CRIME IMPACT STATEMENT

The Junction Pub, Rolls Crescent

28 Apartments & Ground Floor/Basement Commercial Use

FOR: Roost Architects

VERSION A: 21st July 2020

REFERENCE: 2020/0359/CIS/01

Greater Manchester Police

designforsecurity

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CPT
CRIME PREVENTION TEAM

The Junction Pub, Rolls Crescent

2020/0359/CIS/01

EXECUTIVE SUMMARY

Minor design changes required

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 proposed residential development is acceptable in general; however there are a number of points that should be considered.

- The main entrance to the apartments is taken from a recessed area which could potentially conceal an offender from view, potentially leaving residents and visitors vulnerable.
- Physical security, access control & mail delivery should be carefully considered.

More details can be found in section 3.3 where there are there are a number of recommendations made 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

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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 Hulme area of Manchester.

The site is rectangular and it is positioned on the prominent junction of Rolls Crescent (to the North) and Old Birley Street (to the East). To the South the site is bound by a Hulme Community Garden Centre and to the West the site is bound by an adjacent access road serving the site and properties opposite.

The site is presently occupied by a public house, the Junction Hotel and associated car parking area. The existing building occupies the North-West corner of the plot with the rest of the site comprised of a car parking area and a landscaped area.

The local area is typically residential with a number of apartments and perimeter block developments.

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2 Crime Statistics & Analysis

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

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
37	19	82	185	43	59	6	20	19	26

2.1.1 The overall crime rate in the local area is relatively low with less serious wounding, robbery and vehicle crime being the highest recorded offences taking place.

2.1.2 Less serious wounding has taken place throughout the local area with hotspots occurring to the north and south of the proposed site, around Hulme centre in the north and around a residential estate to the south. Assaults and public order offences have been the highest recorded less serious woundings taking place in the area. Offences have mostly involved domestic disputes and incidents between known associates.

2.1.3 Personal robbery offences have been the highest robbery crime type taking place within the local area, with the majority of offences taking place to the north west of the proposed site; which is within close proximity to Hulme town centre. Offences have taken place within public streets whereby a group of offenders approach a victim and remove personal property, mostly electrical goods and vehicles.

2.1.4 Vehicle crime has taken place throughout the local area with theft from a vehicle and criminal damage to a vehicle being the highest crime types taking place. Offenders have used implements to target glazing in windows, causing damage and gaining entry to the vehicle, removing items. Offenders have also used tools to remove vehicle registration plates and vehicle parts, as well as using sharp implements to damage tyres and paint work.

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

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

Possible Solution - All external door sets should be certified to a burglary resistant standard (see section 4.1). Rear doors should be positioned within the secure rear boundary to restrict access to residents. Ground floor and easily accessible windows should be certified to a burglary resistant standard (i.e. BS PAS 24).

2.2.2 Exploitation of insecure windows and doors.

Possible Solution - Front doors should have split spindles or a fixed external handle so then cannot be opened from outside without a key. Rear doors should be positioned in secure rear gardens with appropriate boundary treatments. Ground floor windows should have restrictors installed so that they cannot be opened from the outside if left insecure.

2.2.3 Smashing glazing in windows and doors to gain entry.

Possible Solution – Any ground floor or easily accessible glazing should contain a pane of laminate glazing, which cannot be easily smashed or shattered to gain entry.

2.2.4 Forcing open shutters (mostly located to the front of the property) using bodily pressure and implements to gain access to the doors and windows located behind them.

Possible Solution – Any shutters should be certified to a recognised security standard (i.e. LPS 1175 SR2). Shutters certified to a burglary resistant standard are able to withstand prolonged, opportunist, attacks by criminals.

2.2.5 Offenders posing as legitimate customers, gaining access to staff only areas.

Possible Solution – Staff only areas should be restricted to staff with lockable doors operating on either an access control system or a manual lock to prevent unauthorised access. Staff should be provided with locker, or similar, to securely store their property at work.

