Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT

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PREPARED BY

G.M.P.
ARCHITECTURAL LIAISON UNIT

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 an applicant to adapt a development to avoid/reduce the adverse affects of crime and disorder.
- Allow Local Planning Authorities (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:	Former Ark Royal, Lathbury Road, Harpurhey
Proposal:	Change of Use from a Public House to Church/ Community Centre
Client:	AGP Architects
Reference:	0165/2008
Date:	28th February 2008
Version:	1

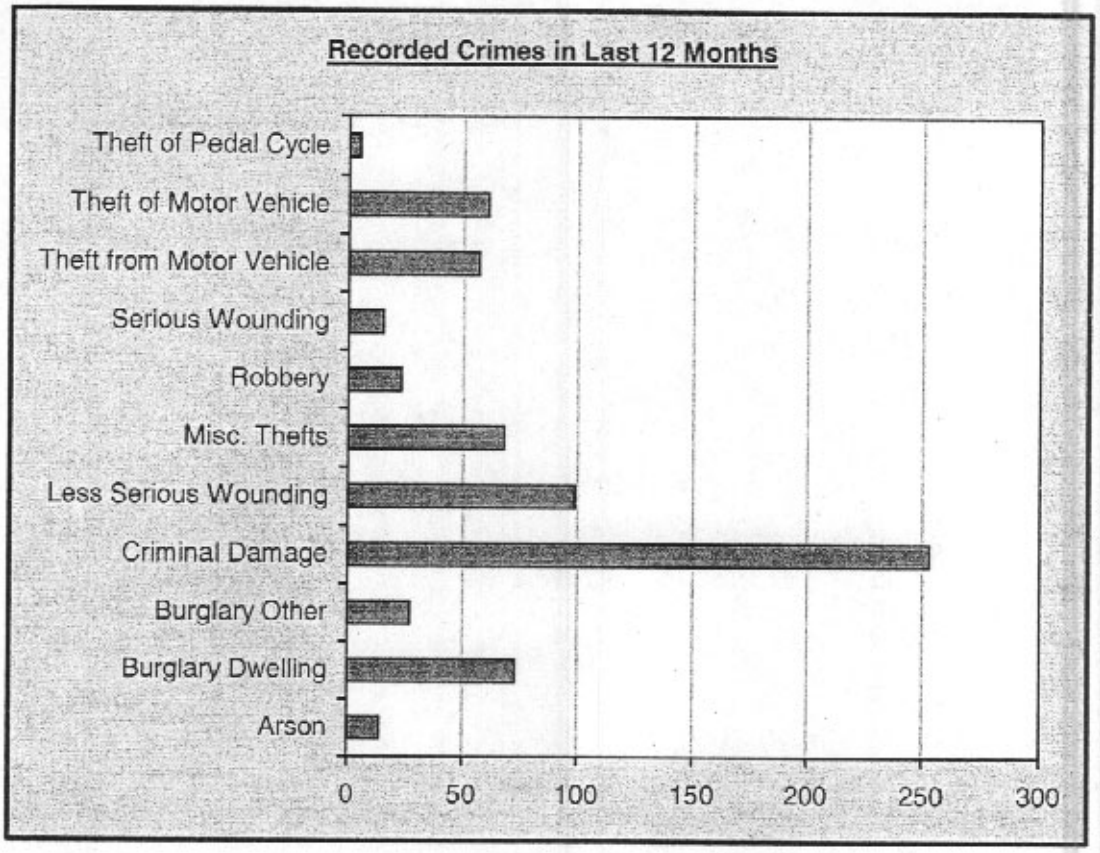
GENERAL DESCRIPTION OF SITE & SURROUNDING AREA

A boarded up public house occupies the site. The ground floor use was a bar and cellar area with living accommodation at first floor. The building has a pitched roof at first floor and a flat roof over the ground floor is located to the front elevation. The building is located at the junction of Lathbury Road and Fernclough Road. Terrace properties are located on two sides of the site and pedestrian path/shopping arcade is located on the other.

CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 14th February 2007 and 14th February 2008 in a grid area centred on the site, measuring approximately 1 sq km.



Major crimes on this site are against vehicles both theft of and from, people and property including criminal damage, less serious wounding and burglary.

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.

In this area there are on average, 4 acts of criminal damage, 1 act of less serious wounding, 1 act of burglary and 1 theft from a motor vehicle per week.

PROPOSED BUILDING TYPE/USE

The proposal is to change the use from a public house to a church and community centre. The public house is currently boarded up and not in use. External alterations include bricking up of doorways and replacing the existing balcony with a window. A first floor extension will be located partly over the existing flat roof.
The ground floor will be used as the main worship area with the main entrance located in the elevation facing the shopping arcade. The first floor will comprise offices, kitchen and a children's church/crèche.

General Risk Assessment

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

- Common burglary
- Theft of congregation belongings
- Other theft from premises
- Theft of parked cars
- Staff only access
- Criminal damage
- Arson

Site Specific Risk Assessment

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

- Elements of design of the existing building are vulnerable to attack and should be altered to help prevent criminal activity, i.e. the existing recess at ground floor in the elevation facing the shopping arcade and the flat roof.

- There is no defensible space around the site; all elevations abut publicly accessible space leaving the windows and doors vulnerable.

- Lack of natural surveillance from surrounding land uses.

Construction Site Risk Assessment

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 856 3046

PART B – CRIME PREVENTION RECOMMENDATIONS

Design, Layout & Spatial Relationships

1. There is no defensible space around the building providing a secure boundary to the site. I note that one elevation of the building is located to the back of the footpath, however I would recommend that all three other elevations are protected with some defensible space. This could be achieved by erecting fencing/ railings to a height of 1800mm around the building, to help define the space and provide protection for the windows and doors.

2. In the absence of a secure perimeter all windows and doors must be fitted with security shutters/blinds from a Secured by Design licensed company i.e. Secur or a similar company.

3. The flat roof provides opportunities for would be criminals to gain access to the first floor of the building. Ideally the flat roof should be replaced with a pitch roof to help protect the first floor windows.

4. The recess in the elevation facing the shopping arcade provides an area where youths could congregate and loiter. The ground floor window located within this recess is particularly vulnerable to attack. I recommend that this recess should be removed from the building.

Target Hardening & Secured By Design (SBD)

Windows

1. All new 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 form a reputable manufacturer who have ISO 9001; and
    - Any ironmongery should be from an SBD registered supplier (please see website below for full list).

Glazing

2. All glazing, in both windows and doors, 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 to the building should be self-closing and preferably be single leaf, which is easier to secure. This door should have at least two point locking on each leaf.

5. The alternative entrance door to the first floor should open outwards and have multi point locking including hinge bolts.

6. All fire escape doors should ideally be single leaf, have no external ironmongery, have at least two point locking to each leaf and fitted with hinge bolts.

7. The individual doors to offices must have a solid core, be lockable with a dead bolt so that the door is capable of being secured when the building is not occupied.

External Features

8. A suitable monitored intruder alarm system should be installed covering the entire premises, including fire exits.

9. Lighting should be provided particularly at the entrances to the building, to an adequate and uniform level (as defined within BS 5489) so as not to allow areas of pooling/shadowing.

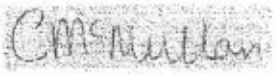
10. Any external bin store/cycle store should be fully enclosed and lockable so that the bins/cycles are not vulnerable to attack/theft.

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 it.

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.