



CRIME IMPACT STATEMENT

700 Wilmslow Road, Didsbury

Change of Use of Vacant Restaurant (Use Class E)
to Public House

FOR: KENNEDY HOSPITALITY LTD

VERSION A: 10th April 2025

REFERENCE: 2007/1177/CIS/01

Greater Manchester Police

designforsecurity

700 Wilmslow Road, Didsbury

2007/1177/CIS/01

EXECUTIVE SUMMARY

Design changes not required

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime. The proposed change of use to a bar/restaurant is suitable for this area and does not conflict with surrounding uses which are a similar nature. It is highly recommended that further consideration should be given to the following points to enhance the security of the scheme:

- The external seating area should have a robust barrier and be well defined. Clips should be provided under tables for handbags/backpacks to be stored out of each of the adjacent pavement.
- The premises should have a comprehensive CCTV system which can be monitored by staff at the service area.
- There should be effective cash management procedures to ensure high levels of cash are not stored within the building.
- There should be a monitored intruder alarm.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development and it is highly recommended that these are considered for the proposed units and the wider outline proposals.



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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Didsbury area of Manchester.

The site is located on the prominent junction of Wilmslow Road (B5055) and Barlow Moor Road (A5145), these roads form the East and South boundaries of the site, with the North boundary being formed by 698 Wilmslow Road (vacant unit) and to the West the site is bound by Didsbury Library which is located to the rear of the site.

The site is currently developed, and it is occupied with a restaurant which is vacant. The build occupies the majority of the site with a small rear yard accessed from Barlow Moor Road and an external seating area on Wilmslow Road.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st April 2024 to 31st March 2025.

2.1 Crime Summary

Figure 1: Recorded Crime within 500m of Site

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
45	9	36	145	28	7	<5	17	8	17

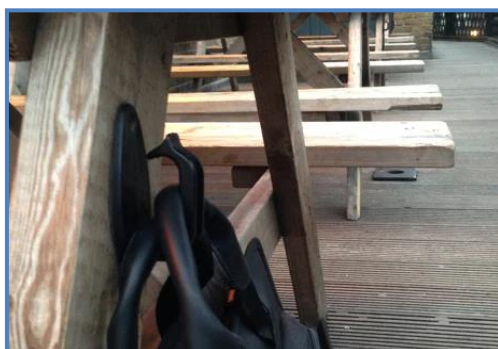
- 2.1.1 The overall rate of crime in the past 12 months is average for the Manchester division, with less serious wounding, domestic burglary and criminal damage having been most commonly reported. Whilst these offences have taken place throughout the local area, the majority have occurred at locations along and close to Wilmslow Road.
- 2.1.2 Less serious wounding offences have mostly occurred around Wilmslow Road as well throughout the residential neighbourhoods in the wider area. Assaults and public order offences have been the most reported less serious woundings taking place, with these incidents having involved disputes between both known and unknown associates, as well as cases of domestic violence.
- 2.1.3 Domestic burglary offences have also occurred throughout the residential areas surrounding the site. Offenders have in most used implements in order to gain access to properties via secure doors and windows.
- 2.1.4 In cases of criminal damage, offenders have targeted vehicles by using objects to smash the glazing in windows and dent the bodywork of cars. Offenders have also used objects in order to cause damage to the front windows and external doors of retail outlets, restaurants and cafes. These incidents have mainly occurred during disputes.

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

- 2.2.1 Customers posing as legitimate customers, gaining access to staff only areas

Possible Solution - There should be a secure area for staff to leave their belongings while at work and access to all staff areas should be restricted with auditable access controls.

- 2.2.2 Theft of personal property from tabletops or from bags hung on chairs or stored under tables



Possible Solution - A particular issue in drinking establishments within the Manchester city centre area is the theft of personal effects; handbag and mobile phone theft is a particular issue. Consideration should be given to fixing 'Chelsea Clips' (see image) or simple hooks to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.

The internal layout of the premises can also help deter theft by promoting surveillance and creating an uncluttered, environment, avoiding pinch points or areas of concealment. The precise arrangement of internal furnishings should aid circulation and aim to achieve a balance between intimacy and visibility.

2.2.3 Doors have been forced open with tools and bodily pressure

Possible Solution – All external doors should be certified to the relevant security standards (see section 4).

2.2.4 Glazing in windows has been smashed

Possible Solution - All ground floor/accessible glazing should include a laminated pane, which forms a much more robust barrier against shattering and penetration (see section 4 for more details).