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2.3 Risk Factors

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

- Domestic burglary
- Bogus callers and distraction burglary
- Criminal damage to property and vehicles
- Anti-social behaviour
- Theft of/from parked vehicles
- Unauthorised access to buildings/private space
- Tailgating (pedestrian and vehicular)
- Neighbour disputes
- Poor maintenance of access control systems
- Theft and criminal damage during the construction period

2.4 Risk Factors - Retail

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

- Commercial burglary
- Cash robbery
- Unauthorised access to private spaces/Tailgating
- Shoplifting
- Employee theft
- Theft of customer / staff property
- Criminal damage to property

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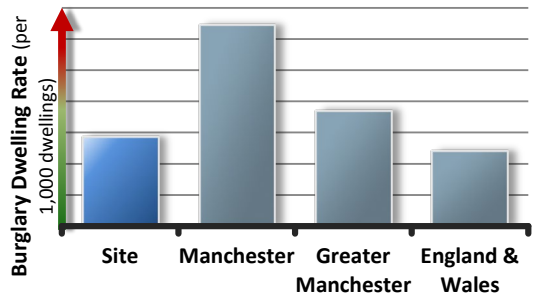
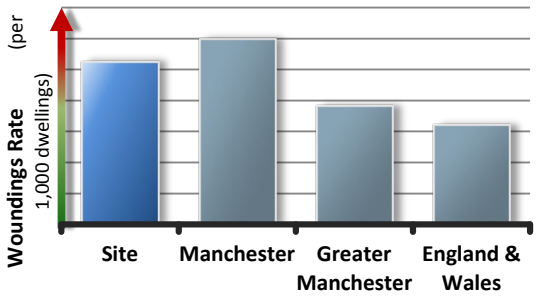
2.5 Crime Rate Comparison

The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2018.

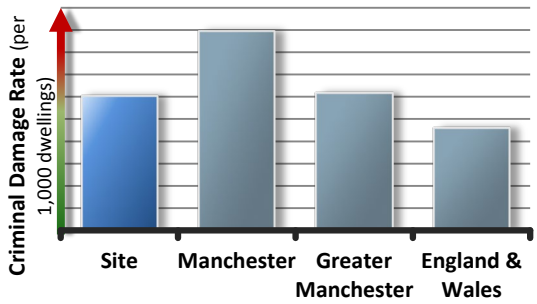
Comparison of Burglary Dwelling Rates at Site (Km), Manchester, and Greater Manchester



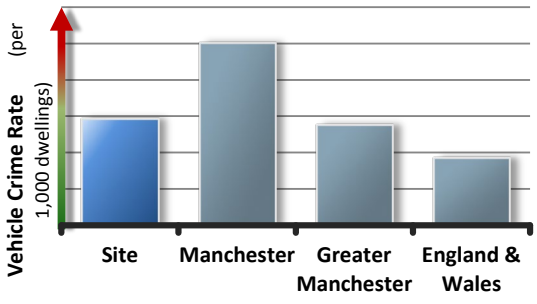
Comparison of Wounding Rates at Site (Km), Manchester, and Greater Manchester



Comparison of Criminal Damage Rates at Site (Km), Manchester, and Greater Manchester



Comparison of Vehicle Crime Rates at Site (Km), Manchester, and Greater Manchester



2.5.1 The rate of domestic burglaries per 1000 dwellings is **56% lower** than Manchester as a whole, **23% lower** than Greater Manchester and **20% higher** than England & Wales.

2.5.2 The rate of woundings per 1000 dwellings is **12% lower** than Manchester as a whole, **37% higher** than Greater Manchester and **64% higher** than England & Wales.

2.5.3 The rate of incidents of criminal damage per 1000 dwelling is **33% lower** than Manchester as a whole, **2% lower** than Greater Manchester and **32% higher** than England & Wales.

2.5.4 The rate of incidents of vehicle crime per 1000 dwellings is **41% lower** than Manchester as a whole, **6% higher** than Greater Manchester and **58% higher** than England & Wales.

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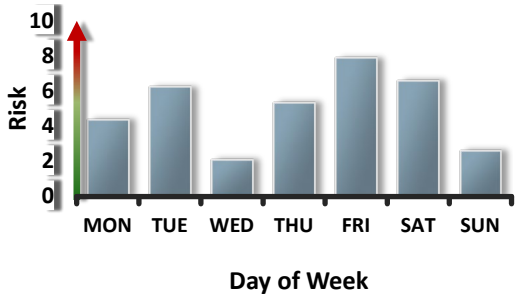
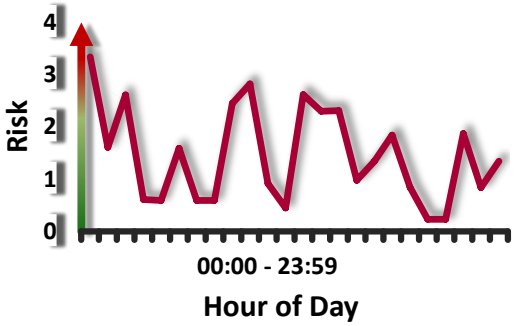
2.6 Domestic Burglary: Risk Analysis

