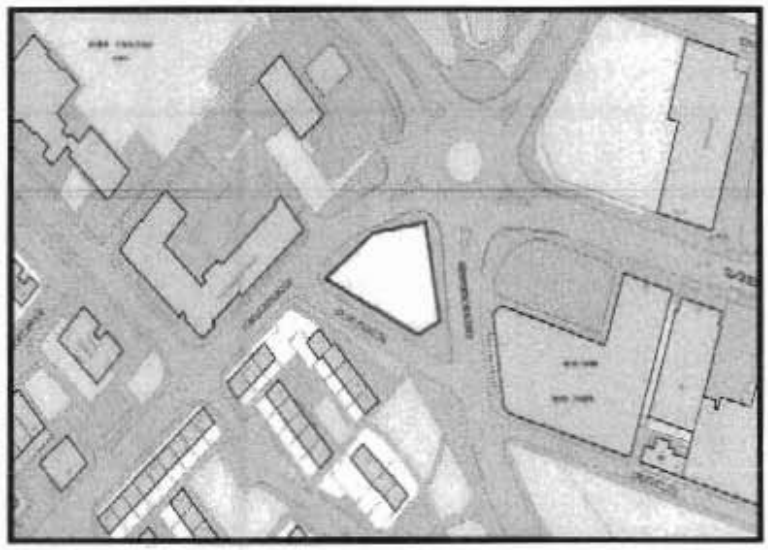
Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



STOCKPORT ROAD, ARDWICK

PREPARED BY

G.M.P.
ARCHITECTURAL LIAISON UNIT

PLANNING
ACK'D
REPLIED
REC'D 2008
INIT. REC'D | DATE

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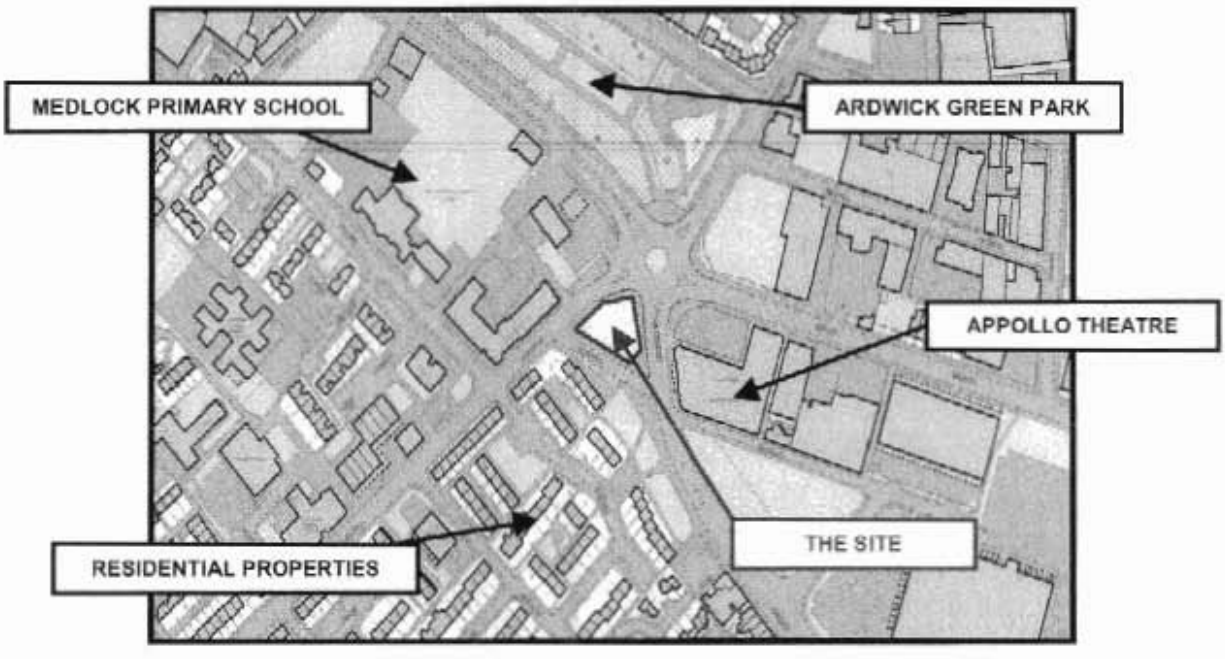
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PART A – ANALYSIS OF THE SITE

Location:	Stockport Road, Ardwick, Manchester
Proposal:	Part commercial B1/A2 unit on ground floor with a hotel on the upper floors.
Client:	Paul Butler Associates
Reference:	1155/2006
Date:	15th September 2008
Version:	1

DESCRIPTION OF THE SITE & SURROUNDING AREA



The Surrounding Area

- The site is situated approximately 1.6 miles south east of Manchester City centre.
- The site is surrounded by a variety of uses including residential properties to the south and west, Ardwick Green Park to the north and commercial uses to the east.
- The Mancunian Way is located approximately 0.9 miles north west of the site and University buildings are situated to the east along Upper Book Street and Oxford Road.

