# Plan:8

FAO Angela Leckie
Planning
Manchester City Council
P O Box 532
Town Hall
MANCHESTER
M60 2LA

21 January 2012

Dear Angela,

**Planning Portal Reference Number PP-02330617**
**MCC Reference 101067/FO/2012**
**57 Thomas Street Manchester, M4 1NA**

As you know we have submitted a planning application for a proposed retractable canopy fixed to front elevation above ground floor windows. The retractable canopy when extended will be over the pavement upon which tables and chairs are positioned. All is shown on the submitted plans reference 02D.

We have submitted a cheque for £195.00 under separate cover.

In response to your letter of 5th December 2012 we would confirm the following points which correspond to the points made in your letter:

1. The plans show 1.8 metre footway between the seating and pavement edge, you will note that highways and licensing are both satisfied with the proposal. GMP Design for security also consider the space suitable.
2. As discussed and agreed an acoustic assessment is not necessary in this instance. We have supplied the original noise reports from the 2009 change of use application. There are no material changes since then. Additionally I can confirm there will be no amplified music outside and tables will be waiter served at all times. A maximum of four people will be seated outside.
3. Waiter service will be provided at all times. The tables will be checked every 15 minutes or more frequently to see if mugs and glasses need to be cleared away. This bar, which is independently run, closes at midnight and does not cause any problem locally. The bar employs people and is sensibly operated. The proposed changes were to be appropriate within the streetscene and the surrounding area.
4. The seating will be waiter serviced.

Plan:8 Town Planning Ltd t/a Plan:8
14 St Augustine's Road, Cheadle Heath, Stockport, SK3 0JN
07792784924|info@plan8townplanning.co.uk|www.plan8townplanning.co.uk|
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5. No amplified music or any other music will be played outside.
6. GMP have been consulted please see the attached response.
7. Noted.
8. The applicant has considered comments and has confirmed this is the suitable way for them to provide the canopy. The position enables the sign to be noted and for the canopy to be fixed securely to the wall. The applicant also notes similar canopies at Odd Bar and The Milestone PH as noted in the attached images.

We hope you will be able to approve the application. If you need any further information or would like to discuss further please let me know.

Yours sincerely,

*Simon*

Plan:8 Town Planning Ltd

Enclosures

Plan – to scale as attached separately

Plan – not to scale within this PDF

Confirmation from GMP Design for Security

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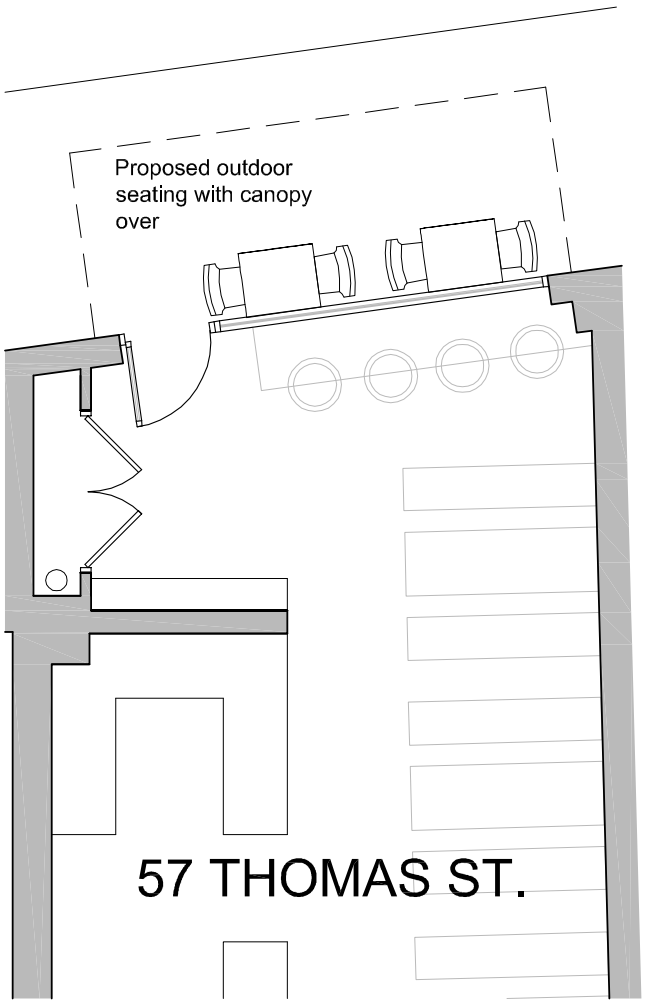
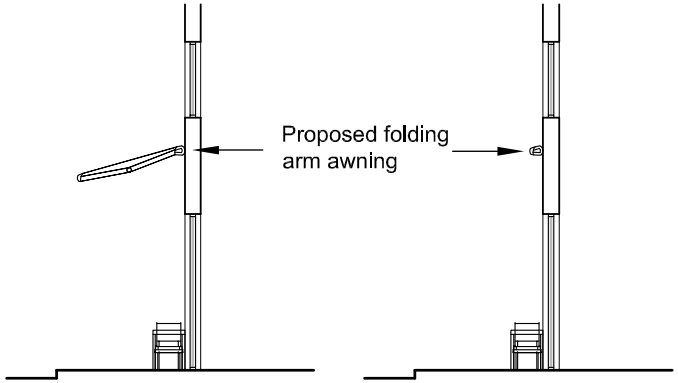



