



22 Little Lever Street, Manchester, M1 1HR

Full planning application for proposed change of use to Bar (Sui Generis) with minor associated internal works

Crime Impact Statement

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1. Introduction

1.1 This Crime Impact Statement is prepared by Peacock + Smith in support of a full planning application for the change of use to Bar (Sui Generis) at 22 Little Lever Street, Manchester. It has been submitted on behalf of the applicant, Northern Hospitality (Mcr) Ltd.

1.2 At present, the building is vacant, formerly in use as an office development. The proposal seeks to change the use of the basement, ground floor and first floor to a Bar, retaining use of the second (top) floor for office use associated with the proposed Bar and neighbouring properties.

Purpose and Structure of Report

1.3 Building on advice contained within Secured by Design, the purpose of this report is to consider the potential for crime and outline how the proposal seeks to minimise the potential for crime. The operator is an experienced operator who trade from premises in close proximity to the site. As such, they have a good local knowledge of the site and risks. The design has been informed from this local knowledge.

1.4 This Crime Impact Statement outlines the approach adopted by the applicant. In order to outline the approach adopted, the remainder of this report is structured as follows:

- **Section 2:** describes the Site Description and Local context
- **Section 3:** identifies and analyses potential risks;
- **Section 4:** considers the physical security of the proposed development;
- **Section 5:** analyses points raised and if additional works are required;
- **Section 6:** provides a summary and conclusions

1.5 This Statement should be read in conjunction with the relevant supporting documents which form the basis of the planning application including the Planning Statement.

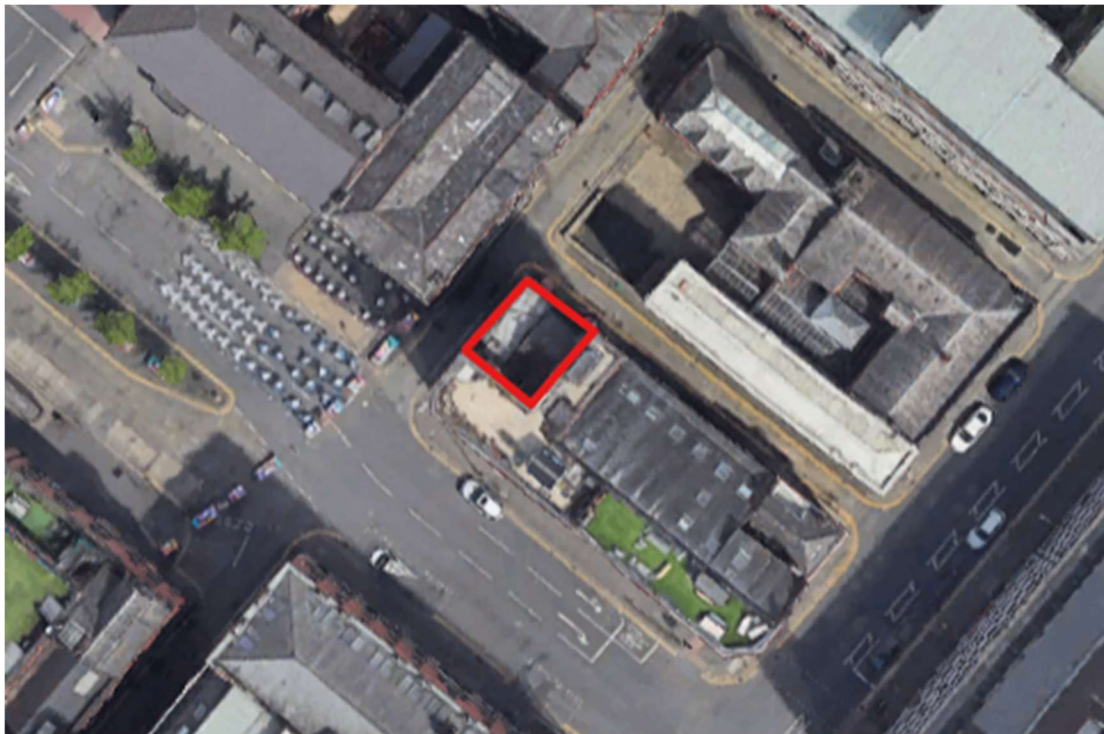
2. Site Description and Planning History

- 2.1 The purpose of this section is to describe the application site and its context and explain the planning history of the site.

