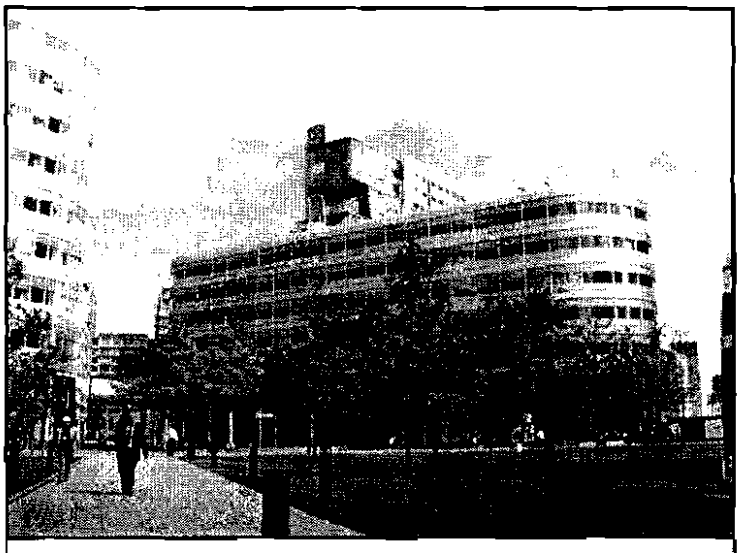
Fighting crime, protecting people

Greater Manchester POLICE

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REPLIED
RECD 20 JUN 2008
INITIAL DATE
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FOR ACTION

# CRIME IMPACT STATEMENT



**Proposed Urban Beach,**
**Hardman Square, Manchester**
**2008/0583**

## PREPARED BY

## G.M.P. ARCHITECTURAL LIAISON UNIT

## PURPOSE OF A CRIME IMPACT STATEMENT

'Crime Prevention Through Environmental Design' (CPTED) provides a framework for incorporating crime prevention within quality design of the built environment, focusing on reducing the opportunity to commit crime.

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;
    - Physical Security; and
    - Management & Maintenance.

**A CIS will:**

- Help an 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.

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# Part A

Analysis of the site

## ANALYSIS OF THE SITE

| | |
|---|---|
| **Location:** | Hardman Square Manchester |
| **Proposal:** | Urban beach |
| **Client:** | Sankeys Ltd. |
| **Reference:** | 2008/0583 |
| **Date:** | 11th June 2008 |
| **Version:** | 1 |

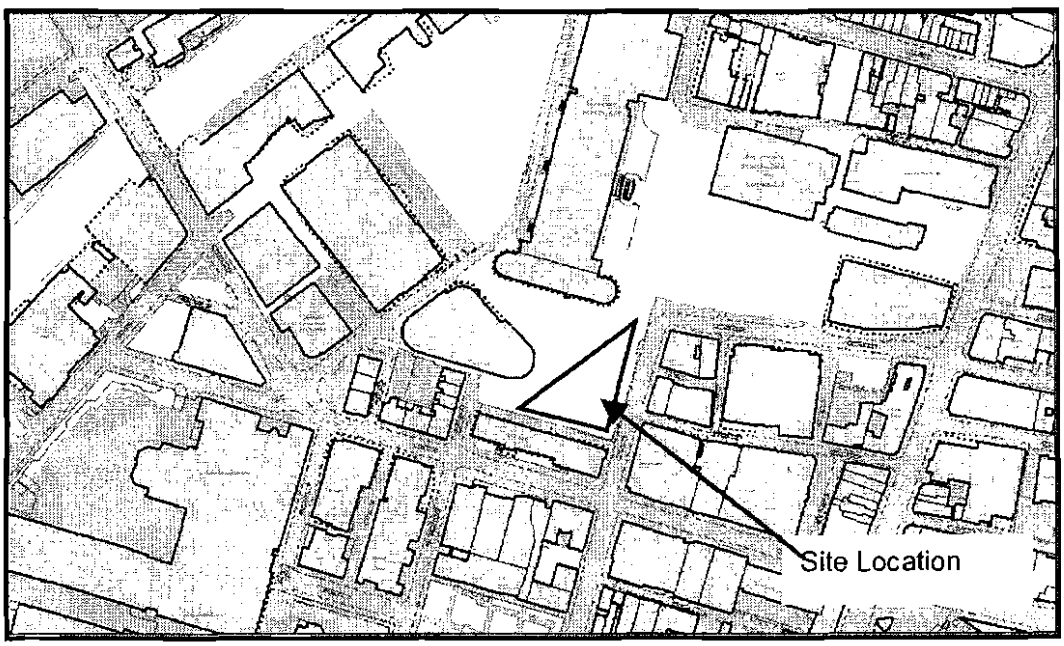
### DESCRIPTION OF SITE & SURROUNDING AREA

The proposed site is located at Hardman Square, which is situated in the Spinningfields area of Manchester City Centre.

