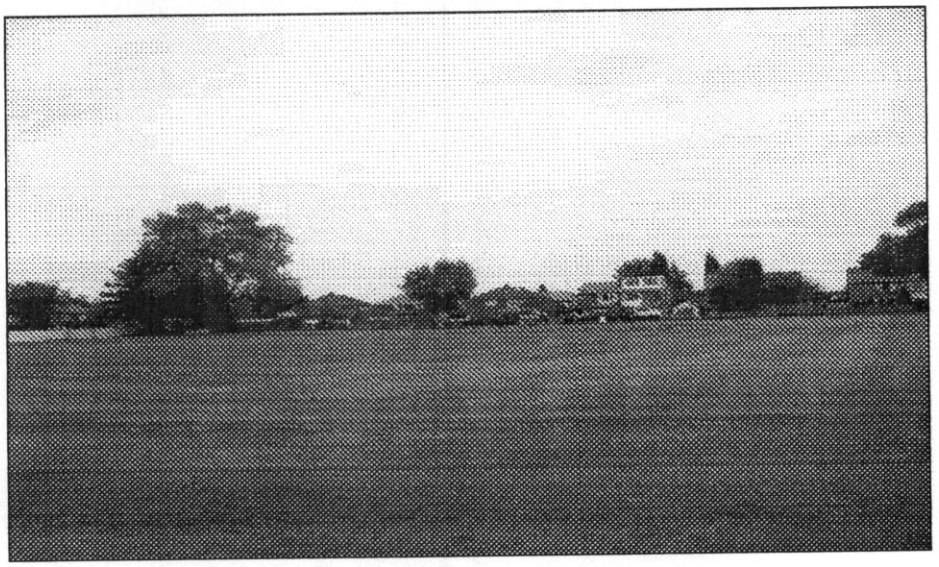
Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT

(Brantingham Road Chorlton)



PREPARED BY

G.M.P. ARCHITECTURAL LIAISON UNIT

PLANNING
ACK'D
REPLIED
RECD - 3 APR 2008
M
M
M
FOR ACTION
INIT.
REC'D
DATE

PURPOSE OF A CRIME IMPACT STATEMENT

Crime prevention is a material consideration in the planning process. *'PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'* (Para. 87, Page 15, DCLG Circular 01/2006 – Guidance on Changes to the Development Control System).

A Crime Impact Statement (CIS) clearly demonstrates that the applicant has considered the effect that their proposal may have on the locality.

A CIS should:

- Be produced by a competent individual/organisation independent of the design process.
- Highlight crime and disorder issues in the vicinity of the development.
- Assess the development in terms of its likely effect on crime and disorder in the area.
- Identify design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime (under three headings):
    - Design, layout and spatial relationships;
    - Management and maintenance; and
    - Target hardening.

A CIS will:

- Help and applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allow LPAs to use the information to make better decisions and enable the planning process to run more smoothly.
- Help 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.

Ideally, analysis of the crime issues should be taken at the earliest opportunity and certainly prior to detailed design. This will ensure that the planning application reflects the issues identified in the CIS.

PART A – CRIME IMPACT ASSESSMENT

Location:	HOUSING DEVELOPMENT; BRANTINGHAM ROAD; CHORLTON; MANCHESTER
Proposal:	18 RESIDENTIAL UNITS – LINK DETACHED HOUSES
Client:	THE DPW PARTNERSHIP
Reference:	2007/1347
Date:	APRIL 2008
CIS Version:	2

GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

The existing site is currently contained within the cricket field of South West Cricket Club, Chorlton and lies on the northern boundary of the field facing Brantingham Road, a busy residential estate feeder road.

The plot is a narrow rectilinear strip of land to the north end of the cricket pitch, with Brantingham Road to the North; rear gardens of properties on St. Werburgh's Road to the east; The Pavilions to the west and the Cricket Pitch lying to the south

The main area of natural surveillance will be afforded from Brantingham Road, albeit the cricket club will provide good views of the new site.

Existing site boundaries to adjacent properties will be unsuitable for any new development.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

In the last 12 months there have several incidents of burglary dwelling and criminal damage, recorded on Brantingham Road and on St. Werburgh's Road, raising concerns that the level of reported incidents could impact on the new development.