Site Description and Local Context

- 2.2 The site is located off Stevenson Square, a popular nightlife space within Manchester City Centre's Northern Quarter. The site is shown in **Figure 1** below. It extends to approximately 0.36 hectares.

Figure 1: Site Location



- 2.3 The site comprises all the existing 22 Lever Street building, a roughly square building at the corner of Little Lever Street and Bradley's Court. The primary pedestrian access is to the westernmost corner of the building onto Little Lever Street, with an additional basement hatch door onto Bradley's Court for the purpose of loading and service.
- 2.4 The immediate context is characterised predominantly by ground-floor nightlife and retail, with upper floors providing a mixture of expanded nightlife, office space and residential apartments. The site is bounded to the northeast and east by the Greater Manchester Police Museum and The Cow Hollow Hotel respectively beyond Bradley's Court, bounded immediately from

southeast to southwest by Hilton House, containing a mixture of ground floor retail and upper floor residential apartments, and to the west and northwest by Hula and The Fitzgerald bars respectively beyond Little Lever Street.

- 2.5 The site is currently occupied by a three-storey building with basement, currently vacant, though most recently used as a single-occupancy office throughout.
- 2.6 The surrounding context is of the City Centre, contained within the Northern Quarter, known for its alternative, independent and creative culture offer. More specifically, the Stevenston Square area is further known for its creative and nightlife offer including a variety of pubs, bars and other public venues. The premises surrounding the site are permitted to open regularly as late as 01:30 Sunday-Wednesday, reaching as late as 04:30 on Fridays and Saturdays, with trading licences exceeding this in some instances.
- 2.7 There are public footpaths as part of the highway network on the northeast and northwest boundaries of the site, on Bradley's Court and Little Lever Street respectively.
- 2.8 There are no watercourses running on or near the site. The site is entirely located within Flood Zone 1 and there is no risk of surface water flooding.
- 2.9 The site is located within the Stevenson Square Conservation Area. The nearest Listed Building is the Grade II listed Former Newton Street Police Station, opposite Bradley's Court. This proposal is not considered to have any significant impact on the proposal as the minor nature of any external works and the location of the main entrance on Little Lever Street directing the majority of activity away from this building.
- 2.10 There is an abundance of facilities within a short walk of the site on account of being within the City Centre.
- 2.11 The site benefits from excellent connectivity across multiple modes of transport. These include:
- Lever Street/Faraday Street bus stop, an approximate 2-minute walk from the site, providing frequent services towards Oldham and Tameside;
 - Various bus stops at Piccadilly and Piccadilly Gardens, an approximate 5-minute walk from the site, operating frequent services and connections including night services to local stops across the city-region;
 - Piccadilly Gardens and Market Street Metrolink tram stops, an approximate 6-minute walk from the site, providing frequent services and connections across the city-region until midnight Sunday-Thursday and until 01:00 Friday and Saturday;

- Frequent trains to regional and national destinations from Manchester Piccadilly and Victoria Stations, an approximate 9- to 13-minute walk respectively, until approximately 01:30; and
- Taxi ranks at a less than 2-minute walk from the site on Hilton Street and Little Lever Street, operational throughout the night.

2.12 In summary, the application site is in a highly sustainable location in Manchester City Centre. The site is within the Northern Quarter, known widely for its nightlife and alternative culture. The site benefits from excellent accessibility which extends into the night and is well-located within a plethora of further facilities and entertainment opportunities.

Relevant Planning History

2.13 In order to fully understand the development context of the site in the preparation of this planning application, a full planning history search of the site, using publicly available sources, has been undertaken. The relevant applications found include:

- **043505/FU/CITY2/93** – External alterations to the Little Lever Street elevation. – **Refused 01 July 1993**
- **042373** – Change of use from offices to showroom with external alterations to entrance door and the existing hoist slot. – **Approved 26 November 1992**
- **023388** – Change of use to offices – **Approved 28 December 1984**

2.14 The permission granting its current use and any associated alterations are not available on the planning portal. It is assumed that these permissions exist and were granted.

