CRIME IMPACT STATEMENT

Prepared by G.M.P. Architectural Liaison Unit

Project Reference:	394/05/ Plymouth
Project Title:	65 PLYMOUTH GROVE MANCHESTER
Name of Consultee:	T & G ASSOCIATES Ltd
Date:	18TH February 2006

PLANNING
ACK'D
REPLIED
RECD 20 FEB 2006

Part A – Crime Impact Assessment



Architectural Liaison Unit, Divisional and Partnership Support Unit, PO Box 22 (S West PDO), Chester House, Boyer Street, Manchester M16 0RE. Tel: +44(0)161 856 5912, Fax: +44(0)161 856 7489, E-mail: architecturalliaisonunit@gmp.police.uk
Website: www.gmp.police.uk (ALU under 'Crime Prevention' tab)

1. Location of Proposed Development

General Description of Site & Surrounding Area

The proposed development lies on the site of an existing red-brick public house 'The Plymouth Grove' to the north of Plymouth Grove Ardwick Manchester. The new structure is on the fringe of the Plymouth Grove corridor residential redevelopment area and will enhance the new build housing much of which is currently under construction. Plymouth Grove is a busy arterial route to the City centre and should afford good surveillance opportunities.

Crime Pattern Analysis (CPA): Crime Profile

The assessment of crime within the last 12 months which includes an area on a 1000 square metre grid superimposed on this location has identified a high level of crime. During the period February 2007 - to February 2008, over 900 crimes (excluding incidents) were recorded. The following crime types represent the greatest volume of crime –

- Less serious wounding - 245 – local violent culture – licensed premises and late night drinking will encourage this behaviuor
- Theft from vehicles - 38 - high volume of, on-street parking in the locality. No reasonable in curtilage parking arrangements. – Commuters park cars on street.
- Theft from motor vehicles - 121– saturated use of on street parking in the area will generate car crime.
- Criminal damage: - 148 – vandalism and anti-social behaviour is high – construction sites and derelict buildings will encourage abuse.

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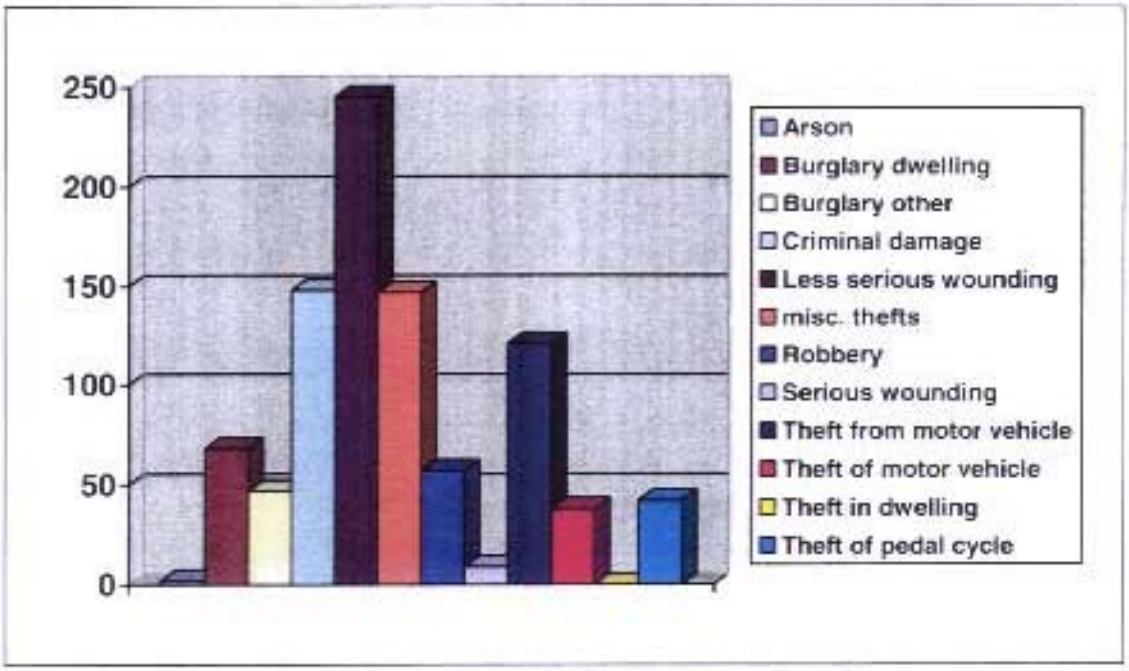

