



LRW
Ground Floor West
50 Dearmans Place
Manchester
M3 5LH

Your Ref:
Our Ref: 2011/0912/CLT/01
Direct Line: 0161 856 5915

F.A.O. Stuart Aldred

Date: 23.04.2020

Dear Stuart

Ibis Hotel, corner of Charles St & Princess St, Manchester

Thank you for seeking the views on Design for Security in relation to a prospective planning application for the change of use of part of the ground floor of the above hotel from a restaurant to additional guest bedrooms, a staff room and a linen store.

The proposed development includes several elements:

- changing the use of this part of the building;
- modifying the exterior of the building, including, replacing entrance doors with windows and introducing a new window and removal of the existing fence between the corner of the building at Princess Street and the projecting wall of the rear elevation, adjacent to the refuse store; and,
- modifying the internal arrangements, including a new door and circulation corridor, to allow access to the proposed guest and staff rooms.

From a crime prevention perspective, the main issues to consider relate to:

- the risk of theft from guest and staff rooms;
- criminal damage to the exterior glazing;
- noise and disturbance of residents from the nearby late-night licensed premises; and,
- maintaining the privacy of guests in their rooms.

I have now reviewed the local crime pattern, the plans and the Design and Access Statement that you forwarded to me, and visited google street view to get an broader understanding of the layout of the site of the site, its surroundings and the appearance of the building, particularly the side and rear elevations.

Taking each of the main crime prevention issues in turn. Firstly, the crime figures suggest that theft from staff and guest rooms in this hotel is not currently an issue. Like many of its hotels I am familiar with, I assume that the hotel operator, Ibis, installs guest/staff card-operated, electronic locks (e.g. Salto or Vinguard) to staff and guest rooms, and that access to the guest room corridors will be controlled in a similar way at the door connecting reception to the relevant circulation corridor. Whilst a rare occurrence, theft, where entry is gained through external windows, is not unknown in the city centre. I am aware of hotels where ironwork has been added to ground floor windows to prevent such acts. In this instance, I recommend the installation of window frames that meet the LPS 1175 security standard and, if they are required to be able to be opened, must be fitted with restrictors limiting opening to 100mm.

Postal Address

Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester M11 2NS

There have been a few incidents of criminal damage to glazing at the hotel. The main entrance on Charles Street seems to be the focus for such incidents, rather the glazing on the side or rear elevations, and which appear to be carried by unwanted visitors or unruly guests. The plans indicate that toughened glazing will be used on the lowest, most vulnerable parts of the proposed glazed elements on the side and rear elevations. We advise that laminate glazing is used here because here because of its qualities of robustness and resistance to forced entry, as well as its shatterproof quality which toughened glass lacks.

The issues of noise and disturbance, and privacy can be largely dealt with through the installation of acoustic glazing and appropriate blinds or curtains. However, in addition, I would like to see a form of barrier/railing re- erected between the corner of the building at Princess Street and the projection of the building on the rear elevation. Such a feature is shown on the CGI image on page 13 of the Design and Access Statement but is not indicated on the proposed. Together with a reasonable sized planter or two, the railing is an ideal means of deflecting passers-by, including would-be offenders from approaching these otherwise vulnerable windows, maintaining the amenity of guests and reducing further any risk of criminal damage to the guest room glazing and theft where entry is gained through windows .

To conclude, I am happy to support the proposed change of use and elevational alterations, subject to a condition requiring the following:

- a) inclusion of a suitable form of access control to restrict entry to guest and staff rooms and the corridor linking the reception to the circulation corridor;
- b) installation of robust window/curtain walling frames, fitted with laminate glass;
- c) fitting opening restrictors to any opening windows; and,
- d) installation of a barrier and planters to create an area of the rear elevation.

Yours faithfully



Adrian Murphy BSc Dip TP Dip Mgmt MRTPI
Consultant

e: adrian.murphy@designforsecurity.org