PROPOSED EXTERNAL AREA - 1:50@A3




PROPOSED ELEVATION
1:100@A3




PROPOSED SECTION SHOWING
CANOPY OPEN AND CLOSED
1:100@A3

NOTES

1. do not scale from this drawing – use figured dimensions only
2. read in conjunction with all other consultants/specialists drawings. report any discrepancies before affected work commences
3. all setting out dimensions to be checked on site by contractor before work commences
4. these drawings are for planning purposes only, and under no circumstances will the draughtsman be liable for errors that may occur during and after construction.

project:
57 Thomas Street
Manchester
M4 1NA

client:
Marble Beer limited

dwg:
Plans, elevation and section of proposed external area and awning

dwg no: 02

dwg date: 27/11/12

dwg scale: 1:50/100

dwg revision: D

**Zimbra** **info@plan8townplanning.co.uk**

**Fwd: Pre-App Advice Bar at 57 Thomas Street Northern Quarter Manchester M4 1NA URN:2009/0432/CLT/01**

**From :** Simon Plowman <info@plan8townplanning.co.uk> Fri, 21 Dec, 2012 01:44

**Subject :** Fwd: Pre-App Advice Bar at 57 Thomas Street Northern Quarter Manchester M4 1NA URN:2009/0432/CLT/01

**To :** a leckie <a.leckie@manchester.gov.uk>

Hi Angela,
Comments of Adrian Murphy of GMP below and in summary : "To conclude, given the nature of the business and the small size and number of tables and chairs I have no objection to the proposal (including the canopy)."

Would it help if I re-issue everything to you in one package - it make it easier for you to register?

Regards
Simon

---

**From:** "Adrian Murphy" <Adrian.Murphy@designforsecurity.org>
**To:** info@plan8townplanning.co.uk
**Sent:** Wednesday, 19 December, 2012 3:09:26 PM
**Subject:** FW: Pre-App Advice Bar at 57 Thomas Street Northern Quarter Manchester M4 1NA URN:2009/0432/CLT/01

Hi Simon

I had a look at the proposals for 57 Thomas Street yesterday. My comments are as follows:

- I noticed that the two tables and chairs were already in place and that the pavement not especially wide outside the premises.
- That said, there did appear to be sufficient space to accommodate the two small tables, providing the bar management keep an eye on the precise placement of the furniture, and this arrangement was no different to other premises in the vicinity.
- My view is that the benefits of additional ambience, activity and surveillance on the street would outweigh any negative issues relating to disorder or street crime(i.e. theft of personal belongings of customers seated at the tables).
- Normally we would ask for barriers to enclose the outdoor seating but the space is so narrow and the number of tables small, I do not consider that barriers would be necessary in this case.

To conclude, given the nature of the business and the small size and number of tables and chairs I have no objection to the proposal (including the canopy). I would expect an operation plan to accompany any application to ensure: 1.. the tables and chairs are removed at a suitable time in the evening/night, 2. that there is regular supervision of the tables to ensure empty glasses are collected, and 3. that the furniture does not encroach excessively into the footway.

Kind regards

Adrian

Adrian Murphy BSc(Hons) Dip TP Dip Mgmt MRTPI
Consultant

for Greater Manchester Police| Crime Prevention Team
design**for**security
|
4th Floor, Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP

T: 0161 856 5915 M: 07780 491 982 E: info@designforsecurity.org www.designforsecurity.org

**From:** Sam.Spooner@gmp.police.uk [mailto:Sam.Spooner@gmp.police.uk] **On Behalf Of** info@designforsecurity.org
**Sent:** 10 December 2012 09:51
**To:** Adrian Murphy
**Subject:** Fw: Pre-App Advice Bar at 57 Thomas Street Northern Quarter Manchester M4 1NA

Adrian - FYI

Kind regards

for and on behalf of Greater Manchester Police| Crime Prevention Team
design**for**security | prevent**and**secure

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP

T: +44 (0)161 856 5996 | M: 07780 490 056 | E: info@designforsecurity.org | www.designforsecurity.org
----- Forwarded by Sam Spooner/Longsight/GMP on 10/12/2012 09:50 -----

| | |
|---|---|
| From: | Simon Plowman <info@plan8townplanning.co.uk> |
| To: | info@designforsecurity.org |
| Date: | 10/12/2012 09:40 |
| Subject: | Pre-App Advice Bar at 57 Thomas Street Northern Quarter Manchester M4 1NA |

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Hello,

I have submitted a planning application to Manchester Council for a retractable canopy above two tables and four chairs at the above property - at the front pavement. The Council have dircted us to yoursleves for comments.

In 2009 we received a Crime Impact Statement for the change of use - your ref 2009/0432 - dealt with by Adrian Murphy. (Copy CIS attached).

We propose to remove the tables and chairs by 23:00 (the bar closes at 00:30). There is table service.

There are many other properties in the area with tables and chairs outside. We have attached existing and proposed plans.

If you are able to comment or discuss with us we would be grateful.

Regards

Simon Plowman, for
Plan:8 Town Planning Ltd
www.plan8townplanning.co.uk
info@plan8townplanning.co.uk
07792784924
0161 408 4288

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This e mail carries a disclaimer, a copy of which may be read at:

http://www.gmp.police.uk/emaildisclaimer

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These are images of the same awning as proposed at 57 Thomas Street - both open and closed. The awnings here are fixed to 65 Thomas Street - The Millstone PH.






