

CRIME IMPACT STATEMENT

10-16 HARRIS STREET, MANCHESTER, M8 8EG

10 No. Wholesale Cash & Carry Units

FOR: Tang & Associates

VERSION A: 22nd March 2017

REFERENCE: 2017/0137/CIS/01

Greater Manchester Police

designforsecurity

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CPT
CRIME PREVENTION TEAM

10-16 HARRIS STREET, MANCHESTER, M8 8EG

URN: 2017/0137/CIS/01

EXECUTIVE SUMMARY

Recommendations made

The proposed development has been assessed using 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, the fear of crime, and anti-social behaviour.

The proposals are generally acceptable and in keeping with developments in the surrounding area. The development benefits from two car parking areas, with boundaries that can be made secure when the proposed units are closed (i.e. at night). The majority of the external doors and windows are not on public facing elevations, leaving them less vulnerable.

A number of recommendations have been made in section 3.3 of this report which consideration should be given to implementing. These include inspecting the existing boundary and repairing any damage that could leave it insecure. The external doors and windows on the Overbridge Road elevation area potentially vulnerable as they directly abut the public footway and these should be protected with shutters. If these recommendations, and those made in section 3.3 of this report are implemented we would be supportive of the proposals.



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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 Cheetham Hill area, close to the city centre of Manchester.

The site is bound by Harris Street to the North, adjacent properties to the East, Cheetwood Street to the South, and Overbridge Road to the West.

The site is currently occupied by two buildings, a smaller building to the West of the site and a larger building in the central area of the site. These buildings will be retained as part of the redevelopment of the site.

Development in the local area is generally retail or wholesale, with a number of other commercial/industrial uses. Opposite the site on Harris Street are a number of small retailers and there is a warehouse opposite the site on Cheetwood Street.













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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st March 2016 and 28th February 2017.

2.1 Crime Summary

Figure 1: Recorded Crime within 500m of Site

Burglary Dwelling	Burglary Other	Criminal Damage	Less Serious Wounding	Misc. Thefts	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Theft of Pedal Cycle
6	55	67	278	38	20	20	35	22	<5

2.1.1 Over the last 12 months, the most frequently occurring offences in the surrounding have been less serious wounding, theft, burglary of commercial premises and criminal damage. These types of crime are typical of those experienced in or within close proximity of district, town or city centres – where there is often a concentration of retail, commercial and licensed premises, leading to a concentration of crime and disorder issues.

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

2.2.1 **Retail:** Shutters were units forced upwards

Possible Solution – It is highly recommended that any roller shutters are certified to a burglary resistant standard (i.e. LPS 1175 SR 22). It is recommended that perforated shutters are used to prevent opportunities for defacement.

2.2.2 **Retail:** Front doors have been forced open with bodily pressure and tools

Possible Solution – Any external doors should be illuminated to deter offenders from targeting them. External doors should be certified to an appropriate burglary resistant standard (see section 4.1).

2.2.3 **Retail:** Offenders posing as legitimate customers gaining access to staff only areas in order to steal property

Possible Solution – Areas restricted to staff should operate on an access control system, or be key lockable, preventing members of the public from accessing these areas. Staff areas should be clearly signed.

2.3 Risk Factors (Retail)

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

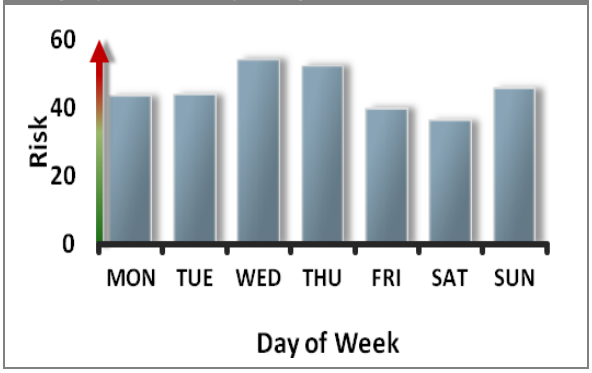
- Commercial burglary
- Cash robbery
- Unauthorised access to private spaces/Tailgating
- Shoplifting
- Employee theft
- Theft of customer/staff property
- Criminal damage to property