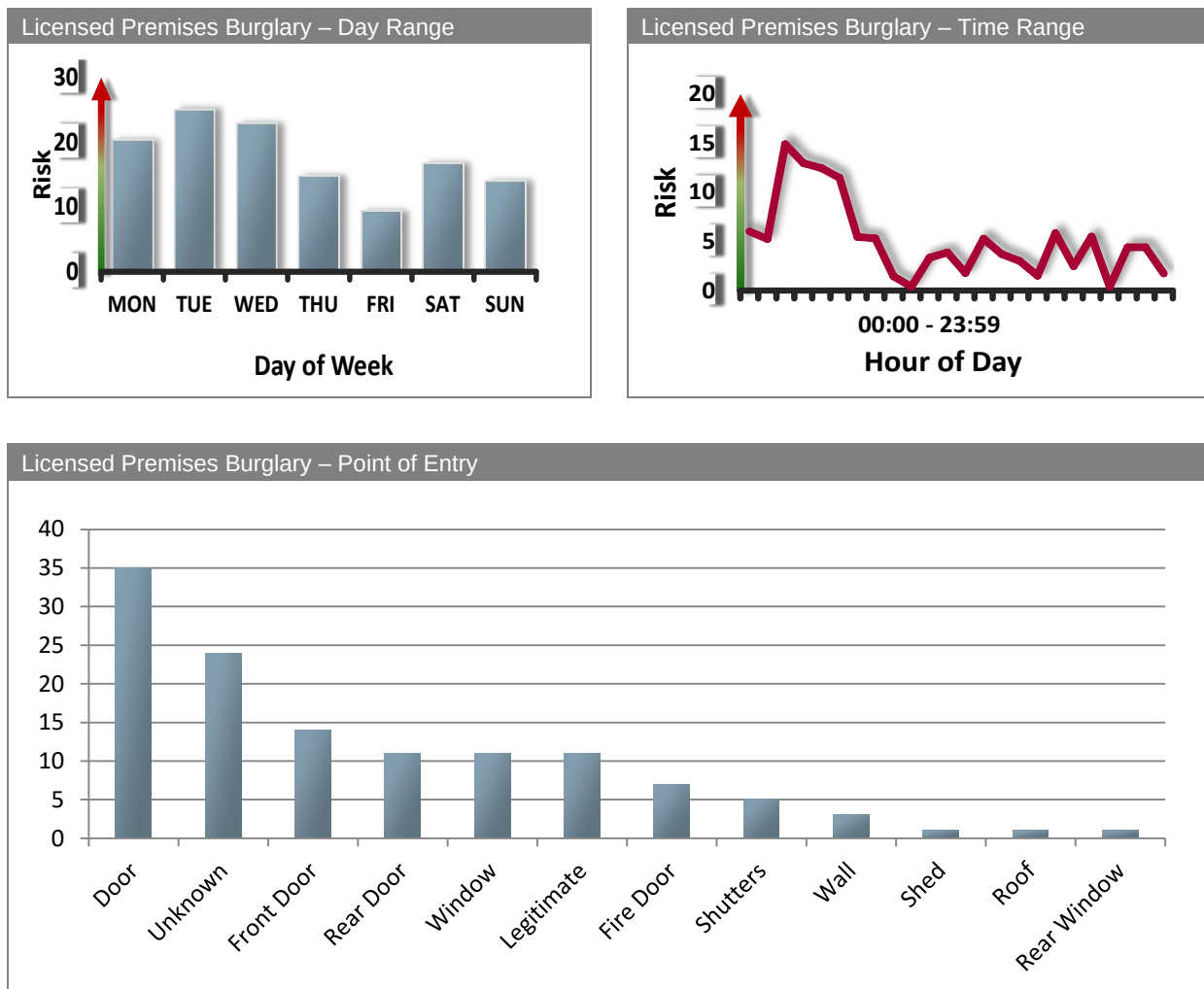
2.3 Risk Factors

The typical security risks for a development of this nature 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

2.4 Non-Domestic Burglary (Licenced Premises): Risk Analysis

The data below relates to non-domestic burglary offences within/against licenced premises, recorded in the Manchester area during 2018 - 2019.