Images of the same awning as proposed at 57 Thomas Street - these are in situ on a building with more architectural interest at Odd Bar - Thomas Street.



acia

Our reference: 2335.01/ifb

*Report for:*
Marble Beers Ltd
57 Manchester Road
Chorlton
Manchester
M21 9PW

# PROPOSED CHANGE OF USE AT

# 57 THOMAS STREET, MANCHESTER

# ASSESSMENT OF NOISE IMPACT

*Prepared by:*
Ian F Bennett BSc CEng MIOA
8 April 2009

ACIA Engineering Acoustics 39 Garners Lane Stockport SK3 8SD UK
tel: 0161 487 2225 fax: 0891 994 1778 www.acia-acoustics.co.uk

# 1 Introduction

It is proposed to use an existing retail building at 57 Thomas Street as a public house and bar. The site is located in the 'Northern Quarter' of central Manchester.

The proposals are to convert the former café bar on the ground, first and second floors, the ground floor and first floor being for public access with the second floor containing office accommodation.

In support of the planning application, a noise survey was undertaken in general accordance with the usual requirements of Manchester City Council, in order that the possible acoustical implications of the change of use could be considered. This report presents the results of the survey together with recommendations for the mitigation of any noise that would otherwise be received by local residents.

# 2 Survey details

## 2.1 Site description

The former café bar lies in a modern terrace of retail buildings. At the dates of the surveys, although there were signs of former occupation there was no activity whatsoever anywhere within the building. It is a three-storey building opening directly onto the street, and is on the opposite side of the road from the junction of Thomas Street and John Street. The adjoining property to the north-west has a ground floor café, with vacant office accommodation to the first and second floors. The adjoining property to the south-east is an art gallery, the Richard Goodall Gallery, which appears to extend to all three floors. Beyond that at no.61 Thomas Street, the corner property at the Oak Street junction, there is a retail clothing shop called 'Thomas Street Post Office'. Opposite the site there are a number of retail premises, mostly closed, and take-away food outlets, with the first and second floor spaces used for storage or offices.

The application site at 57 Thomas Street does not extend right through the building and there is no rear frontage on Edge Street.

The nearest residential accommodation to the site is to the east side of Oak Street and at Carpenter's Lane, where there is a development of low-rise town houses and apartment. The nearest of these is some 50m from the corner of Oak Street and Thomas Street, with no direct view of the application site.

## 2.2 Noise survey

A daytime site visit was made on Wednesday 18 March 2009 in order to carry out a visual inspection. This was followed by a night-time site visit on the night of Saturday 29 and Sunday 30 March 2009 in order to make noise measurements. However, this is an urban site with no way of securing a noise-measuring instrument externally for any period of time, so it was decided to undertake a series of relatively short-term attended noise surveys. Because interference from passers-by could potentially affect the results, the meter was 'paused' before pedestrians reached the measurement location and 'resumed' once they had passed. This was a comparatively infrequent occurrence. The approach would tend to understate the ambient noise levels.

A Rion type NL-32 precision sound level meter was used to measure the noise levels outside the Thomas Street façade of the premises. The meter was mounted on a rigid mounting 1.2m above the ground, and was used in conjunction with a prepolarised condenser microphone and preamplifier on an extension cable. The instrument chain was subject to calibration checks before and after the survey using a Bruel & Kjaer type 4231 electronic calibrator, and no significant drift was observed. The meter is also subject to a periodic laboratory calibration traceable to national standards.

The meter was set to measure the equivalent continuous sound level $L_{Aeq}$ and the statistical indices $L_{A90}$, $L_{A50}$ and $L_{A10}$, and these parameters were logged continuously over 5-minute periods. Four periods of attended noise monitoring took place, between 21.55h on Saturday 28 March and 04.35h on Sunday 29 March. All times are given in GMT, although the clocks moved forward one hour on that particular night.

## 2.3 Weather during measurements

The weather throughout the night-time survey was dry, with partial cloud cover. There was an occasional slight breeze from the west-south-west, of between 1 and 3 $ms^{-1}$. The minimum night-time air temperature during the survey was 8°C. These weather conditions would not be expected to influence the noise level readings.

## 2.4 Surveyor

All measurements were conducted by Ian F Bennett BSc CEng MIOA, consulting acoustical engineer.

# 3 Proposed change of use

## 3.1 Description of new facilities

Marble Beers Ltd intends to convert the premises at 57 Thomas Street to a public house serving their own range of locally-brewed beers, together with other beverages. The opening hours would be subject to licence, but at this stage it is not anticipated that 24-hour opening would be sought.

It is understood that the previous occupants of the premises operated as a licensed café selling beers, wines and spirits, and no significant external changes are anticipated. The shopfitting for the new venture will be more 'pub' oriented, although it is not currently planned to provide amplified live music.

## 3.2 Relevant guidance: WHO guidelines

Many local authorities, including Manchester City Council, adopt their own criteria for internal noise levels in dwellings. These are based on the World Health Organisation (WHO) guidelines for acceptable noise levels. Daytime noise levels in living rooms are normally restricted to no more than 40dBA, and night-time noise levels in bedrooms to no more than 30dBA. It therefore follows that any noise emanating from the premises if the change of use should be permitted must not exceed these values.