This area has been extensively redeveloped and Hardman Square is at the heart of the master plan. Spinningfields is fast becoming the new business district for Manchester, consequently the area has high footfall passing through during the day.

Immediately surrounding the site

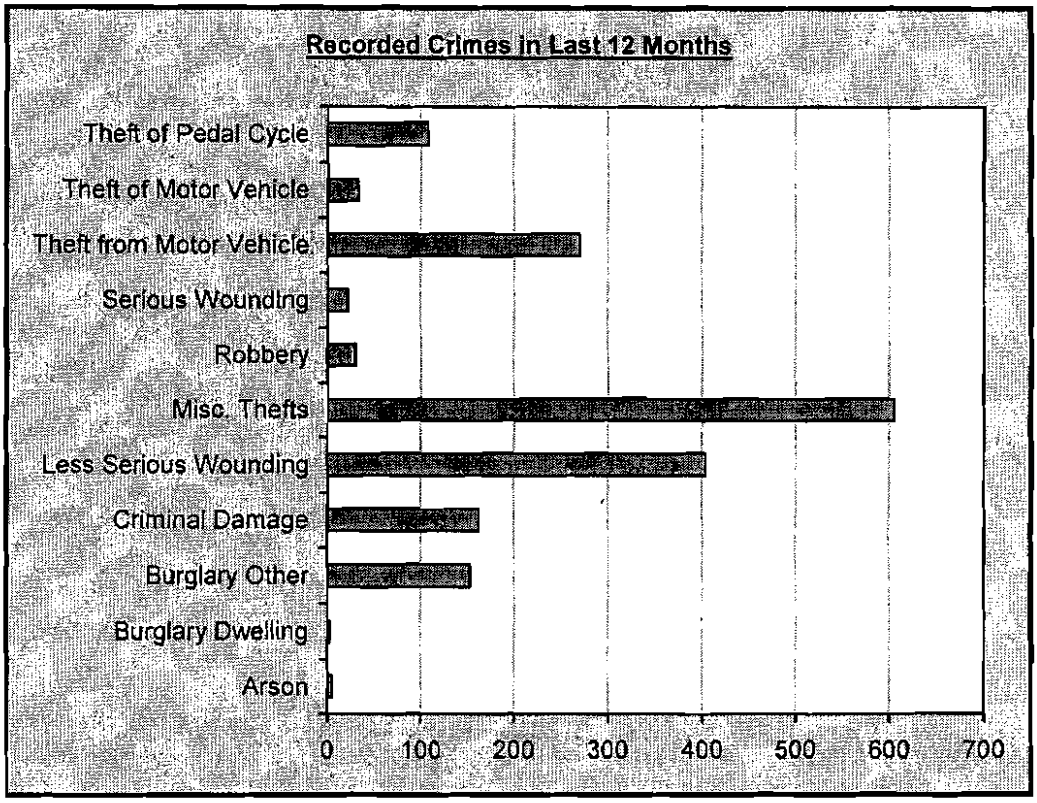
- The Manchester Opera House
- Manchester courts of justice
- Manchester City magistrates court
- Offices
- Restaurant
- Café/ coffee shop



## CRIME ISSUES AT LOCATION

### Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 5th June 2007 and 5th June 2008 in a grid area centred around the site, measuring approximately 1km$^2$ (please see Appendix 1 for a description of each of the crime types).

