

Greater Manchester Police

designforsecurity

Crime Impact Statement: Lite

47 Dale Street, Manchester

Health Studio

For WhiteBox Architecture Ltd

Version A: 4th July 2012

www.designforsecurity.org
info@designforsecurity.org
0161 856 5912

Not Protectively Marked

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2012/0456/CIS/01

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The 'Crime Impact Statement: Lite' Explained

The 'Crime Impact Statement: Lite' has been created to accompany planning applications for small developments, changes of use, and other minor applications at the discretion of the local planning authority in accordance with the local validation checklist. These developments, although small, can have a tendency to invite a disproportionately high volume of crime and incidents, making designing-out criminal opportunities at the outset an invaluable opportunity. The CIS: Lite will advise on a range of measures possible given the scope of works, which aim to minimise these opportunities for crime.

Executive Summary

☐ **Significant material changes are advised**

☐ **Proposal is satisfactory in principle but minor changes are advised**

☒ **Proposal is generally acceptable subject to the advice in this report**

This scheme as proposed appears consistent with the current principles and standards of CPTED (crime prevention through environmental design), and contains some positive features that would reduce opportunities to commit crime. I am happy to support the application subject to the implementation of the recommendations made in section 4 of the report.



Catherine McMullan *BA (Hons), DipTP,*

Consultant
e: ***catherine.mcmullan@designforsecurity.org***

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1 Visual Audit

The diagram below highlights relevant local features that could have an impact upon the security of the scheme and/or indicate the presence of crime and antisocial behaviour in the surrounding area.



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1 Picture 1

The front entrance into the building is accessed via Dale Street. External shutters are located over this entrance door and the two adjacent windows to secure the building out of hours. The basement windows are boarded up with external grills. Dale Street is a fairly busy road with both pedestrian and vehicular traffic, providing some level of natural surveillance over the application site.

2 Picture 2 and 3

The site is located on the corner of Dale Street and Lizard Street. Lizard Street is a narrow private access route which joins Dale Street to Hilton Street. This route is gated with large metal gates located at the entrance. Cars park along this route during the day when the gates are open. As can be seen in this photograph the side elevation of this building is already covered with CCTV cameras.

3 Picture 4

This picture shows the building located directly opposite the site. The ground floor windows are blacked out restricting views into the building; therefore it is unclear whether this building is occupied limiting the level of natural surveillance over the building.

4 Picture 5

There are a number of side roads located off Dale Street making the road network around the site very permeable. The majority of roads located off Dale Street are back streets with services entrances leading out onto these roads.

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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st June 2011 and 2012.

2.1 Crime Count

Figure 1: Recorded Crime in Km² Centred on Site

Burglary Dwelling	Burglary Other	Criminal Damage	Less Serious Wounding	Misc. Thefts	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Theft of Pedal Cycle
<20	253	290	879	927	150	35	290	26	281

2.1.1 The volume of crime in this area is high due to its location within the city centre. The volumes of violent crimes, theft, robbery and vehicle crime are exceptionally high and the rate of burglary at commercial premises is much greater than normally experienced in Manchester as a whole.

2.2 Misc Theft (Proposed Use Only): Risk Analysis

The data below relates to misc theft offences within/against gym premises, recorded in the Manchester area.

2.2.1 Day Range: The risk of theft varies during the week and is highest on Wednesday and Thursday and lower on Friday and Saturday.

2.2.2 Time Range: The risk of theft increases in the afternoon and peaks in the evening. The risk of theft often increases as gyms become busier and there are more opportunities for offenders to steal.

2.3 Burglary Other (Proposed Use Only): Risk Analysis

The data below relates to burglary other offences within/against gym premises, recorded in the Manchester area.

2.3.1 Day Range: During the week the risk of burglary at gyms is marginally higher on Thursday and slightly lower than average on Monday and Wednesday.

2.3.2 Time Range: The risk of burglary is concentrated in the evening and early hours of the morning. Offenders are likely to target gyms at these times when they are closed and it is dark.

2.3.3 Point of Entry: Doors, particularly rear doors have been forced open by offenders with tools to gain entry. Glazing in doors and windows has been smashed by offenders to gain access.

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2.4 Vehicle Crime: Risk Analysis

The information below relates to vehicle crime committed within a Km² centred on the site.

2.4.1 Day Range: During the week, the risk of vehicle crime does not vary greatly, with a slight increase experienced on Saturdays.

2.4.2 Time Range: The risk of vehicle crime in the local area is greatest in the evening, peaking between 7pm and 9pm. It is likely that offenders target vehicles at this time when it is dark; leaving vehicles parked on remote/isolated side streets and car parks vulnerable. On-street parking is more popular in the evenings when there are no charges which could explain the spike in figures

2.5 Wounding: Risk Analysis

The information below relates to woundings committed within a Km² centred on the site.

2.5.1 Day Range: Violent crime peaks at the weekend. Between Friday and Sunday, a greater number of people descend on the city centre area to attend licensed premises, often drinking for longer periods, consuming more alcohol.

2.5.2 Time Range: The risk of violent crime increases in the late evening and into the early hours of the morning, peaking between 1am and 4am. At these times, those attending licenses premises are more likely to be intoxicated and violent disorder is more likely to breakout in licensed premises, taxi ranks and takeaways.

2.6 Criminal Damage and Robbery: Breakdown

The information below relates to criminal damage and robbery committed within a Km² centred on the site.