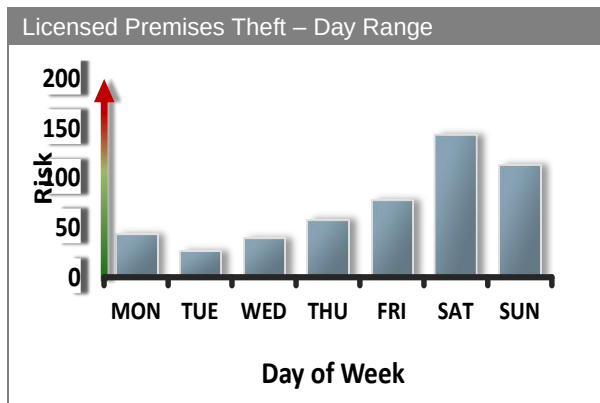
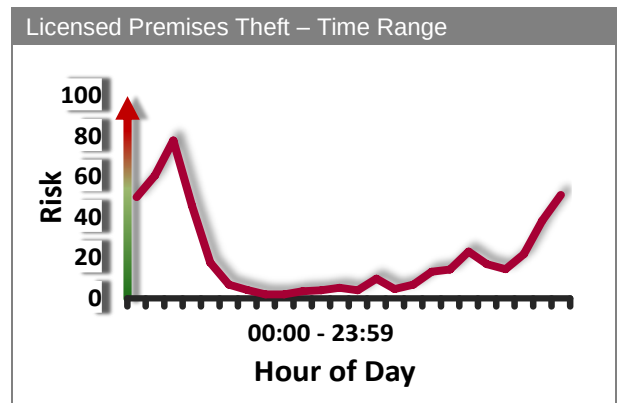
2.4.1 **Day / Time Range:** In Manchester, the risk of burglary at licensed premises between Monday and Wednesday and is lowest on Friday. The risk of burglary is highest in the early hours of the morning. Burglaries at commercial premises frequently take place during the night, when they are closed and the areas/streets where they are typical found are quieter than during the day – meaning offenders perceive the risk of being detected or identified as low.

2.4.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- Forcing open secure doors and windows – mostly fire doors located to the side and rear of the property are targeted – using bodily pressure and implements to gain access.
- Posing as a legitimate customer and exploiting insecure doors/ tailgating staff into restricted areas, taking property belonging to employees and the business.
- Forcing open shutters using bodily pressure and implements to access the doors and windows located below.
- Broken glazing to windows and doors – located mostly to the front of the property, with glass in doors highly targeted- using bricks or implements located around the scene.

2.1 Theft (Licenced Premises): Risk Analysis

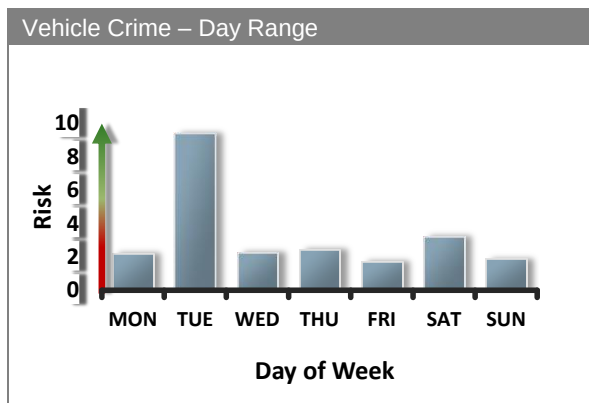
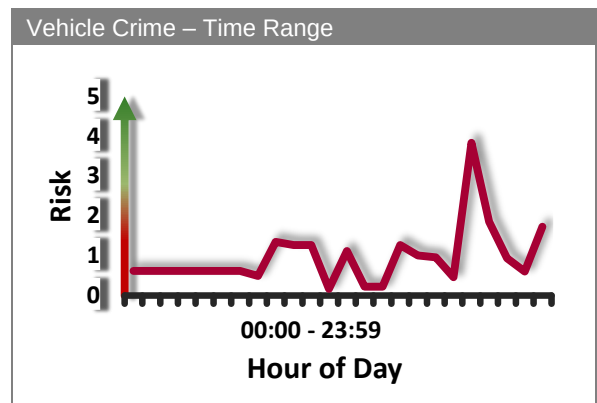
The data below relates to thefts within/against licenced premises, recorded in the Manchester area during 2018 -2019.



- 2.1.1 **Day / Time Range:** During the week, the risk of theft at Manchester licensed premises peaks over the weekend. On these days, many premises within the city centre area experience higher levels of attendance than during the week. Premises are also usually open for longer at the weekend and so the opportunity for offenders to commit theft is greater. The risk of theft peaks late at night and into the early morning. This reflects the times when licensed premises are at their busiest and therefore the opportunities to commit theft are greater. Handbags, purses / wallets, cash and phones belonging to customers are the most routinely stolen items - usually stolen from table tops, from bags hung on chairs/stored under tables or via pickpocketing and distraction methods. Theft of property belonging to staff is also common, with offenders posing as legitimate customers to gain access to unauthorised areas.