On Plymouth Grove alone there have been over 625 incidents during the last 12 months of which anti-social-behaviour (ASB) is the most prolific and street robberies are high. Alcohol related incidents are a concern. Similarly, Lauderdale Crescent experienced 70 incidents during the same period where vehicle related crime dominated, mainly due to dense day time parking along the road.

2. Vulnerable Location Index (VLI)

Vulnerable Localities Index (VLI): - (The scoring of this index draws together 6 areas of data which has an impact on crime – Burglary; Criminal damage; Income deprivation; Employment deprivation; Educational Attainment; Percentage of young people in the area.)

The VLI for this area:- is above average for the Greater Manchester area: This location is on the periphery of the Plymouth Grove housing estate and to the south a mixed use of residential and commercial properties.

The photographs illustrate the dense parking regime in the locality – probably mainly due to site construction traffic – but raises concern that parking locally is not well controlled and will generate car crime.

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The provision of a well-controlled and potentially secure parking facility should help to reduce the vehicle crime levels in this location.

Divisional Crime Reduction Adviser's (CRA) comments

This is a significantly high key crime area. - TFMV, Robbery, burglary all feature (a major hotspot which are high figures for the force) There is a high volume of students residing locally.

There is a recurrent problem with beggars gathering in this area, and drinking in any open spaces, ie there is a significant amount of open unmanaged ground around Radburn estates. It is a difficult area to police. Vehicle crime i.e TFMV is also a problem as side streets are used by commuters working at the university and MRI

Proposed Building Type/Use

General Risk Assessment

The development when completed will form a residential apartment block comprising the adaptation and refurbishment of the existing Plymouth Grove Public House and a new build 4-storey extension to the rear. Dedicated car parking will be provided to the west of the development.

The main entrance to the 23 apartments will be located on Plymouth Grove, with private residential access off the car park. The entrance door (shown on the elevations) to the east elevation should not be included. A fixed light screen is essential here.

It should be noted that all buildings and sites to a greater or lesser extent are susceptible to crime and the following are examples of the opportunity for acts of crime to be committed.

Residential & General Crime Concerns:-

- theft of and from vehicles owned by residents, visitors and the public.
- acts of theft and criminal damage during the construction period

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- tailgating into premises and car parking facilities.
- Unauthorised access to the common areas of the apartment block with access to internal locations.
- Vandalism, nuisance and Anti-social behaviour.

The ground floor apartments to the building are appropriately raised above ground (pavement) level thus raising the low cills of the ground floor apartments to a height of approx. 1500mm. However the basement levels of the ground floor duplexes are very vulnerable and I am concerned the risk of unauthorised entry at the wells of the bedroom windows will be attacked. These is not an appropriate solution and recommend habitable rooms are not located at this level.

In the event the basement rooms are provided we will require robust grillage to inhibit any attempt at access. If however, these windows are required as a means of escape, i.e. grills cannot be provided, we will strongly object to the development of the basement units.

Site Specific Risk Assessment

Most issues have been determined above – other matters include:-

- Misuse of access to private areas – e.g. cycle store
- Rear of buildings – vulnerable spaces
- Tailgating by cars illegally accessing the car park in order to steal cars and their contents or attack persons in the confined space of the car park.
- The building fabric should be robust & inhibit persons accessing the buildings
- The provision of CCTV overtly located on site may act as a crime deterrent and provide a valuable record in the event of an incident during the day or night.

CONSTRUCTION SITE SECURITY

Prior to discussing security provisions for the completed building it is first necessary to consider the security of the site during the construction process. Incidences of crime during this period can have serious effects not only due to contractual delays, but also in terms of costs and staff morale.