## 3.3 Uses of adjoining properties

As described above, the properties adjoining the application site are occupied by Richard Goodall Gallery and by a café with office accommodation above (currently empty). Any businesses using these premises can reasonably be regarded as daytime-only operations, although Saturday working could be expected.

# 4 Results

## 4.1 Ambient noise levels

The five-minute data sets outside the Thomas Street façade are reproduced in the Appendix. The $L_{A90,5min}$ index was a minimum of 33dB.

The night-time $L_{Amax(F)}$ value reached a maximum of 74dB, although it should be borne in mind that local events such as shouts from passers-by were excluded from these measurements. Vehicular traffic on Thomas Street was infrequent.

## 4.2 Commentary

It can reasonably be assumed that the 40dB $L_{Aeq}$ daytime and 30dB $L_{Aeq}$ night-time internal noise limits would be applied at local residential properties (those on Oak Street). At this stage the internal noise levels at the application site cannot readily be predicted, so it is therefore more helpful to calculate the minimum noise level at site that would result in unacceptable levels at the nearest housing.

The nearest window in an occupied room is some 60m distant. It is realistic to allow 10dB attenuation through a partly open window, then some account must be taken of the obscuration of the direct sound transmission path: sound would have to travel around the corner of Thomas Street and Oak Street, and so would be attenuated by an absolute minimum of 5dB overall. Thus, in order to exceed the WHO noise limit of 30dB(A), a noise level of at least 80dB(A) would be required immediately outside the Edge Street elevation of 57 Thomas Street. Such a level could not be reached without amplification, because internal noise levels at 57 Thomas Street would have to exceed 100dB(A).

Internal noise will not, of course, reach these extreme levels. Levels of up to 85dB(A) may, however, be anticipated during busy periods, such as towards the end of a Friday or Saturday night session. At those times the adjoining premises can reasonably be expected to be empty, so no disturbance will result. In any case, the attenuation of the party walls between the premises and adjoining businesses will be sufficient to reduce the transmitted noise by a minimum of 55dB overall, on the assumption that the acoustic insulation performance is that of a double thickness of brickwork with plaster or dry-lining on both sides. It follows that noise arising inside the proposed premises with a permitted change of use would not adversely affect local residential properties, even in the small hours of the night.

# 5 Conclusions

Noise is very likely to affect neighbouring residential properties if the proposed change of use is permitted. The WHO Guidelines for internal noise levels at night will not be breached as a result of activities at the application site.

Noise has very little potential to affect adjoining properties or those opposite, as to the best of our knowledge, none of them is classed as residential use.

Accordingly there are no grounds for refusal of the change of use because of adverse noise impact.

# Appendix

*Noise survey results, 28-29 March 2009*

| from | to | $L_{Aeq,5min}$ | $L_{A10,5min}$ | $L_{A90,5min}$ |
|---|---|---|---|---|
| 21:55 | 22:00 | 49.4 | 52.7 | 41.8 |
| 22:00 | 22:05 | 49.4 | 52.6 | 42.6 |
| 22:05 | 22:10 | 49.9 | 52.7 | 44.0 |
| 22:10 | 22:15 | 50.3 | 52.4 | 42.7 |
| 22:15 | 22:20 | 51.1 | 54.4 | 42.3 |
| 22:20 | 22:25 | 49.5 | 52.1 | 42.4 |
| 22:25 | 22:30 | 48.4 | 50.6 | 42.3 |
| 22:30 | 22:35 | 51.0 | 52.2 | 43.6 |
| 22:35 | 22:40 | 48.6 | 51.0 | 42.6 |
| 22:40 | 22:45 | 52.5 | 54.8 | 46.0 |
| 22:45 | 22:50 | 54.2 | 55.5 | 43.9 |
| 22:50 | 22:55 | 54.4 | 55.6 | 43.6 |
| 22:55 | 23:00 | 51.6 | 53.9 | 44.5 |
| | | | | |
| 00:10 | 00:15 | 50.1 | 53.0 | 43.5 |
| 00:15 | 00:20 | 47.3 | 49.9 | 41.8 |
| 00:20 | 00:25 | 47.8 | 50.5 | 42.4 |
| 00:25 | 00:30 | 48.8 | 51.2 | 42.1 |
| 00:30 | 00:35 | 50.8 | 52.8 | 44.4 |
| 00:35 | 00:40 | 48.7 | 50.8 | 43.7 |
| 00:40 | 00:45 | 51.2 | 52.8 | 42.8 |
| 00:45 | 00:50 | 48.6 | 51.2 | 42.9 |
| 00:50 | 00:55 | 48.3 | 50.5 | 43.4 |
| | | | | |
| 02:10 | 02:15 | 44.0 | 47.0 | 34.0 |
| 02:15 | 02:20 | 43.7 | 47.5 | 34.1 |
| 02:20 | 02:25 | 44.0 | 47.8 | 33.4 |
| 02:25 | 02:30 | 45.0 | 48.7 | 34.7 |
| 02:30 | 02:35 | 47.3 | 51.2 | 35.8 |
| 02:35 | 02:40 | 43.5 | 47.2 | 34.7 |
| 02:40 | 02:45 | 43.5 | 46.8 | 35.4 |
| | | | | |
| 03:50 | 03:55 | 45.1 | 49.0 | 34.0 |
| 03:55 | 04:00 | 41.9 | 45.5 | 33.4 |
| 04:00 | 04:05 | 44.0 | 48.0 | 34.1 |
| 04:05 | 04:10 | 43.3 | 47.0 | 34.0 |
| 04:10 | 04:15 | 45.1 | 49.4 | 34.2 |
| 04:15 | 04:20 | 45.8 | 48.9 | 35.8 |

