

Crime Impact Statement

Mariana House, Manchester
June 2025

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1. Introduction

This is a Crime Impact Statement to support the change of use application for Mariana House, a former care home. This statement sets out the ways in which the development seeks to prevent crime and create a safe and secure development for residents, staff and visitors to the site, taking account of 'Secured by Design, Homes Guide 2024'.

2. Development Design and Layout

2.1 Movement and Access

There are no Public Rights of Way (PRoW) into or through the site. The property currently benefits from two existing vehicular access points; both located along Alexandra Road South. These access points are situated at either end of the property's front boundary wall, allowing for separate entry and exit. The site is also well-served by pedestrian and cycle routes, as well as convenient public transport links in the immediate vicinity.

2.2 Boundaries

The site is bound by low brick walls with metal railings, composite panel fencing at the front of the building (Alexandra Road South). There are good levels of visibility into and out of the site, with natural surveillance. The other site boundary treatments include close board panel fencing.

2.3 Signage, External and Internal Lighting

The site features a freestanding external sign located at the vehicular entrance from Alexandra Road South. External areas are illuminated by wall-mounted lighting fixtures attached to the building, supplemented by street lighting along the adjacent main roads. The external lighting is equipped with motion sensors and is activated during low light conditions, in addition to emergency lighting installed throughout the external perimeter of the building.

Internally, lighting within communal areas is controlled manually and is activated when natural daylight is insufficient. Emergency lighting is also provided internally to ensure safe and clearly defined routes of escape.

2.4 Parking and Cycle Storage

The car parking is sufficient for the intended use as temporary accommodation with no increased parking impact envisaged that when the site operated as a care home. There is existing secure covered cycle storage provided at the rear of the property. Owing to the building layout and design all parking areas are overlooked by bedrooms, providing natural surveillance.

3. Physical Security

3.1 Access Points to Building

The main outer door is composite with glazed panel sections and letterbox and fanlight. This door opens inward.

Fire exits are located throughout the building and are all linked to sensors. When any fire doors are opened the sensors are activated sending a notification to the control panel which is next to the CCTV camera room and monitored 24 hours a day by security staff.

The windows are all uPVC framed with window restrictors in place where necessary and key operated doors and latches for windows.

All rooms secure by key system and master key for staff in order to gain access to all rooms if deemed necessary.

Any visiting professionals will ring the doorbell to be answered by on site security to gain entry. All professional visitors will be asked to present their organisational ID/Name badge to enter the building. Professionals must sign a visitor's book with Date, Name, Service, Reason for visit, who visiting and time in and out.

Clients residing within the temporary accommodation are not allowed to bring any guest, members of the public, friends/family into the building at any time.

3.2 CCTV and Security

The premises is secured by 24-hour CCTV surveillance alongside on-site security/staff present at all times."

Regarding the CCTV, sensors are in place on all fire exits so that if these are opened by residents an alert signal at the security hub. Security investigates. This prevents egress and access to the building via fire doors.

Additional CCTV cameras have been installed within the building to always ensure full coverage of all communal areas. This covers internal and external perimeter of the building

To ensure there are no antisocial behaviour impacts to the local community the service will establish a small, concealed smoking area on the patio at the immediate rear of the dining room. Residents will be permitted to vape/smoke here.