Close liaison should be encouraged between site staff and the local police. The divisional Crime Reduction Advisor (Mrs. Judith Hackney 0161 856 4314) will be able to provide advice on specific areas of site security. Consideration should be given to perimeter protection; control of access to and from the site; staff identification; on site security

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personnel; secure storage of both construction equipment and building components; property marking etc.

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Part B – Crime Prevention Recommendations

The following issues are expressed in the text below: -

1. **Design, Layout & Spatial Relationships**
2. **Physical Target Hardening**
3. **Processes & Procedures**

Crime Prevention Recommendations

1. The following comments take into account Design, layout and spatial relationship of the building(s) and their environs: Physical target hardening recommendations: Enhanced management systems and processes: Specific Secured By Design requirements.
2. Many issues have been defined in part 1 of this statement and request those observations are incorporated into the scheme.
3. The scheme should be designed to the minimum standards of the Secured By Design award (SBD).
4. We believe the site perimeter and the relationship of the buildings offer good sight lines, which will enhance natural surveillance.

Site Perimeter Security

5. The rear of the property is potentially vulnerable and must incorporate a robust boundary. This should be visually impermeable.
6. We strongly recommend a visually impermeable wall be provided to the rear of the car park.
7. The rear fencing boundary adjacent to 7 Bryant Close denoting the private garden area should be not less than 2.1m high.
8. I will require a 1.8m (min.) high fence to the west and north boundary of the car park, with a sliding entrance gate to the car park returning to the front western corner of the building.
9. Along the front of the Plymouth Grove elevation, (low) railings should delineate a private 'sterile' zone associated with the ownership of the building.
10. The landscaped area to the east elevation should also be provided with the benefit of railings to denote the boundary and create a 'defensible space'.
11. Further details are required.

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Access Control – Residential Block

12. The monitoring of access to and from the site is of paramount importance within a comprehensive security regime.
13. All persons visiting the building should be required to be stopped at the main entrance
14. Unrestricted access provides good opportunity for persons to arrive unhindered at the premises especially during "rush hour" periods of time. This provides the opportunity for unauthorised callers to easily enter the premises.
15. A robust access control strategy is essential to the residential building adopting an audio-visual/ access control contact with visual monitoring exclusively located on the handset/ interface in each individual apartment. We advise appropriate products and methods should be discussed with the Architectural Liaison Unit (ALU) during the detail design stage.

Car park

16. Access to the car park must be strictly controlled. I will require the car park be controlled by a sliding gate with dedicated access control – e.g. via radio-link or infra-red control with the operating distance to activate the gate not more than 5 metres.
17. Exiting from the car park shall similarly require remote control.
18. The access doors from the car park to the lobby MUST incorporate access control measures (e.g. proximity reader) and be linked to the authorised entry into the car park.
19. The car park must meet with the standards of the Safer Parking Scheme (SBD family). This will include levels of lighting being appropriate for the facility – i.e. do not rely upon 'borrowed' street lighting.
20. Owing to the dense on-street parking practice locally, it will be necessary to dedicate a parking space to an individual apartment. This avoids conflict of use.

Building Shell

21. Vehicular attack to the building is a low risk concern but must be considered a possible threat.
22. As well as considering the external environment around the proposed development it is also necessary to examine the physical fabric of the building in order to prevent potential offenders exposing the construction of the building shell to their advantage.
23. Personnel doors should be enhanced to meet LPS 1175 SR3 standards.

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24. All locking devices not incorporated into PAS 024 or LPS doors should be a minimum of five lever mortised deadlocks to British Standard 5489.
25. Security bolts should additionally be positioned on certain doors.
26. Externally opening doors should incorporate hinge bolts.
27. All glazing to accessible windows and doors (from ground level), shall be laminated (minimum thickness 7.5mm)
28. Rainwater outlets and other vertical stacks should be positioned internally or have anti-climb devices fitted to deter persons climbing to upper levels of premises or accessible upper floor windows.
29. All vital services to premises, including gas, electricity and telephone cables should be physically protected to resist attack. All proposed junction boxes, access chambers etc. should be positioned either where they are well overlooked or be provided with additional protection to prevent unauthorised access.