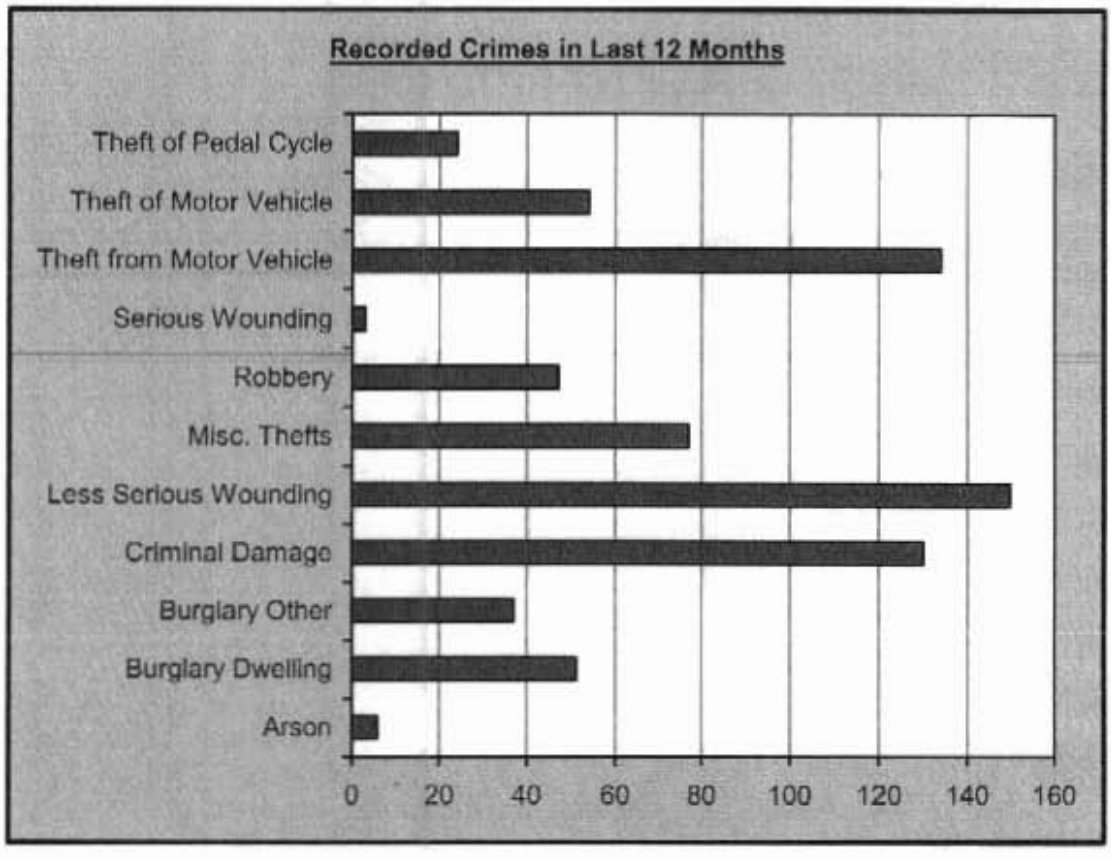
The Site

- The site is triangular in shape and located at the roundabout where the A6 Stockport Road meets the A57 Hyde Road.
- The site is currently cleared and ready for redevelopment.
- Stockport Road, Brunswick Street and Polygon Street bound the site.
- The site is immediately surrounded by a variety of uses including the Apollo Theatre situated opposite the site on Stockport Road, residential properties located to the southeast, a petrol filling station to the west and Ardwick Green Park to the northwest.

CRIME ISSUES AT THIS LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 4th September 2007 and 4th September 2008 in a grid area centred on the site, measuring approximately 1 sq km.