*All times GMT*

acia
39 Garners Lane
Stockport
SK3 8SD
tel: 0161-487 2225
fax: 0871 994 1778
email: ian@acia-acoustics.co.uk

Our reference: 2235.02/ifb

2 July 2009

Marble Beers Ltd
57 Manchester Road
Chorlton
Manchester
M21 9PW

Dear Sirs

**57 Thomas Street: proposed change of use**

Further to our report no 2335.01 dated 8 April 2009, a further visit was were made to the above application site on Wednesday 1 July 2009 in order to inspect the fabric of the building and confirm the details in the report. I have pleasure in providing the additional information requested by Manchester City Council.

Paragraph 4.2 of the report referred to adjoining premises being empty during the potentially noisiest business hours in the application premises. It is agreed that we cannot be certain about this, but given that the café known as 'Cup' (53-55 Thomas Street) closes at 19:00h, and often earlier, this seems a reasonable inference. The first and second floor are given over to office accommodation. In a similar way, the art gallery at 59 Thomas Street does not open late in the evening.

The attenuation of the party walls was based on the assumption of double brickwork construction with plaster or dry-lining on both sides. We have subsequently been able to confirm that the party walls to both sides of 57 Thomas Street are formed of loadbearing concrete blockwork with a cavity. The blockwork is either painted (on upper floors) or has an additional lining (ground floor). On the side adjoining 'Cup', the intended public area of no.57 has a false partition wall lined with 12.5mm timber board, leaving a void of 125mm. We were not able to remove any boarding to inspect the void for the presence of insulation material, but a 'tap test' on its surface did not reveal any resonance. We therefore conclude that the void contains at least some acoustical insulation. On the side adjoining the gallery, the front portion of the party wall has an equipment space partitioned off (floor to ceiling) with blockwork, thus forming a buffer area for noise transmission. The remainder of the wall is lined with balks of timber resembling railway sleepers, which it is intended to retain. It may be necessary to seal the small gaps between the timber in order to maximise their sound attenuation performance, but this is a straightforward matter.

I can therefore confirm that the wall construction is more than sufficient to prevent noise breakout from the premises.

The intermediate floors (ground to first, and first to second) are a continuous concrete slab, which was formed by pouring concrete onto a profile steel substrate. This substrate is exposed

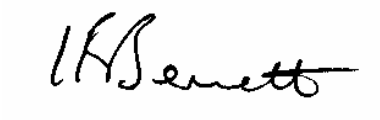
to ground floor level, and the concrete is a minimum of 150mm thick. Given that no amplified music will be played on the premises, there will be no troublesome low-frequency element to the noise produced therein, and this concrete floor system will provide more than adequate sound insulation.

The premises next door are of identical construction. The first and second floor of no.57 are all included in the applicants' lease and may be used for kitchen and dining facilities in the future (subject to the necessary permissions).

The front of the premises are formed of plate glass windows with a single front door. Given the typical level of noise outside, this is confidently expect to provide more than adequate sound insulation of the noise arising inside the proposed bar.

Having conducted this additional site inspection I can confirm that noise escaping from the premises will not be sufficient to prevent the grant of planning consent.

Yours faithfully
ACIA Engineering Acoustics



Ian F Bennett
*Partner*

# Crime Impact Statement

- 57 Thomas Street, Manchester
  - Public House


Greater Manchester Police

designforsecurity

Chester House
Boyer Street
Manchester
M16 ORE

t: 0161 856 5912
f: 0161 856 7489
e: info@designforsecurity.org

www.designforsecurity.org


| | | |
|---|---|---|
| **Client** | Marble Beers Ltd | |
| **CIS ref.** | 2009/0432 | |
| **Report status** | Part A & B | |
| **Version** | 20/5/09 | |
| designforsecurity **Consultant** | Adrian Murphy | |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**APPENDICES**

A1 Glossary of Crime Types

A2 Considerate Constructors Scheme

# Contact Register

| Date of Contact | Summary of Contact |
|---|---|
| 18/05/09 | Discussion with agent to establish details of layout, planning use and use of upper floors. |

# Document Register

The analysis of the proposals is based on the following documents submitted by the architect:

| Document/Drawing Reference Number | Document/Drawing Title |
|---|---|
| MB01 rev B<br>MB02 rev B | Existing floor plans<br>Proposed floor plans |

**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.**

# Introduction

This Crime Impact Statement:

- Has been produced by the Greater Manchester Police Design for Security consultancy, a professional organisation independent of the design process.
- Highlights crime and disorder issues in the vicinity of the development.
- Assesses the development in terms of its likely effect on crime and disorder in the area.
- Identifies design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime.
- Helps an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allows Local Planning Authorities (LPAs) to use the information to make better decisions and enable the planning process to run more smoothly.
- Helps to allay public fears about a development that are often brought about by a lack of information and create goodwill on behalf of the developer.