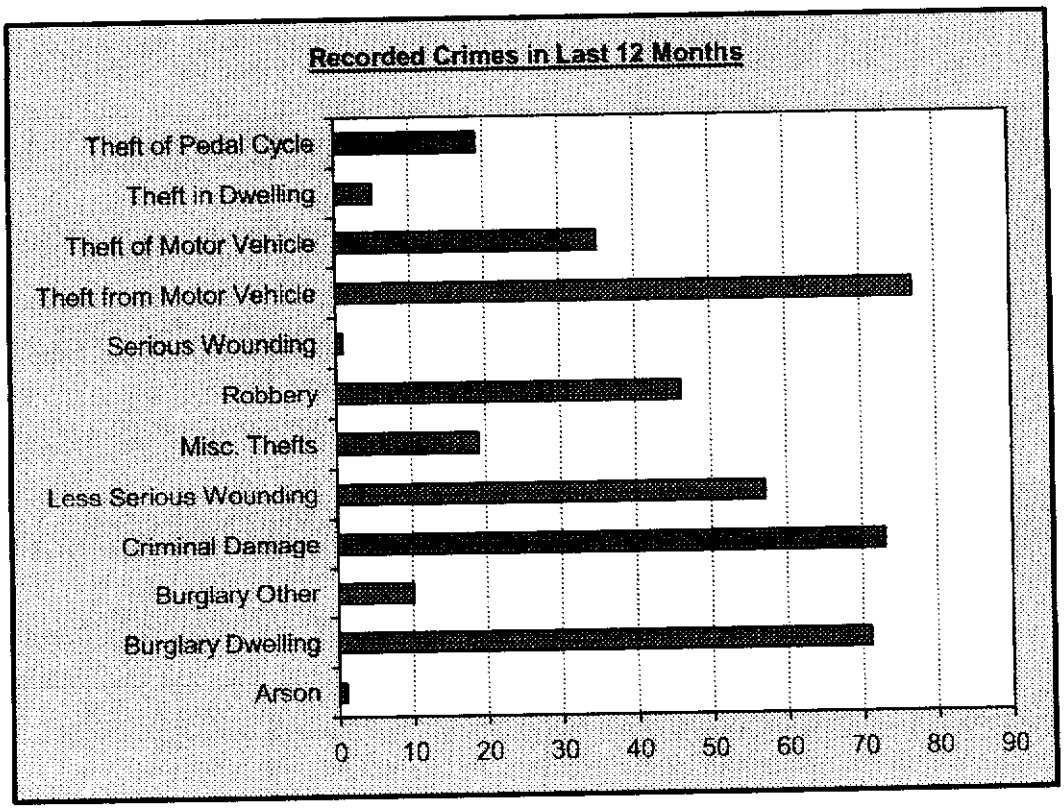
In more detail, the assessment of crime within the last 12 months which includes an area on a 1000 square metre grid superimposed on this location has identified a

plethora of crime. The following crime types represent the greatest volume of crime:-

- Theft from vehicles – 77 - high volume of, on-street parking
- Criminal damage – 73 –
- Burglary in dwellings - 71
- Less serious wounding - 57
- Theft of vehicles – 35 incidents – high volume of, on-street parking

O/A levels of crime:– There have been over 400 incidents of crime identified by the CPA in the last 12 months, within the 1000 metre square grid where the site is central on the study area. The most prolific is theft from motor vehicle, with criminal damage being worryingly high;
O/A levels of ASB have also increased in recent months.

The graph below illustrates the number of crimes recorded during the twelve month period between October 2006 & October 2007 in a grid area centred around the site, measuring approximately 1km. square.



Vulnerable Localities Index (VLI)

The scoring of the VLI draws together 6 areas of data which have an impact on crime – burglary; criminal damage; income deprivation; employment deprivation; educational attainment; and percentage of young people in the area. The VLI can be calculated for each Census Output Area (CAO) and then be compared against the average VLI score for each Local Authority and Greater Manchester as a whole.

The VLI for this area:- is average for Manchester as a whole: The site is an area of reasonably prosperous low-rise housing, schools and colleges resulting in unacceptable levels of burglary incidents, etc.

PROPOSED BUILDING TYPE/USE

The new build residential units will consist of link-detached houses situated on the south side of Brantingham Road. The 18 units are to be constructed on 3 floors with a garage and utility space on the Ground floor. The first floor lounge faces south and overlooks the cricket pitch, incorporating a projecting balcony to each unit. The second floor incorporates the 2 of the 3 bedrooms of the town houses.

Each unit includes incurtilage parking for two vehicles.

General Risk Assessment

The development when completed will form link-detached houses on 3 floors. The footprint of the development lies well inside the demise line of the site offering reasonable defensible space zones, which are essential in this vicinity.

It should be noted that all buildings to a greater or lesser extent are susceptible to crime and the following are examples of the opportunity for acts of crime to be committed.

Residential & General Crime Concerns:-

- acts of theft and criminal damage during the construction period
- burglary to premises
- theft of and from vehicles owned by residents, visitors and the public

- the potential for personal attack to pedestrians and residents on and around the complex.
- the potential for arson attacks to the premises and surrounding facilities
- thefts from the person
- possible attacks to vital services i.e. electricity cables, telephone junction boxes etc.
- potential acts of vandalism and/or graffiti to the premises and its surrounding facilities
- Unauthorised access to the building.
- Anti-Social Behaviour (ASB).
- Nuisance and annoying activity

Site Specific Risk Assessment

Most issues have been outlined above – other matters include:-

- Exposure of the building to vandalism and attack of the shell allowing criminals to explore the weaknesses of the site & the buildings which must be limited by providing appropriate physical boundary treatment.
- Criminal damage and anti-social behaviour – thus demanding a good level of sterile zones or defensible managed space around the houses.
- Attacks to the rear of the new properties from the cricket pitch which is accessible from the southern boundaries
- Ease of access from one balcony to another.

