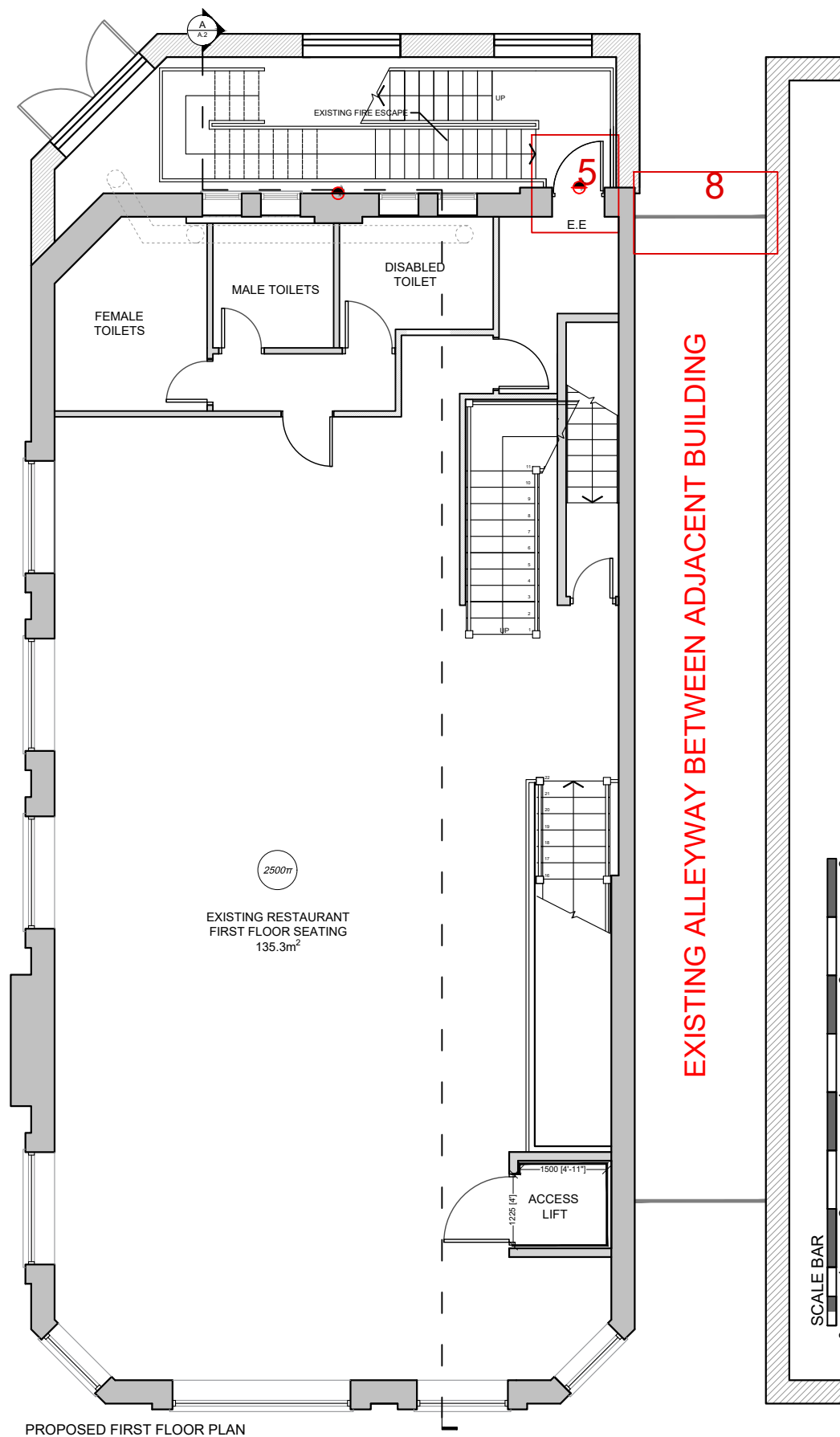
Alarm system- the building should be fitted with a suitably designed intruder alarm system that is fit for purpose. It should be set whenever the premises are empty and be triggered by intruders through motion sensors. Certain doorways and private areas can also have door sensors that are triggered whilst the premises are opened to ensure these spaces are only used by those authorised to do so. An electronic access system can be set up to these areas to ensure only staff have access here.

Security lighting- the security lighting to the dark external areas should illuminate the space just enough so those performing tasks in these areas can clearly see their surroundings. It should also be installed in conjunction with the CCTV scheme to ensure the light can assist with camera captures of any intruders. They can be powered on through motion-sensors to ensure they are not left on when not the area is not in use and prevent loitering, and the use of LED technology will aid in energy saving. The rear yard will now also be enclosed so the lighting will not extend to neighbouring properties that could be classed as light pollution which should be avoided if possible.

APPENDIX

Site plans drawn up to cover the hazards assessed in Part 3 of the above statement and the measures to put in place.

Drawing reference numbers: HAD3194-17 and HAD3194-18



Notes: All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies. Do not scale off the drawings, if in doubt ask. H & D are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval. CDM REGULATIONS 2015 The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). Domestic clients The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works: (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or: (b) Exceeds 500 person days. PARTY WALL ACT The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following: • Support of beam • Insertion of DPC through wall • Raising a wall or cutting off projections • Demolition and rebuilding • Underpinning • Insertion of lead flashings • Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations. A Party Wall Agreement is to be in place prior to start of works on site. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.	
Revisions List: B- Added labels/annotations -Illustrated extraction route	
 www.hadmanchester.co.uk 0161 327 2529	
Address: 310 Deansgate Deansgate Manchester M3 4HE	
Title: Crime Risk Plans 01	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 18-02-2021	Paper: A3
Drawing No: HAD3194-17	Scale: 1:100
Revision:	

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Title: Crime Risk Plans 02	Drawn: CD
Client: Mr. S Patel	Checked: NME
Date: 18-02-2021	Paper: A3
Drawing No: HAD3194-18	Scale: 1:100
Revision:	