# Part A – Analysis of the Site

## 1.0 The Proposal

- Change of use ground and first floor to drinking establishment
- Retention of office space on 2nd floor (sublet)

## 2.0 Site Analysis

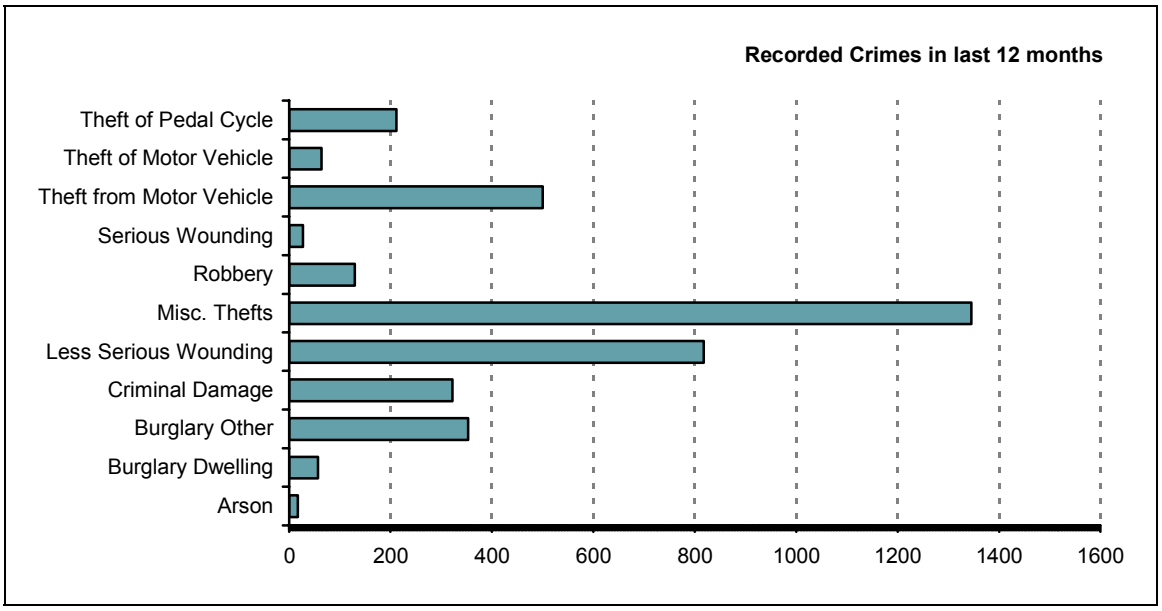
Thomas Street is a bustling centre during the day but less busy at night, although the bars further west along Thomas Street are among the most popular bars in the City Centre at weekends. Several features in the area stand out as contributing to the crime pattern, they are:

- The proximity to the city centre
- The number of commercial premises
- The network of streets and backstreets
- The concentration of bars elsewhere in the Northern Quarter, and in the Piccadilly area.

## 3.0 Crime Issues at this Location

### 3.1 Crime Statistics

The graph below illustrates the number of crimes recorded in the period May 2008 to May 2009 in a grid 1 $km^2$, with the site at the centre of the grid. (see Appendix 1 for a description of each of the crime types).




The volume of crime in the area is very high. The principle crimes are: miscellaneous theft, wounding, theft from vehicles, burglary, and criminal damage. In terms of the use proposed for the site, we should also be cognisant of the levels of burglary of business premises, theft and robbery.

## 4.0 Security Considerations

4.1 The typical security issues for a drinking establishment are:

- Criminal damage of property
- Burglary
- Sneak thefts from customers
- Alcohol related disorder/violence
- Robbery

4.2 Known *modi operandi* for crime at licensed premises in the City Centre include:

Gaining entry outside of opening times

- Forcing fire escape doors
- Cutting locks
- Forcing magnetic locks

- Smashing glazed panels and windows
- Forcing skylight
- Kick hole in plasterboard wall from adjacent premises

When premises are open

- Enters insecure areas of premises e.g. closed bar areas
- Went behind unsupervised bar
- Entered insecure staff room

Theft of personal items from customer bags is particularly common is an issue in licensed premises in this locality. The developer should encourage vigilance by staff and make customers aware of the risks by the use of appropriate signs. Bar furniture is also available which can reduce the risk of personal theft. The use of tables and chairs designed to facilitate secure storage of coats, bags, etc., or adapted with *Chelsea clips (see below)* is recommended.





## 5.0 Design Considerations

This development will be considered against the principles of crime prevention through environmental design, which have common characteristics with Secured By Design principles. In relation to licensed premises the principles are detailed as follows:

The incidence and severity of alcohol-related problems in licensed venues and their environs are often linked to physical features of these locations. These features include:

- high concentration of people
- crowd congestion
- services that do not cater for demand, i.e. insufficient serving staff
- physical hazards arising from type and placement of furniture
- insufficient and unclean toilets.

Designing a bar's interior to improve traffic flow and prevent congestion can reduce the opportunities for accidental bumps and drink spills that may escalate into fights. A number of factors contribute to aggression and violence including accidental contact between patrons, as well as increases in temperature and noise. Patrons drink more alcohol to overcome discomfort associated with crowding and increased consumption can lead to a lowered tolerance to social and environmental irritants.