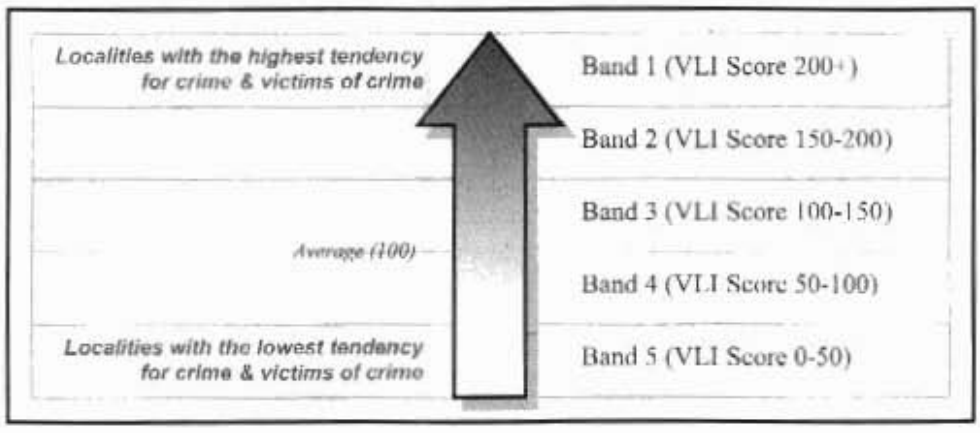


As can be seen from the graph above the most prevalent crimes are against vehicles, people and property. There have been 2 acts of less serious wounding and criminal damage, (of both property and vehicles) occurring per week within this area. Crime data shows that the wounding which is occurring relates to both domestic violence and violence on unknown victims.

Vehicle crime is also particularly high within this area with approximately 3 vehicle crimes occurring per week.

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 (COA) and then be compared against the average VLI score for each Local Authority and Greater Manchester as a whole.



The VLI for the area on which the site is situated is band 2 (150-200), which is above average for Manchester as a whole. Areas with a high VLI are more susceptible to crime.

THE PROPOSAL

The scheme comprises the redevelopment of a vacant plot of land into a commercial unit and hotel with associated parking.

RISK ASSESSMENT

Risk Associated with the Building Type

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

Hotel

- Acts of criminal damage during the construction period
- Thefts from premises
- Violence to staff
- Customer only access
- Common burglary
- Criminal damage

Commercial

- Common burglary
- Criminal damage
- Violence to staff
- Employee pilferage/theft of personal belongings at work
- Unauthorised access to private space

Risk Associated with the Site

As well as the issues outlined above, this site is particularly vulnerable to:

- The site is surrounded on all three sides by streets and as such is a very accessible site. Where the entrances will be located and how the various floors will be used is crucial to the security and safety of the users and the building itself.

- As mentioned early vehicle crime and bicycle theft within this area is particularly high and this issue should be addressed within the design of the scheme to minimise the potential risk to the future users of this development.

Risks Associated with Construction

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

Name of local CRA/s: Mrs Judith Hackney
Contact Telephone No/s: 0161 856 4314

PART B – ASSESSMENT OF THE DEVELOPMENT

Description of the Development

The proposed development comprises a hotel at ground/upper floors and a commercial unit (B1/A2) at ground floor level.

The hotel reception will be located at ground floor level and accessed via Brunswick Street with 111 rooms located at the upper levels. The commercial unit (B1/A2) and the car park entrance will also be located at ground floor level and accessed via Polygon Street. 13 car parking spaces will be located at ground floor level with two vehicular lifts leading down to the basement level where a further 19 spaces will be situated.

Layout

I am happy with the overall design and layout of the proposed scheme.

General Layout

The hotel lobby/reception will be located at ground floor accessed via Brunswick Street, which is acceptable as this is a busy road that is overlooked by passing vehicular and pedestrian traffic.

The commercial unit will also be located on a busy corner of the site facing Stockport Road, which is acceptable. However, due to the types and level of crime in the area I would recommend that any glazing and doors proposed meet Secured by Design standards.

The entrances/exits into the car parking area are positioned so they are overlooked from the neighbouring residential properties on Polygon Street providing this elevation with some level of surveillance.

It is unclear from the submitted drawings where the proposed staircase shown adjacent to the car lift leads to, as it is not shown on the lower ground floor plan or on the first floor plan. If this staircase is to remain as part of the proposal and leads out onto Polygon Street I would recommend that it is only used as a fire escape.

Internal Layout

The reception desk in the hotel is positioned to face the entrance door in order for staff to vet visitors into the building. I am also happy with the location of the communal staircase and lift, as anyone entering the hotel has to walk past the reception desk before gaining access to the stairs and lift area.