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

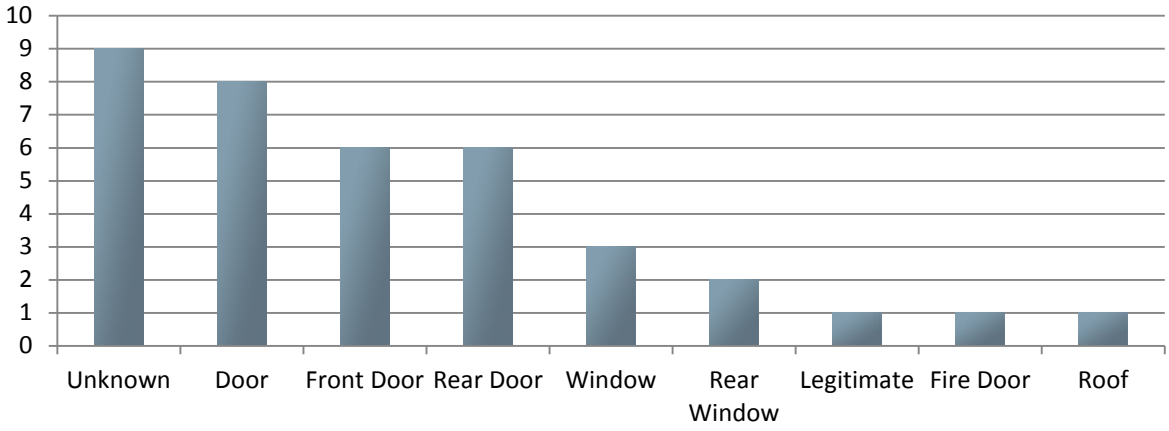
Burglary dwelling – Day Range



Burglary dwelling – Time Range



Burglary Dwelling – Point of Entry



2.6.1 Day/Time Range: The risk of domestic burglary in the local area peaks on a Tuesday and Friday during the early hours of the morning (12am – 2am) and during the morning (8am – 11:30am). Offenders often target properties in the early hours of the morning when it is dark and there is less foot fall in the area, giving offenders the perception that they are less likely to be caught or identified.

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

- In cases where entry is unknown offenders are likely to have gained entry through insecure windows and doors.
- Forcing open secure windows and doors using bodily pressure and implements in order to gain access to the property.
- Smashed glazing in windows and doors using implements.

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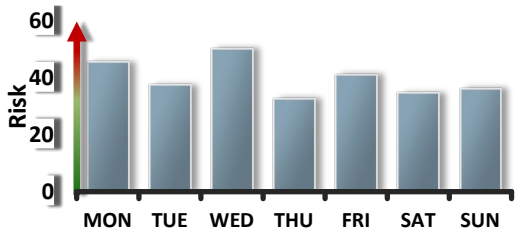
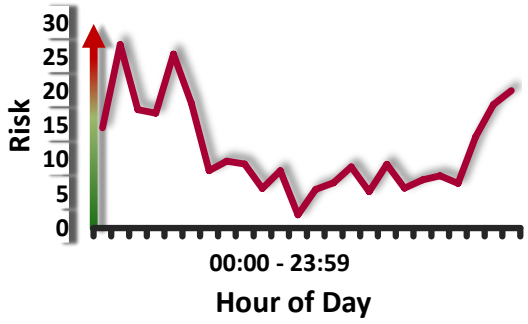
2.7 Burglary Risk Analysis

The data below relates to non-domestic burglary offences within / against retail facilities, recorded in the Manchester area.