Attractive, well-maintained bars suggest to patrons that the owners care about their property and will not tolerate disorderly and violent conduct that might affect business. A comfortable and entertaining atmosphere reduces both frustration and boredom among patrons, which can reduce aggression levels.

Lighting should not be so bright that it acts as an irritant, but also not so dim that it can conceal customers' activities.

Overcrowding helps thieves operate more freely.

# Part B – Assessment of the Development

## 1.0 Description of the Development

- There are bars proposed on both the ground and the first floor.
- The entrance for customers is from Thomas Street. A shared service access on Edge Street gives access to the rear fire door; this will also be the route to access the 2nd floor office.
- The interior of the ground floor bar is quite compact; the upstairs bar is more spacious.
- Each bar will include a kitchen area.
- There are no permanent obstacles to vision inside the bar, and persons entering the premises are easily seen from the bar area.
- Toilet provision is limited. There will be two unisex toilets, one on each floor, located in the lobby between the bar areas and the rear stairs.

## 2.0 Assessment Criteria

### 2.1 Design & Layout

Good points

- The location of bar, the toilets, and access into the premises are all positioned at different points within the premises, this separation will allow easier customer flow and reduce the possibility of conflict at pinch points.
- In terms of the exterior environment, I have no concerns regarding the movement of customers into, and out of, the front of premises. There are no impediments to free movement of customers and the street is not particularly busy with traffic at any time of the day. and the footpath is sufficiently wide immediately in front of the premises, sufficient to cope with the customer flows expected for premises of this size.

- Licensed premises in this part of the Northern Quarter are limited in number, so the issue of over-concentration of bars is not an issue at this point in time.
- There are very few residential buildings in the proximity of the site so conflict with conflict with local residents is not expected to be a problem.

**Points to consider**

- Both toilets are located in lobby areas, with limited waiting space, limited visibility of this space, and with the likelihood of regular customer flows at especially busy times.
- There does not appear to be a secure area for staff to leave coats and belongings. This should be addressed
- The plans do not identify a cellar. Storage areas should be secured at all times.
- The fire exit should be monitored by CCTV and alarmed so that this exit is not abused. Clear signs should inform customers of the presence of CCTV and alert customers to the fire door alarm.

## 2.2 Physical Security

The following advice highlights Secured by Design standards, standards that have proven to reduce a development's susceptibility to crime:

- For security purposes the front door, and the doors leading from the rear stairs into the ground floor bar, the first floor bar and the 2nd floor office space should meet the LPS 1175 security rating 2 standard have a multi-point deadlocking system with three or more hook bolts or similar should be fitted. Where shoot bolts are included they shall locate into the head of the frame. The standard for all lock cylinders is BS EN 1303 Grade 4, incorporating anti-drill resistance. If glazed doors should contain at least 7.5mm thick laminated glass.

- If the ground floor window is replaced I would like to see the glazing include 7.5mm laminated glass, (the inside pane on a double glazed system). Laminate glass retains its integrity if attacked making it a deterrent to burglars and prevents injury from flying glass if objects are thrown at it.
- If the roller shutters on the doors and windows are to be replaced, (if the doors and windows are replaced I do not necessarily think that shutters are required), I would like to see a perforated, powder coated shutters, (to LPS 1175 security rating 2), in their place, or something that is ornamental in appearance.
- The waste storage area should be made secure and the door to it should remain locked at all times.
- The fire door at the rear of the premises should be to LPS 1175 security rating 2. Outward opening doors should also incorporate hinge bolts.
- A CCTV system should be installed and it should be maintained and operated in accordance with British Standard 7958:2005. Closed Circuit Television {CCTV} Management and Operation Code of Practice.
- Additional lighting should be provided on both the front and rear elevations of the building to provide illumination to both entry and fire doors, and to provide greater lighting levels to the each of these aspects of the building. All external lighting levels should be to British Standard 5489 1992. Lighting sources could be positioned high on the building shell to prevent attack, and must be lit to a minimum of 5 lux. The lighting must give an even spread with no dark areas. Compact Fluorescents or Metal Halide lighting should be fitted as standard to give a better quality of light, which also provides a more accurate colour rendition where CCTV is employed.
- All wiring to lighting should be encased to prevent tampering/abuse where possible.
- The installation of a secure alarm system is important to monitor unauthorised access to the property. A policy should be undertaken of alarming fire escapes routes and the fire exit doors as appropriate.
- Use of signage is important in preventing unauthorised access in and

around the premises and advise that adequate signage is deployed in all areas not only to direct people throughout the premises, but also importantly to deter persons entering unauthorised areas.

