Crime Impact Statement

Basement 19-21 George Street Manchester M1 4HE

EXECUTIVE SUMMARY

Design Changes Not Required

This proposed development has been evaluated based on the principles of Crime Prevention Through Environmental Design (CPTED) to identify potential opportunities for crime and the fear of crime. The assessment found the proposed scheme acceptable in principle, with the potential for support at the planning stage.

This Crime Impact Statement (CIS) has been prepared by a qualified Individual, who possesses the necessary expertise and credentials in crime prevention and environmental design.

As the project involves the adaptation of an existing building, the scope for additional security interventions is limited. However, all proposed modifications and the internal fit-out should adhere to the recommendations in this report.

The success of the proposal relies heavily on effective management of the premises. Therefore, support for this development is contingent on the implementation of the measures highlighted in sections 3, 4, and 5.

Contents

1. Visual Audit

2. Crime Statistics & Analysis
2.1 Crime Summary
2.2 Common Use-Specific M.O.s (Modus Operandi)
2.3 Theft in Restaurants/Cafes: Risk Analysis
2.4 Risk Factors

3. Layout Appraisal
3.1 Proposed Development
3.2 Positive Aspects of the Proposal
3.3 Further Considerations

4. Management and Operational Considerations

5. Physical Security
5.1 New Doors, Windows
5.2 Lighting
5.3 CCTV

6. Construction

7. Useful References
7.1 Secured by Design (SBD)

1. Visual Audit

The site is part of a listed building situated in the George Street Conservation Area, Manchester city centre. The surrounding area is particularly busy in the evenings due to nearby bars and restaurants. The site is located in the Chinatown neighbourhood, a well-established entertainment area with an active nightlife. The neighbouring buildings serve various functions, including commercial offices, hotels, and residential apartments.

Site Condition:

The relevant elevation for this proposal is the North East elevation, which faces George Street. The site spans approximately 407 m² and is adjacent to Charlotte Street to the left-hand side of the property. The area surrounding the site is characterized by a mix of retail, commercial, and residential uses, creating an active frontage on George Street that is more aligned with the proposal.

Additionally, the site benefits from its location in a vibrant mixed-use area, and its direct interface with George Street makes this elevation critical for consideration in the assessment.







2. Crime Statistics & Analysis

2.1 Crime Summary

The area has a high crime rate, particularly regarding less serious offences, such as theft, and theft from motor vehicles. These offences are often associated with the high density of licenced premises in the area, and a significant portion is alcohol-related. Offences such as serious wounding remain unchanged from previous reports, while minor offences have increased,

The crime level in this area is likely due to improved crime reporting.

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

Forced Entry Through Doors:
Security-certified timber doors are proposed to prevent forced entry. These doors are designed to resist attacks and provide long-term protection.

Smashed Glazing in Windows:
The proposal does not include ground-floor windows as the site is in a basement.

Offenders Posing as Legitimate Customers:
Staff-only areas will be clearly separated and secured with access-controlled doors. These measures will prevent unauthorized access to restricted areas.

Theft of Personal Property:
The internal layout includes secure storage spaces and a design that allows clear monitoring of customer areas to reduce the risk of theft.

2.3 Theft in Restaurants/Cafes: Risk Analysis

Peak Risk Days:
Theft incidents are highest on Saturdays and Sundays, coinciding with busier periods in cafes and restaurants.

Peak Risk Times:
Theft is most frequent in the afternoons and evenings, particularly on weekends when staff are likely distracted.

2.4 Risk Factors

Common risks for developments of this nature include burglary, robbery, criminal damage, alcohol-fuelled violence, theft, and conflict with neighbouring venues.

3. Layout Appraisal

3.1 Proposed Development

The proposal involves changing the use of a former storage area to a restaurant area, as indicated on the submitted drawings.

3.2 Positive Aspects

Main customer entrance:
Located prominently, enabling staff to monitor customers entering and exiting.

Service counters:
Positioned to allow staff to have clear views of customers. CCTV or mirrors should cover any potential blind spots.

Back-of-house separation:
Public areas are separated from staff-only zones.

3.3 Further Considerations

Supervision of the accessible entrance:
This entrance could allow unauthorized access and requires strict supervision to prevent intruders from entering.

Separation from residential parts:
Doors between the bakery and residential stair cores should be equipped with alarms and not used regularly.

4. Management and Operational Considerations

4.1 Recommendations for Management

To minimize security risks, the following practices are recommended:

Monitoring of customer entry and exit:
Staff should have a clear view of the main entrance at all times.

Secured staff areas:
Back-of-house zones should be inaccessible to the public, and staff should have secure storage for personal belongings.

Cash management:
Large sums of cash should not be stored on-site. A chute deposit safe or other secure cash management system is recommended.

Internal layout:
The premises should maintain an uncluttered design with clear visibility and no areas for concealment.

4.2 Security Issues

CCTV cameras will be installed at all entrances and key areas for better surveillance. A secure entry system will control access and prevent unauthorized entry. Bright lighting will be installed at entry points to improve visibility and deter crime.

4.3 Health and Safety Considerations

Emergency exits will be clearly marked and always accessible. Smoke detectors, fire extinguishers, and emergency lighting will be installed and regularly checked. Fire-resistant materials will be used where needed. Anti-slip flooring will be added in wet areas, with regular maintenance to prevent falls. Hazardous substances will be securely stored to avoid health risks.

4.4 Accident Prevention Measures

Security personnel will be on-site during busy hours for safety. Staff will be trained in emergencies, first aid, and conflict resolution. Fire escape routes will stay clear for quick exits. The layout will reduce blind spots, with mirrors and surveillance for better monitoring. Cash risks will be minimized with a secure deposit system and no large cash amounts on-site.

5. Physical Security

5.1 Doors, Windows

Install security-certified door sets that are resistant to attacks.

5.2 Lighting

Adequate external lighting should be installed, particularly around entrances and exits, to deter criminal activity and enhance visibility.

5.3 CCTV

A comprehensive CCTV system should be installed, covering all entrances, service counters, and other critical areas.

6. Construction

No significant construction-related concerns were identified; however, the project should ensure that the installation of security measures aligns with the overall architectural and design integrity of the listed building.

7. Useful References

7.1 Secured by Design (SBD)

Refer to Secured by Design (SBD) guidelines for further recommendations on crime prevention through design.