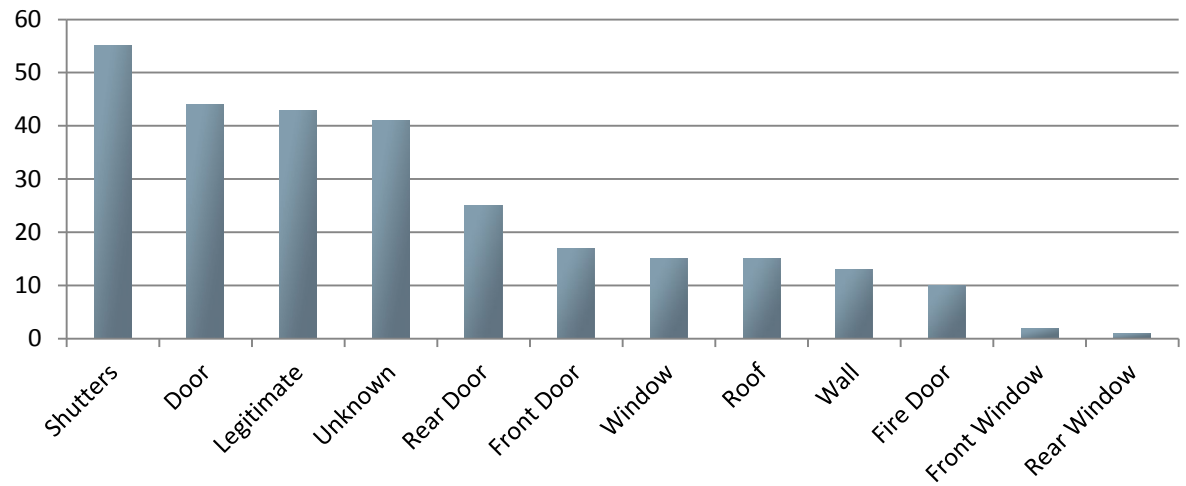
Retail Burglary – Day Range



Retail Burglary – Time Range



Retail Burglary – Point of Entry



2.7.1 Day / Time Range: The risk of burglary at retail premises in Manchester is consistently high throughout the week, peaking on a Wednesday. During the day the risk of burglary at retail premises increases in the early hours of the morning (12am – 6am). Burglaries at commercial premises frequently take place during the night, when they are closed and the streets are quiet. Offenders perceive the risk of being witnessed or apprehended at its lowest.

2.7.2 Point of Entry: In the local area the following entry points and MO's have been the occurred most frequently:

- Smashed glazing in windows and doors to gain entry to premises.
- Posing as a legitimate customer and tailgating / exploitation insecure doors to gain access to staff only areas.
- Forcing open shutters using bodily force and implements to gain entry.
- Opening secure doors using bodily pressure and implements to gain entry.

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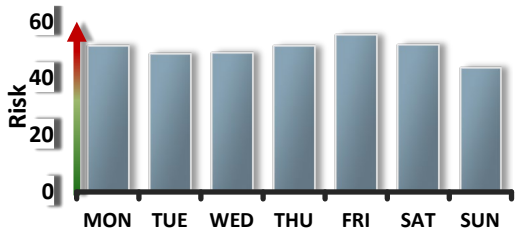
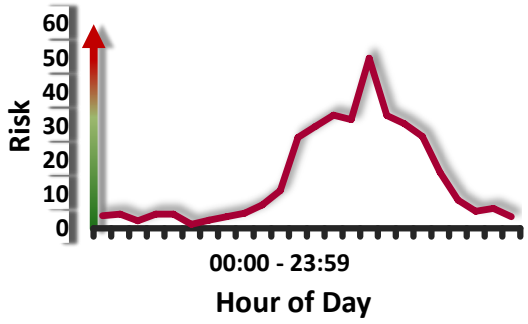
2.8 Theft Risk Analysis

The data below relates to thefts within / against retail facilities, recorded in the Manchester area.

Retail Theft – Day Range



Retail Theft – Time Range

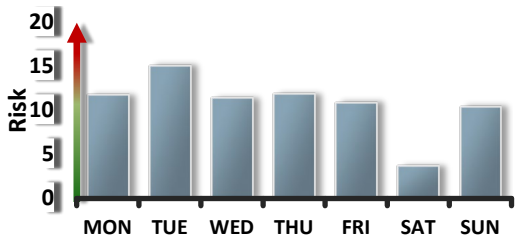


2.8.1 Day / Time Range: The risk of theft from retail premises in Manchester is consistently high throughout the week, peaking on a Friday and Saturday. During the day the risk of theft at retail premises peaks in the late morning and into the evening (10:30am – 8pm). Small, personal items are being targeted, mostly mobile phones, purses and bags.

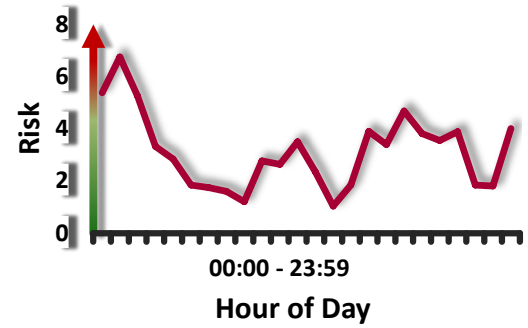
2.9 Vehicle Crime: Risk Analysis

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

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.9.1 Day/Time Range: The risk of vehicle crime in the local area peaks on a Tuesday during the early hours of the morning. Offenders often target vehicles in the early hours of the morning when the vehicle owner is unlikely to have sight of their vehicle, reducing the possibility of the offender being identified.