Lighting

30. In order to provide opportunities for surveillance, and in a bid to alleviate the fear of crime, it will be necessary to consider appropriate lighting proposals. It should also be noted that lighting activated by movement detectors can make persons aware of others presence, especially in areas which have restricted access.
31. Lighting sources should be positioned high on the building and to enable an appropriate spread of light.
32. Compact Fluorescents or Metal Halide lighting should be considered as standard to give a good quality of light, which also provides accurate colour rendition where CCTV is employed. High-pressure sodium lights as described in the lighting drgs. should be avoided.
33. Lighting shall provide illumination to pedestrian footpaths, car parking areas, and entrances to the site, together with the perimeter shell of the building.
34. All lights should incorporate anti-vandal properties. Vandal resistant fittings of polycarbonate armour plate glass and/or metal grilles should be used to limit damage and prolong their effective use.
35. All wiring to lighting should be encased to prevent attack, where possible.
36. Light coloured surface finishes particularly to the undercroft parking, could help to ensure a higher level of lighting to the properties in and around the proposed development.

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General And Secured By Design (SBD)

37. The following issues are included in order to cover any particular "weak spots" in the security proposals for the development. We will require consideration of the following: -.
38. All windows to ground and basement floors shall be BS 7950 or certified to LPS 1175 SR2. All ground and basement level glazing to apartments shall be not less than 7.5mm laminated glass.
39. Doors:- Entry doors to the apartments and front entrance doors shall be PAS 024 or certificated to the Loss Prevention Certification Board standard LPS 1175 Security Rating 3. Fire doors should also comply with this standard (exclude any external ironmongery to fire doors).
40. Main entrance doors to the apartments MUST incorporate an audio-visual access control facility with each apartment supporting an intercom response and a small monitor screen as part of the interface (not on a TV channel). The main entrance door can be remotely unlocked from an apartment. The entrance door shall incorporate robust electronic/ magnetic ironmongery to resist not less than 1500kg pressure
41. Locks within door-sets to individual apartments and main entrance doors shall meet the following specification:-
    a. A cylinder certified to BS EN 1303 grade 5 key security and grade 2 attack resistance (by drill). This is a requirement for door-sets utilising multi-point locking systems.
    b. A lock certified to BS 3621:2004 or BS 8621:2004.
    c. Individual apartment doors must be openable from the outside by key only – i.e. the apartment door must lock shut automatically when closing. A single lever handle operation internally will be required. Apartment doors should be multi-locking with at least three lock mechanisms.
    d. The long corridor in the basement (at the front of the building) should be reduced by the provision of a door – e.g. to a store. This will limit inappropriate use/ misuse by residents etc.
42. The installation of a secure alarm system is important to monitor unauthorised access to the property. Alternatively each apartment shall be fitted with a dedicated electric spur connection for residents own internal security system.
43. In order to reduce opportunities for potential arson attacks it is important to remove all waste material from the development as quickly as possible. The waste material store should be effectively enclosed within a secure storage area.

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44. Use of signage is also important in preventing unauthorised access in and around the development. We would advise that adequate signage is deployed in all areas not only to direct people throughout the premises, but also importantly to deter persons entering unauthorised areas.
45. Access to the car park must be strictly controlled

The above measures have been described in order to meet the Secured By Design (SBD) award standards. In order to ensure the issues expressed are adopted into a security strategy we request the above issues are addressed and conditioned in any planning approval.

The redesign of the basement may be required. Otherwise, If the above measures are adopted we believe the scheme could achieve the SBD award (subject to a final site visit).

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.

John Magrath

John Magrath

Architectural Liaison Officer
Divisional And Partnership Support Unit
house/05/manc/394/05/plymouth1 -cis

18/02/2008

Architectural Liaison Unit, Divisional and Partnership Support Unit, PO Box 22 (S West PDO), Chester House Boyer Street, Manchester M16 0RE. Tel: +44(0)161 856 5912. Fax +44(0)161 856 7489 E-mail: architecturalliaisonunit@gmp.police.uk
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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.

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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.

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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.

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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

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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.

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