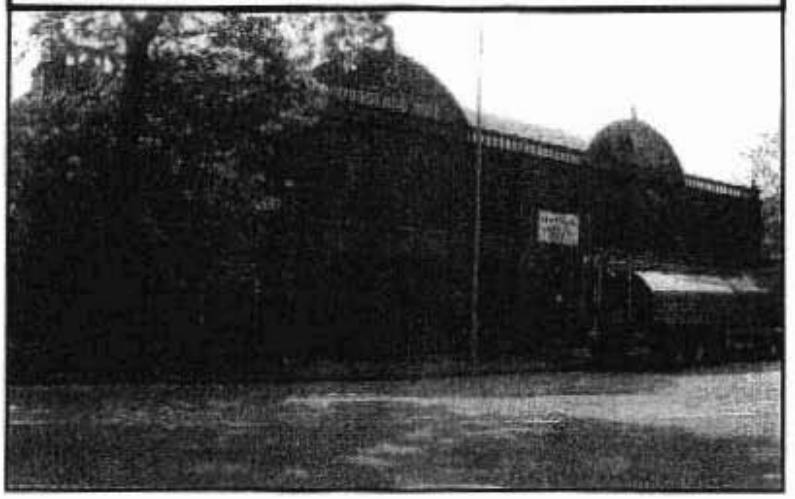
Fighting crime, protecting people

Greater Manchester POLICE

CRIME IMPACT STATEMENT

Woodlands Mill Development
Crumpsall, Manchester



PREPARED BY

G.M.P. ARCHITECTURAL LIAISON UNIT

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REC'D 27 JUN 2008
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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.

PART A – ANALYSIS OF THE SITE

Location:	Hazelbottom Road, Blackley, Manchester
Proposal:	Refurbishment and extension
	Woodlands Mill, Crumpsall, Manchester
Client:	EVO Architects
Reference:	2008/0423
Date:	12th May 2008
Version:	1

DESCRIPTION OF SITE & SURROUNDING AREA



The proposed development site is located in the Crumpsall area of North Manchester with frontage onto Hazelbottom Road.
The Woodland Mill building, and surrounding grounds currently occupies the site.
The site is situated within a residential and light industrial area.
Tennants Distribution Ltd occupies the adjacent property on the southern boundary, and Kennedy Farm Produce occupies the adjacent property along the northern boundary.

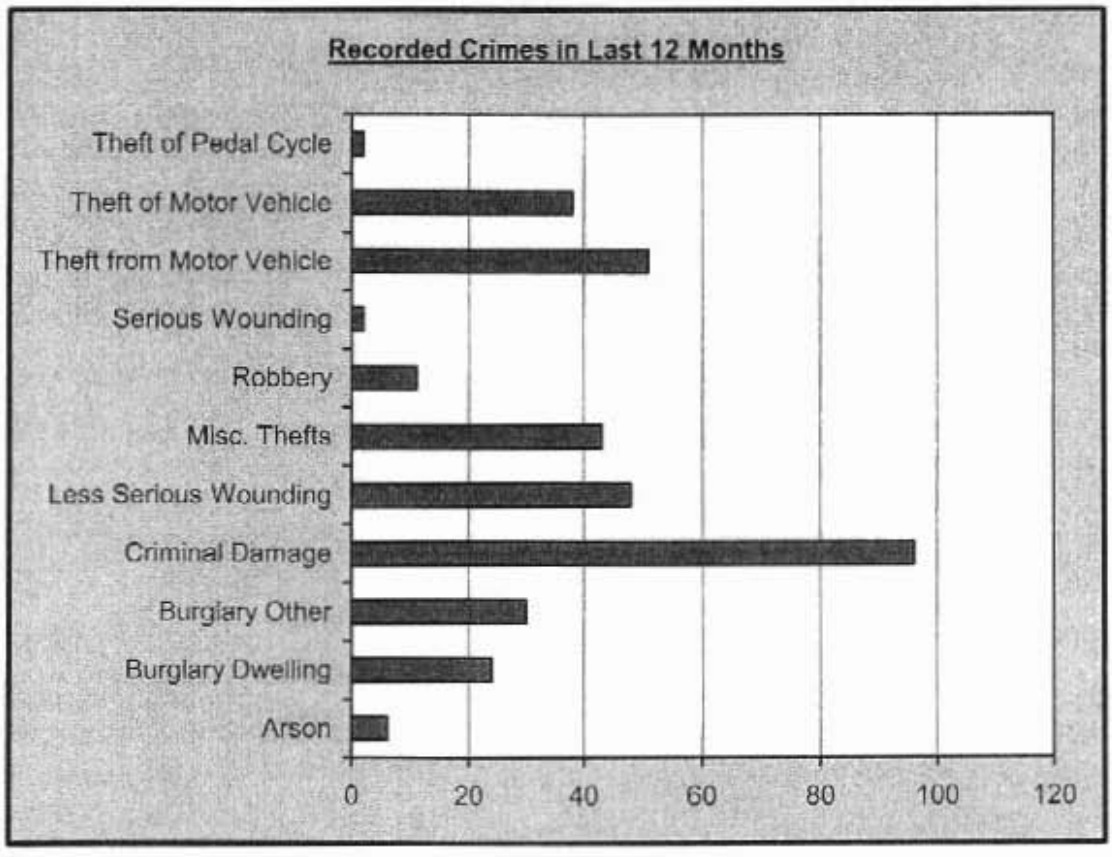
Woodland Mill is situated approx. 3 miles to the north of Manchester town centre. The town centre can be accessed along the main Rochdale Road (A664). A good public transport network services the Woodland Mill and the surrounding built up area.