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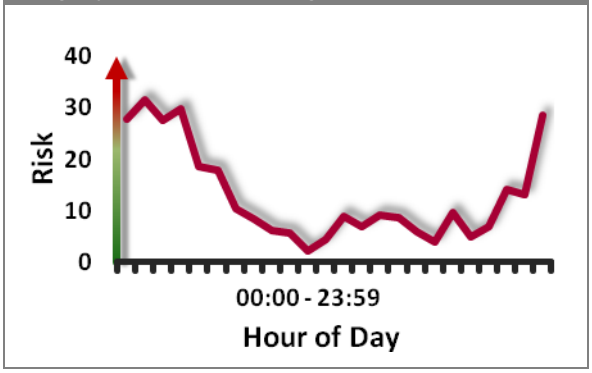
2.4 Burglary Other (Retail): Risk Analysis

The data below relates to burglary other offences within/against retail premises, recorded in the North Manchester area.

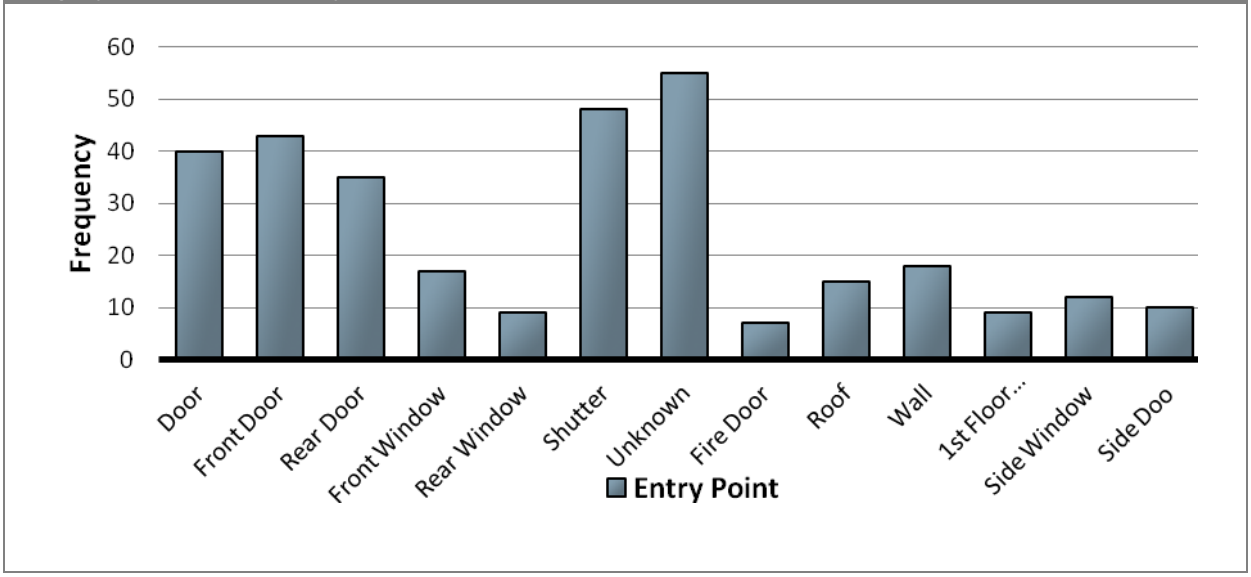
Burglary Other – Day Range



Burglary Other – Time Range



Burglary Other – Point of Entry



2.4.1 Day Range: During the week, the risk of burglary is consistently high, and peaks on a Wednesday and Thursday.

2.4.2 Time Range: During the day, the risk of burglary is concentrated in the early hours of the morning. Offenders often target premises at this time when they are closed, it is dark and the streets are quieter- all of which contribute to offenders perceiving a lower risk of being detected and identified.

2.4.3 Point of Entry: In the majority of cases where entry points are known, offenders have entered retail premises through external doors (primarily front and rear) by applying bodily pressure or tools to force them open.

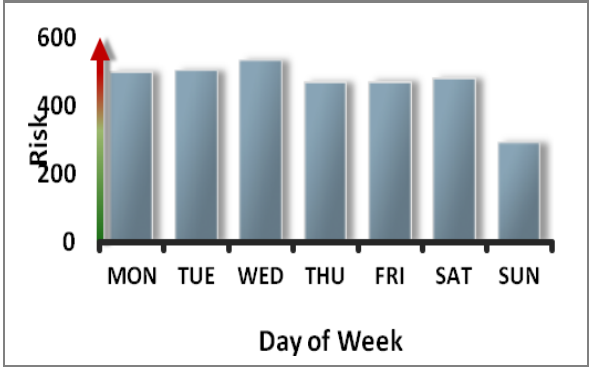
2.4.4 Where the point of entry is unknown, this is likely to have been when offenders have posed as legitimate customers to gain access to premises when they are open, before targeting insecure doors, tailgating or using force to open internal doors to restricted areas.

