Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT



John Dalton Building
Manchester Metropolitan University
Proposed Workshop and IRM Extension

PREPARED BY

G.M.P.
ARCHITECTURAL LIAISON UNIT

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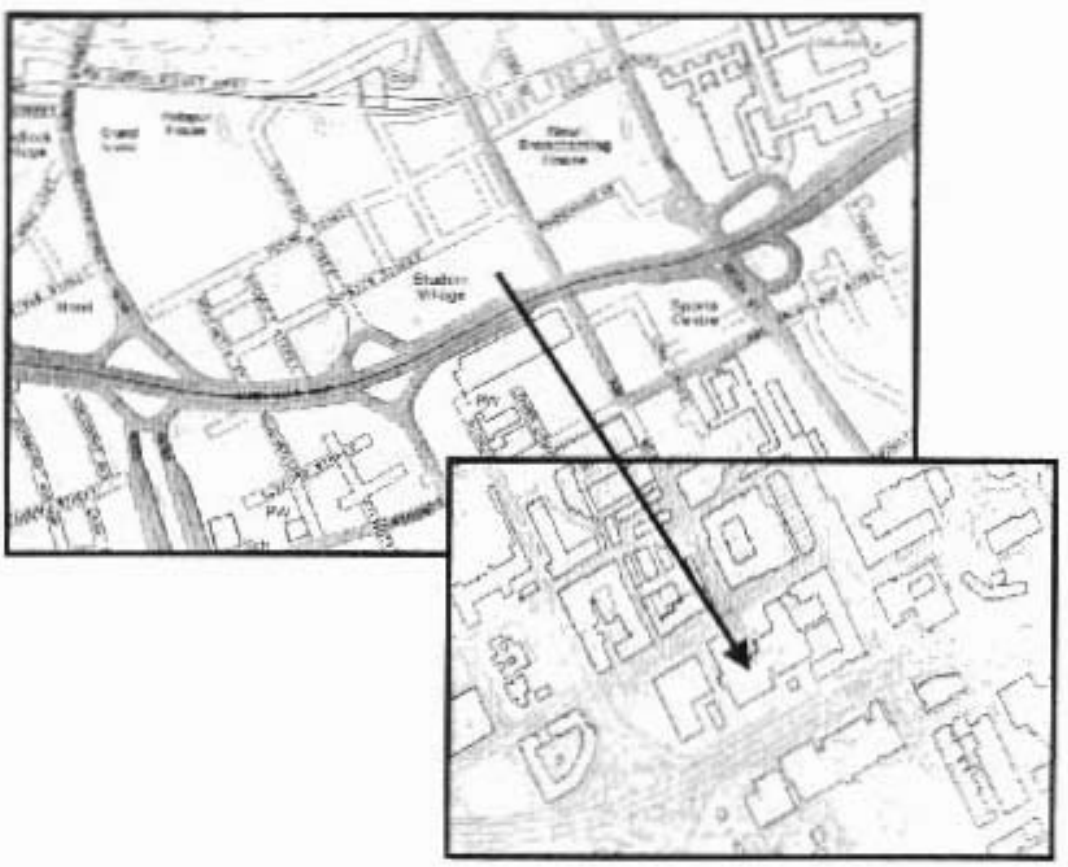
PART A – ANALYSIS OF THE SITE

Location:	John Dalton Tower, Manchester Metropolitan University
Proposal:	New IRM Extension and New Workshop
Client:	FDG Fairhursts Design Group
Reference:	0737/2008
Date:	4th August 2008
Version:	1

DESCRIPTION OF THE SITE & SURROUNDING AREA



Surrounding Area

- The site is located to the south of the City Centre, situated just north of the Mancunian Way and west of Oxford Road.
- Oxford Road train station is located to the north of the site and the BBC building is situated to the north east.

- There are a variety of uses within the surrounding area, including apartments opposite the site and just north situated along Hulme Street, retail units, bars/restaurants along Oxford Road and University buildings to the south situated on the roads surrounding Oxford Road.