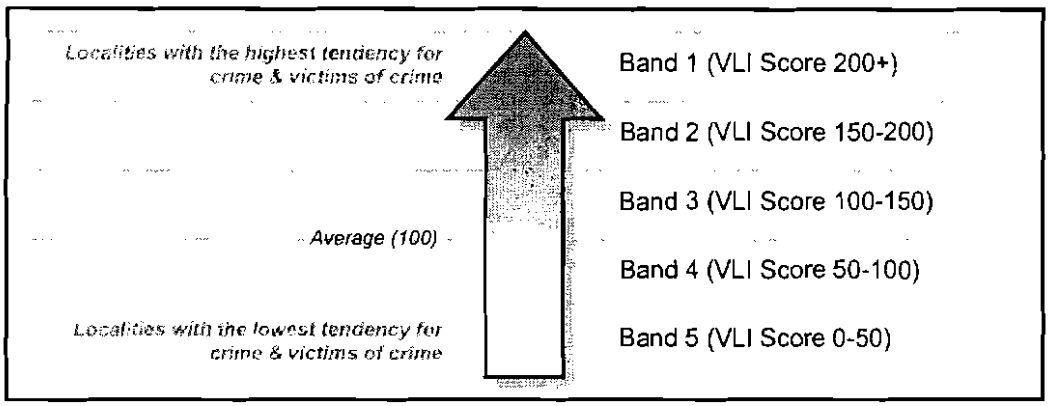



Major crimes on this site are against people and property including less serious wounding, miscellaneous theft and burglary.

In terms of the immediate area around the site, there have been a number of recorded incidents within the last 12 months, in particular car crime, criminal damage and less serious wounding.

In this area there are on average there are 5 thefts from a motor vehicle, 7 acts of less serious wounding, and 3 acts of criminal damage 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 in which the site sits (Band 4 – 50-100) is below the average VLI for the area as a whole (100).

## THE PROPOSAL

The drawings show the proposed temporary urban beach that is to be located within the Spinningfields area of Manchester city centre.

The scheme includes

- Volley ball pitch
- Refrigerated storage
- Man made beach area
- Bar
- Mobile stage for events
- DJ booth
- Deckchairs, bar seating & tables

## RISK ASSESSMENT

### Risks Associated with Building Type

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

- Robbery.
- Anti-social behaviour.
- Serious and less serious wounding both in the area and leading to it.
- Criminal damage.
- Miscellaneous theft.

### Risks Associated with Site

As well as the issues outlined above this scheme may be susceptible to:

- As this area is predominantly a business district, footfall is mainly during the day. There are some late night restaurant, café establishments within the area and the Opera house is also within close proximity, however out of operational hours this area is relatively quiet and has minimum natural surveillance from passing traffic, this will render the bar store area vulnerable as the valuable stock inside will be a target for thieves. It is essential that the bar area, and any other high valuable equipment be well secured.

**Risks Associated with Construction**

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

*Name of local CRA/s:* PC Stuart Pizzey
*Contact Telephone No/s:* 0161 854 3046

Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. We recommend the preferred contractor on this scheme is a member of the 'Considerate Constructors Scheme' (see Appendix 2), who maintain responsibility for a tidy area around their site.

# Part B

ASSESSMENT OF DEVELOPMENT

## ASSESSMENT OF DEVELOPMENT

### DESCRIPTION OF DEVELOPMENT

The drawings show the proposed temporary urban beach that is to be located at Hardman Square within the Spinningfields area of Manchester city centre.

### Design, Layout & Spatial Relationships

- The drawings show the temporary heras fencing that is to be erected around the proposed site. I understand the need for the temporary fencing, however I would recommend that it be securely fixed. I would emphasise the need to securely attach the bamboo to prevent this becoming a weapon/missile.
- I would also highly recommend that the wooden sleepers, and any other materials required for the temporary construction of this facility be firmly attached to prevent them becoming a weapon/missile.
- There is an area proposed for casual dining/relaxing. I would ask the designer to consider the safety of customer belongings, i.e. the style of tables and chairs- can any security measures be built in or added to minimise the risk of theft, such as the Chelsea clip? Can this area be enclosed; a recommended style would be similar to an outside café area.



Chelsea clip



- Provision should be made to stow tables, chairs, umbrellas etc. securely.
- I am concerned that the high value stock that will be required for the bar area is vulnerable if it is to be kept on site overnight. The refrigerated container must be made secure and have a shroud, which protects the padlock from vandalism and attempted theft.

- I would ask that the DJ Booth and the bar have the facility to be locked down out of operational hours to prevent i.e. rough sleeping.
- A secure area should be provided with adequate lockable storage for staff personal belongings, and access to this area should be restricted.

**Management & Maintenance**

- Regular inspections of the site are recommended i.e. boundaries should remain intact and in good repair.
- 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 conducive 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**

This development has been assessed against and is consistent with the principles of CPTED, thus reducing the opportunities for crime and the fear of crime. Subject to the above measures being included within the scheme, we are happy to endorse this development.

**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** S Walker

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**Susan Walker**
**Architectural Liaison Officer**

## APPENDIX 1 – 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.

## APPENDIX 2 – Considerate Constructors Scheme

www.considerateconstructorsscheme.org.uk

**Code of Practice for the scheme**

**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.*

**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.*

**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.*

**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.*

**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.*

**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.*

**Responsible**

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

**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.*