Key Summary

2.15 The application site is a three-storey building with basement on Little Lever Street, off Stevenson Square. It is located within the Stevenson Square Conservation Area. The area is characterised by a range of city centre uses including predominantly nightlife and retail at ground level. It is located in a highly sustainable location in good proximity to public transport, pedestrian and road connections to various other destinations within and outside of the city.

3. Potential Risk Analysis

3.1 This section provides an overview of the potential crime risks raised by the application. It is considered that the key potential risks are:

- Burglary;
- Miscellaneous theft;
- General Risk Factors and Common crimes

3.2 Each are considered in turn.

Burglary

3.3 There is a risk of burglary of licensed premises. Burglaries occur at all kinds of venues including more traditional public houses where landlords live over the premises. In this case, there would not be a resident landlord, although there would be an office located above the bar. Furthermore, there are residential properties located in close proximity, and also a number of other bars which are often open until late.

3.4 It is considered that the maximum time of risk of burglary would be in non operational hours of use – i.e. between the adjacent bars closing early in the morning, and the office use commencing. However, the site is also in a reasonably active location which benefits from a high degree of footfall including by office workers within the wider city centre. Overall, it is considered that due to the counter cyclical nature of the uses, the highest risk would be between the hours of approximately 6am when bars close to 7:30am when office workers create footfall.

3.5 The risk is considered low.

Miscellaneous Theft

3.6 It is considered that there is a risk of miscellaneous theft from customers. It is considered that the highest risk will be at times of peak attendance. This is anticipated to be at weekends when the opening hours are longest and there are peaks in attendance so the opportunities for offenders to commit general theft is greater.

3.7 The peak time of such offences are typically at peak times including when people may be distracted. It is considered highest risk items are unsecured, easily portable and easily concealed items such as mobile phones, wallets/ purses and handbags, and potentially staff.

General Risk Factors

3.8 Previous advice from GMP in regard to licensed premises outlines that typical security risks are:

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence/ conflict
- Miscellaneous theft to customers
- Rowdy and inconsiderate behaviour
- Conflict of use with neighbouring venues
- Violence towards staff
- Safety of staff personal belongings
- Robbery/ wounding of patrons leaving premises
- Theft and criminal damage during the construction period

Key summary

3.9 The potential for crime has been considered including the likelihood of offending and peak risk times. This has been considered in preparing a scheme which seeks to naturally minimise any such risks.

4. Physical Security

4.1 This section considers the physical fabric of the building and assesses risks arising. The key aspects of physical security are considered to be:

- Doors
- Windows
- Glazing/ Building fabric
- Alarm
- Access Control
- CCTV

4.2 Although the building is not Listed, it does lie within a Conservation Area. Therefore, the building seeks to conserve and enhance the wider conservation area. Notably, several of the other building in close proximity to this site which have been converted to bars are also of a similar nature. It is considered therefore that in keeping with other neighbouring properties that wherever possible the doors, windows, glazing and building fabric will remain the same.

4.3 Full consideration has been paid to these aspects and it is considered that as existing features, they are of sufficient security integrity to be retained and which limit the risk of crime.

4.4 The premises will have an alarm system.

4.5 It is proposed that access control will be applied where necessary as informed by the formal alcohol license which will be required legally to operate the facility.

4.6 CCTV will be implemented where it is deemed appropriate and necessary as informed by the formal alcohol licence.

5. Appraisal

- 5.1 The above sections have outlined the potential risk of crime in regard of both the use and the physical fabric and nature of the building. An assessment of the risk is outlined below.

Burglary

- 5.2 The risk of burglary is considered to be highest in the early morning period when the site will not be in active use. Notwithstanding this, there are residents who live in close proximity to the site. It is considered that the risk of burglary is low.
- 5.3 Consideration has been paid to the fabric of the building. It is considered that the property has been safe from burglary for a period of time whilst operational as an office building. Furthermore, the building fabric including doors, glazing and general fabric is considered to be sufficiently robust to address any perceived risk of crime. There will also be an alarm on the building and potential for CCTV.