2.6.1 Criminal Damage Targets: The makeup of the criminal damage split in this area shows that property is almost twice as likely to be targeted as vehicles. Common incidents of criminal damage include graffiti, windows being smashed and damage to vehicle bodywork.

2.6.2 Robbery Targets: Robbery against the person is much more prevalent than against businesses in this area. The risk of robbery increases when victims take quieter, more secluded routes through the northern quarter in the evening/at night.

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2.7 Common Use-Specific M.O.s (Modus Operandi)

2.7.1 Rear doors have been forced open with bodily pressure and tools

2.7.2 Possible Solution: Although the location of doors should be considered (ideally placed where they can be readily observed, so that potential criminals would be more easily detected), it is inevitable that some will be located where they will benefit from lower levels of natural surveillance. All external doors should be certified to recognised security standards BS PAS 24, WCL2, or LPS 1175 SR2.

2.7.3 Glazing in both doors and windows has been smashed to gain entry

Possible Solution: It is recommended that laminated glazing is used in both windows and doors, which is harder to penetrate.

3 Risk Factors

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

- Burglary
- Theft of user/staff belongings
- Other theft from premises
- Theft of/from parked cars
- Controlled Access (staff/user only)
- Criminal damage to property and vehicles
- Arson
- Violence towards staff and other users
- Cycle security
- Safety of children
- Cash Robbery

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4 Design Considerations

The proposal is for a change of use to a fitness studio, which will operate from 6am to 11pm Monday to Saturday and 8am to 10pm on Sundays and Bank Holidays.

4.1.1 The proposed development will bring additional vitality to the area during all times of the day and will help to increase levels of surveillance over Dale Street and neighbouring properties. However additional security measures should be put in place regarding the access arrangement during the evening times when general activity and surveillance from neighbouring properties in the area is reduced. I note this issue will be addressed and is stated below.

4.1.2 Due to the nature of the change of use the internal layout will be kept simple. The reception desk will be in a prominent position with good views of the entrance door and will be staffed at all times, which is advisable. The reception staff will therefore have a clear view of all people entering the studio. As the use will be open from very early in the morning until late at night I understand that an access control system will be installed to the entrance door, which will allow staff to check whether the visitor is a legitimate member before allowing them access to the building. This access arrangement is crucial for the safety of staff and users of the studio. The main entrance door should be compliant with and certified to BS PAS 24, WCL2, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.

4.1.3 The submitted details also state that an audible panic alarm will be installed to the reception desk, this is also advisable. A management procedure should be put in place to make staff aware of what the protocol is should this alarm be activated.

4.1.4 Large sums of money should not be kept at the reception desk. A cash room should be provided, which has a solid core door LPS 1175 SR 3, a door viewer and CCTV coverage to the outside of the door. No external doors should be installed to this room.

4.1.5 Any safes proposed should provide adequate capacity and overnight cover, 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 to meet insurance needs.

4.1.6 All high value equipment (e.g. computers etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

4.1.7 An access control system should be installed to all staff only rooms/ areas and should be operable by swipe card or fob, and not numeric key pads.

4.1.8 Lockers should be provided for staff and customers to secure their personal belongings. The lockers should be designed to be tamper proof and operated by a key code uniquely created by the customer, which offers a more secure solution than, for example, key operated lockers.

4.1.9 The proposed works also present an opportunity to upgrade security on existing doors, windows and the building itself. Should any of the existing windows and doors be replaced as part of this change of use the following standards should be followed;

4.1.10 **Doors:** External doors should be compliant with and certified to BS PAS 24, WCL2, or LPS 1175 SR2

4.1.11 **Windows:** Ground floor windows should be compliant with and certified to BS 7950.

4.1.12 **Shutters:** Shutters must be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required), and installed in accordance with manufacturer's instructions. Internal perforated security shutters are generally preferred to external shutters as external shutters can often convey a negative view of an area and can encourage graffiti by creating a large blank façade.

4.1.13 **Alarm:** An alarm system should be installed and linked to contacts on all external doors and PIR detectors should cover all ground floor rooms with windows as well as the store room. It is recommended that any alarm system is monitored, with a response facility (be that an alert to the key holder, or to a security patrol team).

4.1.14 **Lights:** Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

4.1.15 **CCTV:** All existing or new CCTV systems should be monitored by the reception staff in order to provide a quick response to any unlawful activity taking place at or around the building.

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5 Useful References

The design and layout of your development will be appraised both in this document and through face-to-face meetings if and when required. Design for Security does recommend however that designers and developers refer to:

5.1 Safer Places (2004) ODPM, London

Seven attributes of sustainable communities that are particularly relevant to crime prevention are detailed within Chapter 2 of this ODPM publication. Annex 3 also contains many useful references. You can download 'Safer Places' at www.designforsecurity.org

5.2 Secured by Design (SBD)

Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: http://www.designforsecurity.org/secured-by-design/sbd-accreditation/

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A Contact register

Date	Contact With	Summary of Contact
25/06/2012	Mark Ditchburn	Request for a Crime Impact Statement

B Associated Documents

This report is based on the following drawings and supplementary information submitted by the applicant.

DWG No.	DWG Title	Date	Rev
101	Site and location plan		
102	Existing elevations		
106	Proposed elevations and plans		

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

C CIS Version History

Version	Status			Revisions Made
A	☐	☐	☐	

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