CRIME ISSUES AT LOCATION

Crime Pattern Analysis (CPA)

The graph below illustrates the number of crimes recorded in the period between 22nd April 2007 and 22nd April 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 vehicles both theft of and from, people and property including miscellaneous theft and burglary.

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

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

THE PROPOSAL

The drawings show the refurbishment and extension to Woodlands Mill, which is located along Hazelbottom Road, Crumpsall, Manchester.
It is proposed to retain the existing vehicular and pedestrian entrances off Hazelbottom Road.

The mill is to be converted into

- Reception
- A wedding hall
- A banqueting hall
- 2 x Restaurant areas
- External smoking terrace
- Associated car parking- 120 no. Car parking spaces overall

RISK ASSESSMENT

Risks Associated with Building Type

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

- Acts of criminal damage and theft during the construction period

Banqueting hall, Restaurant & Dance Hall (inc staff only areas)

- Violence to staff
- Alcohol related violence
- Common burglary
- Customer belongings
- Cash robbery
- Employee pilferage
- Criminal damage of property
- Attacks on members of the public

Car park

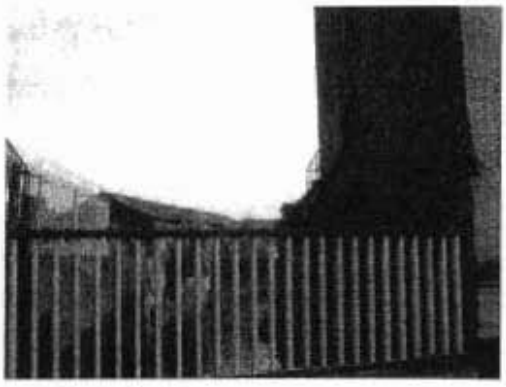
- Theft of and from vehicles/bicycles
- Robbery and attacks on members of the public

Risks Associated with Site

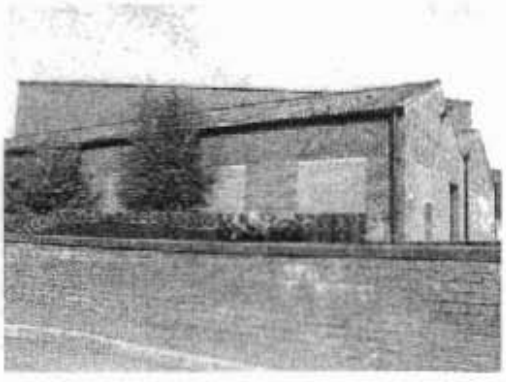
Observations

Whilst conducting my site visit I observed that areas on and around the proposed development site had evidence of anti social behaviour.

The industrial units that surround the site present a heavily fortified appearance, which in turn leads to a fear of crime.







Risk associated with the site

1. As car crime is a real problem in this area I am concerned that the proposed use of this development renders vehicles and their owners vulnerable to attack, as vehicles are left unattended for long periods of time. The proposed car-parking layout causes me concern as it has very little natural surveillance and several blind spots, which will render it difficult to monitor the cars parked there. The parking bays located underneath the new build extension will be particularly isolated, and also provide an ideal concealed area for would be criminals to loiter, attack members of the public or attack the basement fire doors unseen. I would ask that consideration is given to who will use the parking areas, the times to be used and how this can be successfully controlled, protecting the public and the vehicles parked there.



2. I am concerned with the safety of the cars parked in the service yard area; again there is a limited amount of natural surveillance to this area.

Site-specific recommendations

1. Main car parking area- I would ask that the car parking areas should be secured separately with no automatic access/egress, access should be permitted via the manned reception if possible. There should be a clearly defined boundary between the car parking area and the wedding hall/banqueting hall etc... I am concerned that the proposed use of this development renders vehicles and their owners vulnerable to attack as vehicles are left unattended for long periods of time. I would strongly recommend that the car park area that is located under the new build extension is fitted with a high speed shutter at the entrance. A ticket should be issued upon entry to the car park, which should also be used to access any pedestrian entrances or lifts from the basement. Customers should be issued with an exit token by the reception for egress; the token should be surrendered on exit at the gate.
2. I would recommend that a particular area is set aside for restaurant clientele to park, which is separate from the banquet hall parking.
3. Service yard parking- this area must have an extremely robust boundary, gate and access control to a min height of 2100mm.
3. Given the evidence of anti social behaviour on and around the site, supported by crime statistics; boundary treatments must be specifically addressed within this scheme, and be extremely robust.
4. Footpaths should be located in areas that are well overlooked and should be well lit.
5. Landscaped areas should not impede views, or provide hiding places.