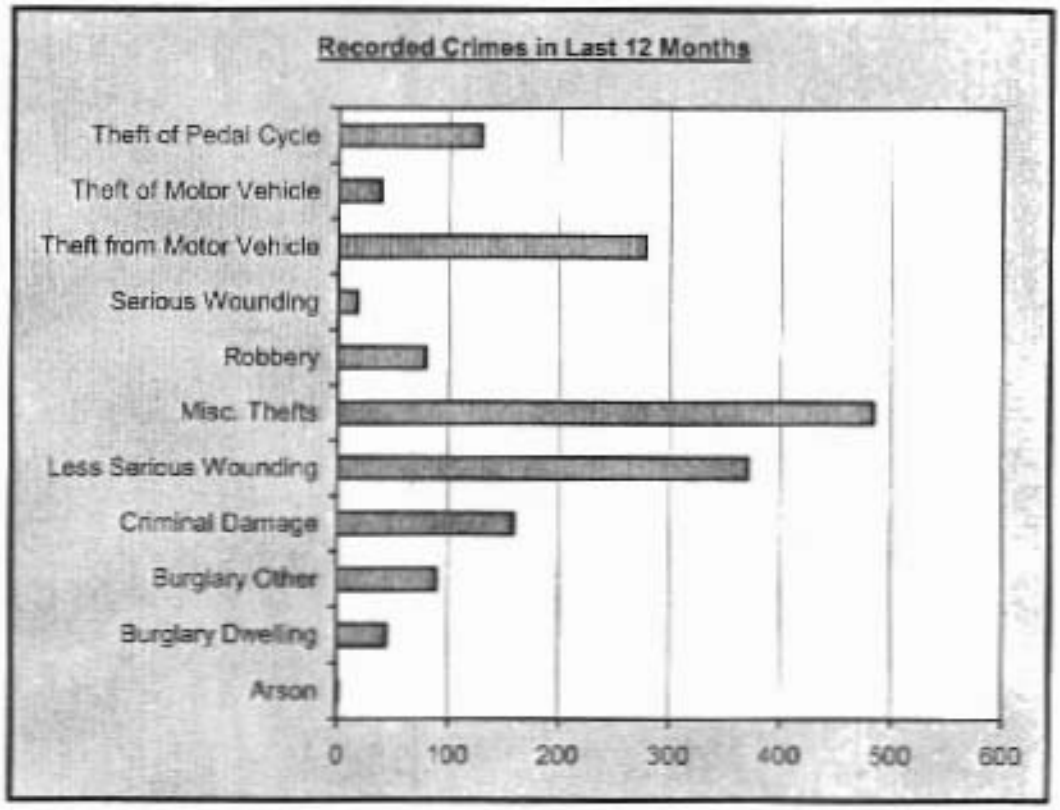
Site

- There are two proposed development sites for this scheme. Firstly the IRM extension will be located off the Chester Road entrance of the John Dalton Tower. The second extension comprising the new workshop will be located adjacent to the John Dalton Central building and the John Dalton East building. The new workshop will also be situated next to the Mancunian Way.

CRIME ISSUES AT THIS LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 17th July 2007 and 17th July 2008 in a grid area centred on the site, measuring approximately 1 sq km.



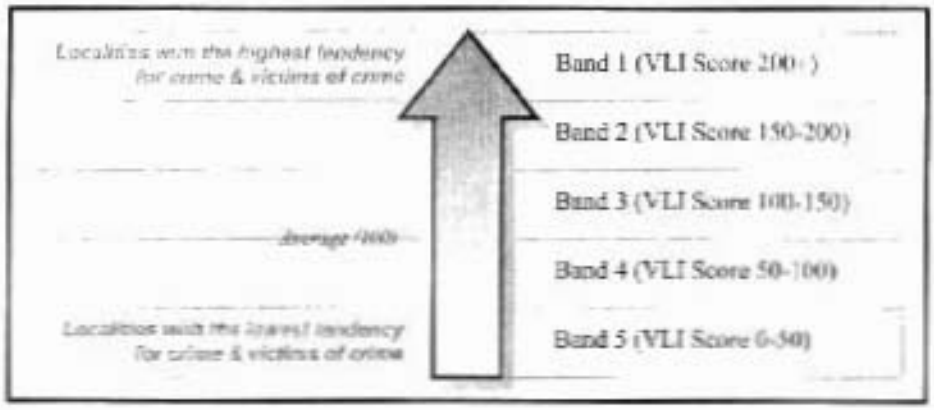
As can be seen from the graph above, this is a high crime area. This is typical of such a city centre location, particularly given that this is a densely populated student area. Students tend to be more vulnerable to crime due to a number of factors including their age, lifestyle, income, tenure, employment status, occupancy and type of accommodation.

The most prevalent types of crimes in this area are against vehicles, people and property. There are on average 5 thefts from a motor vehicle, 9 acts of miscellaneous thefts and 7 acts of less serious wounding per week in this area.

Crime data shows that robbery and wounding are a particular problem on the surrounding roads just north of the site, particularly on the main routes into the City Centre. A significant number of burglaries have also been recorded on roads to the south west of the site.