3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposed development is of 28 no. apartments with ground floor and basement commercial uses.

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 development site is located in a prominent location on the busy junction of Rolls Crescent and Birley Old Road. The site will be subject to passive surveillance due to the high volume of passing

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vehicular and pedestrian traffic. Opposite the development site, on Rolls Crescent, is an apartment development – allowing for mutual surveillance opportunities.

3.2.2 The site is presently not in use with the building occupying the site vacant. The redevelopment of the site will bring additional activity to the local area. The mix of uses will generate activity at different times of the day – deterring criminals and those antisocially minded from targeting the development and potentially others in the vicinity.

3.2.3 The retail and residential uses are self-contained preventing residents, and visitors, of the apartments from accessing areas of the retail development and staff/customers of the retail unit accessing communal areas of the apartments – reducing the opportunities for criminals.

3.2.4 Apartments are located at first floor and above, reducing the potential for noise disturbance by those passing by at night.

3.2.5 The layout of residential corridors of the apartment building allow for good sightlines.

3.2.6 The ground floor car parking area will be restricted to residents, reducing the potential for misuse and reducing the burden of parking on-street in the local area.

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.

Apartments

3.3.1 The main entrance of the apartments is set back and taken from a deeply recessed area which cannot easily be seen from the nearby public highways/footways. The proposed position of the entrance could potentially conceal an offender from view and allow them to attempt to gain entry to the building or target residents/visitors. The entrance should be positioned in a prominent location on the front elevation where it can be easily viewed or there should be a barrier restricting access to this area such as a railings or a glazed screen, with access control and an intercom for visitors.

3.3.2 Access in to the building 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 How mail is delivered should be carefully considered.

3.3.3 A secure system for the delivery of post that does not require access to all floors of the building should be implemented. In a development of this size it is recommended that a secure postal lobby is created, allowing postal workers access to deliver mail to individual mailboxes without gaining access to the entire building.

3.3.4 Access to the parking areas should be restricted with a secure high speed shutter operated using a key fob/proximity reader system, with no automatic egress (i.e. access control both 'in' and 'out') so that criminals cannot gain access to the area, attack the vehicles and escape.

3.3.5 Any doors from the car parking area should be certified to a burglary resistant standard (i.e. PAS 24 or LPS 1175 SR2) and operate on an access control system, restricting access to communal areas and the circulation core of the apartment development to residents.

3.3.6 The bicycle storage areas in the car park should and have a doorset operating on an access control system allowing only genuine users to gain access.

3.3.7 Consideration should be given to covering the car parking areas with CCTV to deter criminals and to provide a record of any incidents or accidents.

3.3.8 The car parking area should be illuminated to BS 5489 – see table L1 opposite.

Table L1: Lighting requirements for multi-storey/enclosed car parks

Areas	Av. lux	Min. lux	Uniformity
Parking bays and lanes	75	50	0.6
Ramps, corners and junctions	150	75	0.5
Vehicular entrances/exits	75 (night) 300 (day)	n/a	n/a
Pedestrian areas (stairs, lobbies etc)	100	50	0.5
Open roof level	30	10	0.33

Please Note:
- The Av (average) lux is the maintained average horizontal illuminance on the floor
- The Min (minimum) lux is the minimum horizontal illuminance at any location
- Reference should be made to BS 5489 part 9, for further information and guidance
- There may be scope for compromise on the above levels due to external factors

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Commercial

3.3.9 The retail units should be covered by a monitored alarm system, with a response facility.

3.3.10 Access in to staff only areas should be restricted to staff. Signage should be provided so that it is clear which areas are restricted to staff, to prevent confusion being used a legitimate excuse for accessing staff only areas.

Misc

3.3.11 In the local area and on this building there are numerous examples of graffiti. It should be considered essential that any blank facades of the building should be treated with an anti-graffiti coating to an approximate height of 2400mm so that any graffiti can be easily cleaned by the building operator

3.3.12 Elevations of the building should be illuminated to a high standard to deter antisocial or criminal behaviour. All external doors should be illuminated to deter criminal and prevent behaviour that may intimidate residents, such as congregation near communal entrances.