## 2.3 Management & Maintenance

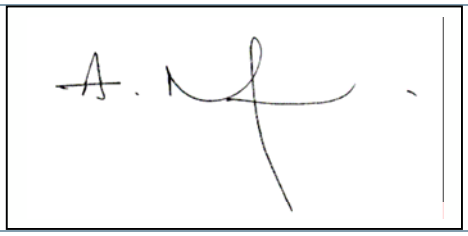
- Consideration should be given to a chute deposit safe (to LPS 1183 standard) behind the main bar to reduce cash amounts held in tills at busy periods.
- Access to the upper bar should be restricted, or the upper bar servery secured, when the premises are not busy to ensure adequate supervision of customers in all parts of the premises and reduce the opportunity for stock theft.
- Restrictions on swearing, drug use and dealing, and rowdiness can reduce aggression. A more permissive atmosphere with little control over patrons' behaviour is associated with higher aggression levels. Raising the bar area's height is one way to improve servers' capacity to monitor patrons' behaviour.
- The licensee should be encouraged to become members of the Best Bar None Award Scheme (http://www.citycentresafe.com/welcometomanchester.php).
- CCTV would be an asset at the front of the premises, and to monitor the corridor to the toilets and storage facilities and the rear fire escape. CCTV can help to defer offending, capture evidence, and assist in identifying physical hazards helping to improve venue design.
- In terms of dealing with the exterior environment, I would like to see the following undertaken as part of this development:
  - The emergency access route kept clear at all times
  - Refuse containers should be located within a dedicated bin store not in the passageway at the rear of the premises or in the street, where they may be an obstruction in an emergency, or where they can be abused. I would like to see a plan, which clearly demonstrates how refuse will be stored.

- External seating - given the location of the premises I would not envisage that a pavement café licence would be sought. If the licensee were to apply for a licence, I think that the narrow pavements would mean that a pinch point would be created that would impede pedestrian flow; consequently, I would not support the application.

## 3.0 Conclusions

This is a small proposal within an existing building and consequently there are relatively few security interventions that can be introduced at the design stage. In order to ensure the long-term safety of customers and staff, the recommended management procedures will need to be put in place.

Our support for this proposal is therefore conditional on implementation and maintenance of effective management of the facility.

| | |
|---|---|
| designforsecurity<br>Consultant | <br>Adrian Murphy |

# Appendices

## A1 Glossary of Crime Types

SOURCE: Home Office

**Arson**

Deliberately destroying or damaging property by fire.

**Burglary in a dwelling**

*Burglary in a dwelling*

Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

*Aggravated burglary in a dwelling*

Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

**Burglary in a building other than a dwelling**

*Burglary in a building other than in a dwelling*

Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.

*Aggravated burglary in a building other than a dwelling*

Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.

**Criminal damage**

*Criminal damage to a dwelling*

Deliberately, or recklessly, destroying or damaging somebody else's home.

*Racially or religiously aggravated criminal damage to a dwelling*

Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.

*Criminal damage to a building other than a dwelling*

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.

*Racially or religiously aggravated criminal damage to a building other than a dwelling*

Deliberately, or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.

*Criminal damage to a vehicle*

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.

*Racially or religiously aggravated criminal damage to a vehicle*

Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.

*Other criminal damage*

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).

*Racially or religiously aggravated other criminal damage*

Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.

*Threat or possession with intent to commit criminal damage*

Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.

**Less serious wounding**

*Less serious wounding (including any minor injury)*

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.

*Racially or religiously aggravated other wounding*

Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.

**Common assault (includes some minor injury)**

*Common assault (no injury)*

Assaulting another person where the victim receives a minor injury or, as of 2002/03, no injury.

*Racially or religiously aggravated common assault*

Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.

**Miscellaneous theft**

*Theft from the person*

Stealing property from another person, with intent to permanently deprive him or her of it.

*Theft from shops*

Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).

*Theft by an employee*

Stealing from one's employer, with intent to permanently deprive the employer.

*Theft or unlawful taking of mail*

Unlawfully taking away or opening a mailbag.

*Proceeds of crime*

Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).

*Abstracting electricity*

Dishonestly using, wasting or diverting electricity, without authority.

*Other theft or unauthorised taking*

Stealing not classified elsewhere.

*Handling stolen goods*

Dishonestly receiving or handling goods, knowing or believing them to be stolen.

**Robbery**

*Robbery of personal property*

The actual or threatened use of force during or immediately before the theft of personal property.

*Robbery of business property*

The actual or threatened use of force during or immediately before the theft of property belonging to a business.

**Serious wounding**

*More serious wounding or other act endangering life*

Viciously intending to cause grievous bodily harm to another person.

**Theft from a motor vehicle**

*Theft from a vehicle*

Where there is intent to steal from a vehicle rather than drive it away.

*Vehicle interference and tampering*

Interfering with a vehicle, its contents or anything carried in it.

**Theft in dwelling**

*Theft from an automatic machine or meter*

Stealing money from a meter in a dwelling.

*Theft in a dwelling other than from an automatic machine or meter*

Stealing property from a dwelling where the thief has not trespassed to gain entry

**Theft of a motor vehicle**

*Theft or unauthorised taking of a motor vehicle*

Stealing a motor vehicle, with intent to permanently deprive the owner of it.

*Aggravated vehicle taking*

Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.

**Theft of a Pedal Cycle**

*Theft or unauthorised taking of a pedal cycle*

Stealing a bicycle, with intent to permanently deprive the owner of it.

## A2 Considerate Constructors Scheme

SOURCE:

www.considerateconstructorsscheme.org.uk

**Code of Practice for the Scheme**

***1. Considerate***

All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.

***2. Environment***

Be aware of the environmental impact of your site and minimise as far as possible the effects of noise light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reuse and recycle materials where possible.

***3. Cleanliness***

The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.

***4. Good Neighbour***

General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.

***5. Respectful***

Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.

***6. Safe***

Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.

***7. Responsible***

Ensure that everyone associated with the site understands implements and complies with this code.

***8. Accountable***

The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A site's contact details should be obvious to anyone affected by its activities.