Miscellaneous theft

- 5.4 Miscellaneous thefts are considered to be an opportunistic crime which are most likely to occur during times when patrons may be distracted. The key opportunities for such thefts are considered to be opportunities including congregation, lack of attention (movement of people, noise, social interaction and other distracting features, cohesion – particularly during busy times and where customers have a high number of valuable goods. It is most likely to occur with a degree of stealth.
- 5.5 Due to the nature of the proposed use, many of the above features are critical to the operation and viability of the premises – including high levels of social interaction. Similarly, it is not possible to manage and monitor customers personal belongings. Notwithstanding, aspects which are considered to be manageable are those which reduce the potential for stealth, and maximise natural surveillance.
- 5.6 In order to minimise the potential for congestion, the bar areas are laid out to create smaller more friendly/ intimate spaces. The tables and chairs shown in the layout are proposed to create a welcoming friendly feeling which creates intimate spaces. These smaller spaces allow for a smaller more intimate, domestic feeling which creates a natural environment where the people are naturally more protective of their space. This increased natural sense of place and enclosure allows a natural policing through surveillance and observation.

5.7 In terms of the layout of the bar, the bar is located to be in a position whereby the bar staff have a natural surveillance over all tables and seating areas. This allows a single person to be able to naturally monitor customer activity and behaviour and advice of any perceived threats to safety.

5.8 Furthermore, during peak times and subject to licensing requirements, it may be considered necessary to control access to and from the premises. The building will also have an element of CCTV within the building to limit the potential of anonymity which would actively discourage such thefts and also has potential to leave to prosecution.

General Risk Factors and Common Crimes

5.9 A list of other common crimes has been considered in such venues. The are outlined above, but for ease of reference are considered to be:

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence/ conflict
- Miscellaneous theft to customers
- Rowdy and inconsiderate behaviour
- Conflict of use with neighbouring venues
- Violence towards staff
- Safety of staff personal belongings
- Robbery/ wounding of patrons leaving premises
- Theft and criminal damage during the construction period

5.10 Issues of burglary have been considered above. In terms of robbery to business, this has been considered. The natural transition of bars to cash free venues and the increase of contactless payments reduces the amount of physical currency on the premises at any given time. This has reduced historic forms of theft of the business through the cash register.

5.11 Forms of robbery to the business – including criminal damage to property still exist through potential to steal individual items or decorations. The bar has been laid out to maximise natural surveillance by creating open spaces over which people can see. The bar area will have restricted access and is the central hub for staff to naturally occupy.

5.12 Issues of rowdy behaviour, violence to staff and conflict with neighbouring venues are matters for licensing. The licensing regime is a dynamic system specifically designed to deal with such

matters. It is a legal requirement to hold such a license to operate the premises and hence the requirements are fully binding. In this regard, the venue is in an established location with several drinking establishments. It is seen to be a focal point for such activities. Further alcohol licenses are considered to be acceptable in this location subject to formal licensing approval.

- 5.13 The applicant already operates from premises directly adjacent to the site. They are fully aware of the prevailing licensing conditions and anticipate that this new venue would operate seamlessly as part of an overall suite of venues. It is considered entirely suitable for the above elements to be covered by the wider licensing regime as part of the wider City Centre area.
- 5.14 In terms of staff belongings, there will be a dedicated space for such facilities within 'back of house' locations. These back of house locations will not be available to be accessed by the general public and will limit the potential for such crime.
- 5.15 Finally, in considering theft during the construction period, the proposed works are limited to internal works. As such, the premises will be locked at the close of work and reopened during construction hours only. The access to then site can be fully controlled. It is considered that the potential for such crime is limited and will be managed appropriately.

6. Summary and Conclusion

- 6.1 This statement is prepared by Peacock + Smith in support of a full planning application for the change of use to Bar (Sui Generis) at 22 Little Lever Street, Manchester. It has been submitted on behalf of the applicant, Northern Hospitality (Mcr) Ltd.
- 6.2 The Statement considers all potential forms of crime which could arise as a result of the development, and also considers the natural fabric of the building to assess any potential weakness which could arise as a result.
- 6.3 Section 5 of the report analyses the potential risks. It is considered that in accordance with Secured by Design, consideration has been paid at the design stage to potential risks. These risks have been managed accordingly to create a bar which naturally manages crime factors to ensure compliance with not only legal licensing requirements, but create an natural and inviting space which serves the functional requirements of a bar. It will not create any crime related issues in regard to planning permission.
- 6.4 On this basis, there is no reason why the proposal should be refused on crime impact grounds.