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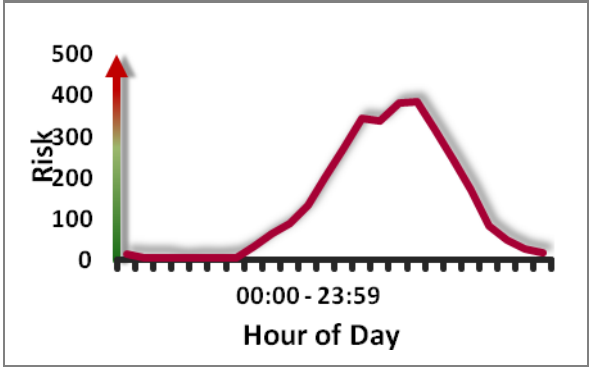
2.5 Misc Theft (Retail): Risk Analysis

The data below relates to miscellaneous thefts within/against retail premises recorded in the North Manchester area.

Misc Theft – Day Range



Misc Theft – Time Range



2.5.1 Day Range: The risk of miscellaneous theft at retail premises remains consistently high throughout the week, peaking slightly on Wednesday and dropping on a Sunday when retail premises are often closed or open for shorter periods of time.

2.5.2 Time Range: During the day, the risk of theft is concentrated in the late afternoon and evening. This is when retail premises are typically at their busiest and, therefore, the opportunities to offend are greater.

3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposed development is the refurbishment of the existing buildings to be used as 14 no. wholesale cash and carry units with associated car parking.

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 proposed change of use will bring this vacant site back in to use, potentially increasing activity and vitality in the area to the benefit of this site and the surrounding developments.

3.2.2 The majority of the external doors and windows are located on elevations adjacent the car park rather than the street.

3.2.3 Car parking will be provided for staff and customers.

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 If the existing boundary treatment is to be retained, it should be inspected for any damage and rectified where necessary. If the boundary treatment is to be replaced, a robust treatment should be used (i.e. railings or weld-mesh) to a minimum height of 2400mm.

3.3.2 To a height of 2000mm, all building elevations adjacent the public footway should be treated with an anti-graffiti treatment – so that any graffiti can easily be removed.

3.3.3 Shutters, certified to a burglary resistant standard, should protect external doors on the Overbridge Road elevation, which abut the public footway.

3.3.4 Each individual unit should be covered with a monitored alarm system, with key holder response.

3.3.5 The proposed car parking areas should be illuminated to a high standard, in accordance with BS 5489.

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4 Physical Security

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

4.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, or 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.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.
- ☐ Garage or sectional overhead doors must be tested and certified to LPS 1175 SR2. If circumstances could prevent this, please consult with Design for Security.

4.2 Windows, Curtain Walling, Cladding & Shutters

- ☐ 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.
- ☐ Shutters must be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required), and installed in accordance with manufacturer's instructions.

4.3 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.

4.4 Alarms

4.4.1 A monitored alarm system should be installed to cover each individual unit.

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:
  - External doors

4.6 Boundaries

- ☐ The proposed boundary should be inspected and any damage should be repaired.

4.7 Car Parks

- ☐ Lighting to car parks should be in accordance with BS 5489, and display an average lux level of 20 with a uniformity level of no less than 25%. 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.

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5 Management & Maintenance

5.1.1 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)
- Removal of graffiti

6 Construction

6.1.1 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.

6.1.2 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).

7 Useful References

7.1 Secured by Design (SBD)

7.1.1 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
27/02/2017	Hidayatullah Hatami	CIS application received
20/03/2017	Hidayatullah Hatami	Progress update

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
9294/010	Location Plan / Existing Floor Plans	Feb 17	A
9294/011	Proposed Floor Plans	Feb 17	A
9294/024	Block A & B Existing & Proposed Elevations	Feb 17	A

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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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, STS202 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

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