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: Mr Denis Brogan
Contact Telephone No/s: 0161 856 3560

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

DESCRIPTION OF DEVELOPMENT

The drawings show the refurbishment and extension to Woodlands Mill, which is located along Hazelbottom Road, Crumpsall, Manchester.
It is proposed to retain the existing vehicular and pedestrian entrances off Hazelbottom Road.

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Design, Layout & Spatial Relationships

- The boundary treatment that is to surround the site must be a suitably robust boundary fence, such as welded wire mesh erected to a minimum height of 2100mm along the sides and rear of the development. The design of this fence should not be easily climbed; there should be no centrally located horizontal bars to aid climbing.
- Gate design
    - Should be located away from other climbing aids, such as streetlights, etc.
    - The hinges should not provide footholds.
    - The gap at the bottom of the gate should be small enough to stop anyone crawling through.
    - The gate should be robust, easy to maintain (e.g. steel that has been treated against rusting) and visually permeable to give a clear line of sight.
    - Should be no centrally located horizontal bars to aid climbing.

Physical security

Nothing within the crime impact statement shall be construed to contradict or inhibit compliance with the law or building codes. Where advice is given that may affect fire regulations, the client must review their procedures and contact the relevant bodies as they may require modification to conform to these standards.

1. Lighting should be provided within the site, particularly to all entrances and parking areas, to an adequate and uniform level (as defined within BS5489 Part 9) so as not to allow any areas of pooling/shadowing.
2. Main entrances including circulation areas (i.e. lift and stairs) should be covered by a monitored CCTV system.
3. All external doors should be certified to Loss Prevention Standard (LPS) 1175 Security Rating (SR) 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. Emergency escape doors and frames should be manufactured from steel and have no external ironmongery. Fire doors should be fitted with door contacts programmed into a 24-hour alarm circuit. Audible alarms on opening relayed to security may also be included on fire doors.
5. All ground floor or easily accessible upper/lower level windows should be certificated to BS 7950 or made by a competent manufacturer with ISO 9001. Ironmongery should be from a Secured by Design supplier.
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 9.5mm (on at least one pane in a double-glazed unit).
7. All ground floor windows should be fitted with opening restrictors.
8. Clear directional signage indicating routes through the facility must be used.
9. The reception desk design is imperative to the safety and confidence of staff. High, wide reception desks allow a degree of space between the receptionist and a potentially aggressive visitor.
10. A personal attack alarm or easily reached panic button should be provided at reception.
11. Staff rest and locker areas, must have electronic access controls.
12. A suitable intruder alarm system should be installed covering the entire premises, including any fire exits.

Parking area

1. Service yard parking- the surface car park area must have a gated control system operated using a key fob/proximity reader system issued to each member of staff. There should be no automatic egress i.e. access control both 'in' and 'out'.
2. If a new boundary is to be erected around the car park, I would suggest that this is a robust welded wire mesh fence (please see www.securedbydesign.com for recommended suppliers).
3. Clear signage for way finding must be used, along with clear demarcation of parking zones/ bays.
4. Lighting should be provided within the car park to an adequate and uniform level (as defined within BS 5489) so as not to allow any areas of pooling/shadowing.
5. Any vegetation proposed around the car park area should be kept to a minimum height of 1000mm and any foliage of trees should at a height exceeding 2000mm so as not to create any potential hiding places for would-be criminals to exploit or impede natural surveillance of and from the building or parked vehicles.
6. The basement car park should be bright in design; this can be done by using light coloured reflective surface treatments as this will give the illusion of a larger space reducing the fear of crime, and can substantially reduce the number of luminaries required to meet the standard.

Management & Maintenance

- Any vegetation existing or proposed at the site should be kept to a maximum height of 1000mm and any foliage to 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 buildings or parked vehicles.
- Car park security is often an overlooked area. Stranger-to-stranger crimes against persons are more likely to occur in the car park lot than in any other location. This is because car parks offer the criminal the best hiding places, the fewest witnesses, and the quickest escape route. For this reason access controls will be essential to the security of this scheme and it is most important that these systems are regularly maintained.

- Any CCTV systems that are used within this proposal and the lighting systems that support them are crucial to this scheme and require regular maintenance.
- Access controls to the external/internal doorsets will be essential to the security of this scheme and it is most important that these systems are regularly maintained.

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.

Should the applicant wish to apply for the development to achieve SBD accreditation, it should achieve it.

Please see the Secured by Design website for an application form to apply for the Secured by Design accreditation.

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

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.