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 3 (100-150), which is above average for Manchester as a whole. Areas with a high VLI are more susceptible to crime.

THE PROPOSAL

The proposal compromises two extensions. The IRM extension will adjoin the John Dalton Tower situated off Chester Road and the new workshop will be situated to the rear of the John Dalton Central and the John Dalton East buildings adjacent to the Mancunian Way. Both extensions will be two storeys high.



RISK ASSESSMENT

Risk Associated with the Building Type

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

- Burglary
- Violence to staff
- Theft of personal belongings
- Other thefts from premises
- Staff only/student only access
- Theft of and from parked cars
- Bicycle parking
- Wilful damage to building or equipment
- Arson

Risk Associated with the Site

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

- The submitted scheme shows two new extensions to an existing University building therefore how the new areas will be used and accessed should be carefully considered in order that the security of the existing building is not compromised.

Given the existing crime levels in the area, it is highly recommended that the development is designed and constructed to 'Secured by Design' (SBD) standards (please see www.securedbydesign.com for more information).

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: PC Stuart Pizzey
Contact Telephone No/s: 0161 856 3046

PART B – ASSESSMENT OF THE DEVELOPMENT

Description of the Development

The proposed development is spilt into two new extensions to the existing John Dalton building at Manchester Metropolitan University.

Firstly, the new workshop will be a two storey flat roof building, built to the rear of the John Dalton East building and the side of John Dalton Central building. Ground floor will comprise of a number of workshop rooms including a forensic garage, technician's workshop and an automotive workshop. There are also three access points for vehicles to gain access into the building. A linked walkway is proposed from the John Dalton East building into the first floor of the new workshop. This floor will house research rooms.

Secondly, the IRM extension will also be a two storey building, which will be attached to the John Dalton Tower. Laboratories and scanner rooms will be located at the ground floor and consultation rooms will be situated at first floor.

There are no car parking spaces proposed as part of this scheme.

Design/Layout

Workshop

There are a number of external openings at ground floor level into this building, which are potentially vulnerable points where criminals may access the building. Any external doors where possible should be single leaf as this style of door is easier to secure than double doors. The roller shutter doors for vehicle access are particularly vulnerable and therefore any internal doors located off the workshops with roller shutters should be capable of being locked. This is in order to prevent any criminals who manage to gain access into the building via the roller shutters from gaining further access into the workshop.

A door is proposed for underneath the first floor link bridge. I would recommend that this area is well lit in order to deter people from congregating around this entrance.

The stairwell is fully glazed which helps to increase the surveillance of the building. Any windows proposed for ground floor level are located at a high level, which is acceptable.

There does not appear to be any climbing aids proposed, which is acceptable.

IRM extension will have no direct external access apart from a fire escape door, which is acceptable as this reduces the opportunities for would be criminals to gain access into the building. The design of the building also shows that there is limited glazing proposed and the glazing shown will be located at a high level, which is acceptable.

Physical Security

I would recommend the following security measures for this site:

External

1. Lighting should be provided particularly to all new entrances to an adequate and uniform level (as defined within BS5489) so as not to allow any areas of pooling/shadowing.

2. Any vegetation proposed at the site should be kept to a maximum height of 1000mm and any foliage of trees should be at a height exceeding 2000mm, so as not to create potential hiding places for would be criminals to exploit or impede natural surveillance of and from the building or parked vehicles.

3. All external doors should be certified to Loss Prevention Standard (LPS) 1175 Security Rating 2 or BS PAS 24. Doors must have a minimum of two point locking; double doors must have two-point locking to each leaf.

4. External emergency escape doors and frames should be certified to Loss prevention Standard (LPS) 1175 Security Rating 2 and have no external ironmongery. Audio alarms on opening relayed to security may also be included on the fire doors.

5. All windows should be certified to BS 7950 or made by a competent manufacture with ISO 9001. Ironmongery should be from a Secured by Design supplier. Opening windows should be on restrictors.

6. All glazing, in windows and doors, at ground floor level or easily accessible from ground floor level should be laminated to a minimum thickness of 7.5mm (on at least one pane in a double glazed unit).

Internal

7. Internal rooms, which house high value equipment, should be capable of being deadlocked.

8. Clear directional signage indicating routes through to the extensions must be used.

9. Computers should be fitted in individual steel cases to LPS 1214. All office equipment should be marked with the postcode and university name on the outer casing. Laptops/tools and other small high value equipment should be locked away when not being used.

Management and Maintenance

Any CCTV systems that are proposed within this proposal and the lighting systems that support them are crucial to the security of the site and require regular maintenance.

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 SND 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

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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.