3.3.13 Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

3.3.14 External lighting must be provided to pedestrian routes in accordance with BS 5489.

4 Physical Security (Residential)

In addition to the layout issues highlighted in section 3, the following checklist (sections 4-7) forms the physical security requirements for this scheme to achieve Secured by Design accreditation if required.

4.1 Doors

☐ 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.

☐ 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.

☐ To prevent tailgating there should be two certified access controlled doors (certified to BS PAS 24, STS202, or LPS 1175 SR2) between publically accessible space and apartment entrance doors.

☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. It is advised that these doors do not have fixed sidelights, and are provided with door viewers instead. Chain limiters are recommended but not essential.

☐ 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. A secure system for the delivery of post that does not require access to all floors of the building should be implemented. In a development of this size it is recommended that a secure postal lobby is created, allowing postal workers access to deliver mail to individual mailboxes without gaining access to the entire building.

4.2 Windows

☐ Ground floor windows must be compliant with and certified to BS PAS 24 or BS 7950.

☐ 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.

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4.3 Glazing & Building Fabric

☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A 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.

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

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:

- Main entrance doors
- Secondary entrance doors off internal lobbies
- Entrances to the building from the car park
- Car park shutters
- Bin stores
- Cycle stores

4.6 Car Park

☐ Access to the parking areas should be restricted with a secure high speed operated using a key fob/proximity reader system, with no automatic egress (i.e. access control both 'in' and 'out') so that criminals cannot gain access to the area, attack the vehicles and escape.

☐ Lighting in the car park should be in accordance with BS 5489, and display an average lux level of 75-100 with uniformity of no less than 75%. These figures should be evidenced by a lighting layout/lux plan.

☐ Bays and directional markings should be clearly demarcated, with pedestrian routes/directions clearly signed.

☐ Where feasible, a one-way system should be implemented to reduce the likelihood of collisions and conflict.

☐ Pedestrian access in to car parks should also be fob in and fob out only.

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.

5.2 Windows, Shutters & Curtain Walling

☐ Windows must be compliant with and certified to BS 7950.

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- ☐ 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.
- ☐ 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

- ☐ It is highly recommended that the ground floor and basement units are covered with a response facility (be that an alert to the key holder, or to a security patrol team).

6 External Features

6.1 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.

6.2 Lighting

- ☐ External lighting must be provided to pedestrian routes within the site in accordance with BS 5489.
- ☐ 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.
- ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.

6.3 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.

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☐ 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.

☐ The intelligent placement of cameras helps to provide clear facial identification of individuals.

7 Management & Maintenance

7.1.1 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

7.1.2 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.

7.1.3 A comprehensive security regime for the individual units must be prepared and remain in place for the day-to-day running of the site. There should be regular reviews/exercises to ensure that it remains accurate, workable and up-to-date. All staff should understand and accept the need for security measures and it should be made east for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as:

- Opening and closing the building, including staff arrival and departure;
- Management of deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods);
- Details of staff security training;
- Location and management of any smoking areas;
- Repairing damaged external and internal fittings, particularly security features e.g. access control systems, alarm systems, CCTV cameras, and lighting;
- Cleaning and prompt removal of graffiti and litter; and
- Refuse collection arrangements.

7.1.4 All high value equipment within publically accessible areas (e.g. computers, televisions, tools etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

7.1.5 Refuse collection arrangements should not require bins to be left in the street for extended periods/overnight. Servicing activities should not require any service doors to remain open unattended for prolonged periods.

7.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the building, but also to deter unauthorised access to staff-only/back-of-house areas.

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8 Construction

8.1.1 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.

8.1.2 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).

9 Useful References

9.1 Secured by Design (SBD)

9.1.1 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/

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A Contact register

Date	Contact With	Summary of Contact
23/06/2020	Don Murphy	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
2018-056-000	Location Plan	23/01/07	
2018-056-101E	Proposed Site Plan	08/05/18	
2018-056-102G	Proposed Ground Floor	08/05/18	
2018-056-103F	Proposed First Floor	29/08/19	
2018-056-104E	Proposed Second Floor	29/08/19	
2018-056-105E	Proposed Third Floor	29/08/19	
2018-056-106E	Proposed Elevations	08/05/18	
2018-056-110B	Section A and B	29/08/19	
2018-056-111B	Section C and D	29/08/19	
2018-056-113B	Proposed Basement	17/10/19	

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		

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