Construction Site Risk Assessment

Careful consideration should be given to securing the site during construction phase, to prevent unauthorized access and theft of equipment. For more information, please contact the local Crime Reduction Adviser (details below):

Close liaison should be encouraged at the early construction stages between construction site staff and the local police. The Crime Reduction Advisor will be able to provide advice on specific areas of site security. Consideration should be given to perimeter protection; control of access to and from the site; staff identification; on site security personnel; secure storage of both construction equipment and building components; property marking etc. A statement

identifying the security of the construction site should be attached to planning documents. We would request a planning condition be attached to any approval.

Name of local CRA/s:	Steve Hobson
Contact Telephone No/s:	0161 856 6174

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

Processes & Procedures

Target Hardening & Secured By Design (SBD)

Crime Prevention Recommendations

The following comments take into account Design, layout and spatial relationship of the building(s) and their environs: Physical target hardening recommendations: Enhanced management systems and processes: Specific Secured By Design requirements.

This is a potentially vulnerable housing development, which will be exposed to incidents of crime and anti-social behaviour.

1. Windows:-
   a) all ground floor windows shall be to BS 7950 and **must** incorporate 6.8mm (min) laminated glass. (nb a key is preferred in this instance to lock the window, but is not essential)
   b) all first floor (vulnerable) windows e.g. above a porch roof and any glazed part of a window within 1000 mm of the roof must also comply with (a) above.
   c) I will require a certificate to prove the windows are BS7950 at the end of the contract.

2. Doors:-
   a) all external access/ egress doors to the property must be a door <u>set</u> and shall be certified to PAS 24
   b) Any door containing glass must incorporate 6.8mm (min) laminate glass. I shall require a certificate for PAS 024 at the end of the contract from your supplier
   c) please refer to the requirements of the SBD guidelines for multi-locks to patio doors.
   d) where glazed, all external doors and adjacent panels (e.g. combination or flag frame) shall incorporate 6.8mm (min) laminated glass.

e) If the main entrance door incorporates a multi-lock system, it must have a split spindle

3. Lighting:-

a) the rear garden areas shall incorporate a PIR operated light to each (single) property.

b) the front porches shall incorporate (to the soffit of the roofs OR mounted on the wall adjacent to the door) a light fitting operated by a photocell switch. The fitting shall be vandal resistant (e.g. polycarbonate glass or similar)

4. Bin stores:-

a) Identify location of bin stores

b) bin stores should incorporate a padlock bolt on the door/ gate.

5. Rear garden gates:-

a) all the gates to the rear gardens shall be located towards the front plain of the property to ensure no recesses are created.

b) the gates shall incorporate a padlock bolt and located not less than 400 mm below the top of the gate.

c) all gates shall be not less than 1800 mm high.

6. Boundary delineation

- To the Brantingham Road boundary, I will require 1000-1200mm high wall/railings. To the rear southern boundaries, 2100mm high boundary will be required with (min)1800mm high fencing to the east and west
- To the southwest end of the site the private (club members only) access is to be provided I shall require a 1800mm - 2100mm high (visually permeable) boundary to inhibit persons gaining access to the rear.

7. Balconies

- The balconies shall be constructed less than the full width of the houses to ensure persons should not be able to access one balcony from another. A gap of at least 1.5metres should be provided between balconies.

8. Intruder Alarms

a) The properties should incorporate an intruder alarm system where possible; alternatively a dedicated spur should be provided for this purpose

9. General

a) Rainwater outlets and other vertical stacks should be positioned internally or have anti-climb devices fitted to deter persons climbing to upper levels of premises or accessible upper floor windows.

b) All vital services to premises, including gas, electricity and telephone cables should be physically protected to resist attack. All proposed junction boxes, access chambers etc. should be positioned either where they are well overlooked or be provided with additional protection to prevent unauthorised access.

c) all other matters are defined on the SBD application form.

Secured By Design (SBD) & General considerations

1. The following issues are included in order to cover any particular "weak spots in the security proposals for the development. We will require consideration of the following:-.

2. We will require the development incorporates the measures identified in the SBD guidelines Domestic premises (www.securedbydesign.com) as well as the issues described above. (nb this includes first fix provision for an integrated alarm system – burglary – to all apartments)

The above measures have been described in order to meet the Secured By Design (SBD) award standards. In order to ensure the issues expressed are adopted into a security strategy the applicant should reasonably demonstrate how the items would be met.

We will require a condition is attached to any Planning Approval that SBD shall be met.

Conclusions

This scheme is consistent with the current principles and standards of SBD. Subject to the points above being included in the scheme, should the applicant apply in the future for SBD accreditation, it should achieve the award.

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for the Architectural Liaison Unit to reassess the comments made above.

Signed *John Magrath*

.....

John Magrath
Architectural Liaison Officer

APPENDIX – 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.