The plans show that the commercial unit is self-contained with no access from the unit to any areas of the hotel, which is acceptable.

I have concerns over how the proposed car parking will be used. I would recommend that it is only used by residents/staff of the hotel and should be fully enclosed with electrically operated shutters to the entrances/exits and lifts. How theses operate will need careful consideration in order to prevent would be criminals gaining access into the car park and attacking the vehicles or gaining further access into the building.

Design

I am happy with the overall design of the building. The plans show an overhang at first floor level, which helps to prevent criminals accessing the first floor windows. I note that a pre-grown green screen treatment will be located to the outer façade of the ground floor car parking this is acceptable so long as the surface beneath the green façade is robust, difficult to climb and penetrate.

Physical Security

I would recommend the following security measures for this site:

Windows

1. All windows should be certified, if possible, to BS 7950. Where certification to this standard is not possible, the windows should conform to the following:
    - The sections used in the construction of the windows should be to the relevant British Standards;
    - They should be from a reputable manufacturer who have ISO 9001; and
    - Any ironmongery should be from an SBD registered supplier (please see website below for full list).

Locking devices and opening restrictors must be fitted to all first floor and vulnerable windows.

Glazing

2. All glazing at ground floor level or easily accessible upper levels should be laminated to a minimum thickness of 7.5mm (on at least one pane in a double-glazed unit).

Doors

3. All external doorsets should be certified to BS PAS 24. If this is not possible it must be made by a competent manufacture with ISO 9001 and be fitted with ironmongery from a SBD supplier.

4. The main entrance door into the hotel should be to BS PAS 24 standards, be self closing and secured using an electric lock, such as ASSA ABLOY Evolution range of solenoid locking latches, sashlocks series 880 or Winkhaus Cobra AV2E automatic multi-point lock. These locks can provide access control via the entrance system. Access controls should be installed to this entrance door in order for residents to access the building when the reception staff have finished work.

5. All solid fire doors should be to BS PAS 24 standards, have no external ironmongery, have at least two point locking, be fitted with hinge bolts and should be alarmed so that staff will be immediately notified if the door is opened or tampered with.

6. Individual hotel room doors must be certified to BS PAS 24 and be fitted with a secure locking system and a door viewer.

7. Any internal offices/admin rooms should be capable of being locked operated with a key.

8. Access control in the form of a key fob/swipe should be fitted to the doors leading from the lobby area into the car park area.

9. Any bin stores should be fully enclosed and lockable so that the bins are not vulnerable to attack.

Internal Features

10. A safe providing adequate capacity and overnight cover should be installed with a deposit facility, certified to LPS 1183. The correct size and category of safe should be determined by an assessment of prospective takings and meet insurance requirements.

11. Clear wayfinding signage should be used in order to orientate the hotel guest in unfamiliar surroundings.

12. Installation of a secure alarm system is important for a hotel. Even though the property may be in 24-hour operation, there could be areas, which may be closed at times and should be alarmed when not in use.

13. The use of fixed furniture in hotel suites is encouraged and will reduce the property damage resulting from destruction of rooms or burglaries.

14. Any security office/s should be incorporated into an intruder alarm security system and where a CCTV system is present; it should include coverage of the office area.

External Features

15. High speed shutters should be installed to the entrance/exit and to the car lifts fitted with electronic access controls fitted. There should be no automatic egress from the car park (access controls installed 'in' and 'out' of the car park).

16. Lighting should be provided at all external entrances and car parking levels.

17. Details of a night porter/concierge, or access to the building at night must be forwarded to the ALO.

Management and Maintenance

Access controls to the car parking area and building entrances will be essential for the security of the car park and building and must therefore be robust and regularly maintained.

Any lighting should be regularly maintained.

Any criminal damage should be rectified as soon as possible.

Secured by Design (SBD)

SBD is a police initiative to encourage the building industry to adopt sensible security measures in the design and construction of developments to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. Developers who gain SBD accreditation also benefit from a significant marketing opportunity and are entitled to use the official SBD logo in their literature and advertising – the police award for incorporating design, layout and security measures that are conductive to community safety. More information about the application process and SBD licensed companies/products, as well as the application forms themselves, can be found at **www.securedbydesign.com**.

Conclusions

The proposed scheme has been judged against CPTED (Crime Prevention Through Environmental Design) and Secured by Design principles. I can conclude that subject to the above recommendations the proposed scheme meets the criteria set out in the design principles.

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



Catherine McMullan

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.