2.2 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.2.1 **Day/Time Range:** The risk of vehicle crime peaks on Tuesday in the evening (19:00-20:00). Offenders often target vehicles at this time when they tend to be left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is a change of use to a public house.

3.2 Positive Aspects of the Proposal

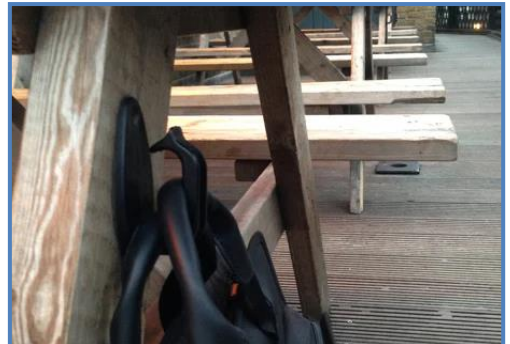
The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 The site is located on the prominent junction of Wilmslow Road and Barlow Moor Road, allowing for high levels of passive surveillance from those passing by.
- 3.2.2 The main entrance is positioned where it can easily be seen from the public highway.
- 3.2.3 The bar/service area overlooks the seating areas well, allowing staff to have good views of the public house.
- 3.2.4 There is a clear pavement width between the perimeter of the external seating area and the road and will not significantly impede pedestrian flow.
- 3.2.5 The external seating area will animate the Wilmslow Road elevation of the building and create an active frontage, providing natural surveillance opportunities of the surrounding area which can deter offenders from operating.

3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

- 3.3.1 The proposed opening hours should be in line with similar premises in the local area. At busy times (i.e. Friday/Saturday night) or if there are events on at the premises (i.e. live music) there should be SIA accredited security staff to manage access into the premises and to deal with any incidents that may arise. The provision of security staff should be in accordance with BS 7499.
- 3.3.2 Sturdy barriers/screens/planters should extend from the building to define the entire external seating area and to enclose the tables and chairs to reduce the potential of patrons being at risk of theft by those passing by (i.e. phones left on tables, handbags on chairs) if there is an effective barrier between the public footway and the seating area.
- 3.3.3 It is recommended that 'Chelsea Clips' or simple hooks are fitted to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft (see section 2.2.2 for more details).
- 3.3.4 Licensed premises are frequently the scenes of assaults both between patrons, and additionally, staff have been targeted by patrons. It is highly recommended that the premises is covered by a comprehensive CCTV system to deter unwanted behaviour and that any incidents are recorded and used as evidence.
- 3.3.5 Access to staff/storage areas should be restricted to staff. It is recommended that doors into areas restricted to staff operate on an access control system (i.e. fob or swipe card) or that they are lockable by key, a door closer should be installed to ensure the door locks as staff enter/leave this area. Signage should indicate which areas are only for members of staff.
- 3.3.6 The proposed public house should have a monitored intruder alarm with a security of keyholder response.
- 3.3.7 Casual access to the rear of the bars/service counters should be restricted (e.g. with a lockable hatch that cannot be easily scaled) to prevent unauthorised access.



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- 3.3.8 Consideration should be given to a chute deposit safe (certified to LPS 1183) behind any till/bar area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods.
- 3.3.9 The volume of cash left on site overnight should be minimised as far as possible with regular banking/cash collections. Any cash left in the building overnight should be stored in an insurance rated safe within a secure room, ideally without external walls. Consideration should be given to installing a security rated door into the safe room, and any lightweight partition walls should be reinforced with plywood/OSB or metal mesh to prevent the walls from being damaged to gain entry.
- 3.3.10 Any alterations to the building should be in accordance with Secured by Design standards (see below).

4 Physical Security

Any alterations to the building (i.e. doors, windows, glazing, or other security features) should be certified to the following security standards.

4.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Staff should be given flexibility over permitting access into the building at different times of the day and night.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

4.2 Windows, Building Fabric & Shutters

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any shutters must be tested and certified to STS 202 or LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.4 Alarms

- ☐ The public house should have a monitored intruder alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:
 - External doors
 - Staff areas

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- ☐ As a minimum there should be the infrastructure for the tenant to install an access control system.

4.6 Lighting

- ☐ Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors and the building elevation.

4.7 CCTV

- ☐ A comprehensive CCTV camera system should be installed.
- ☐ Cameras should be capable of monitoring all building elevations - with particular emphasis on external doors (cameras should be able to observe people coming and going), internal and external seating area, and service area.
- ☐ Recording equipment should be located within a secure room or images may be recorded off-site at a suitable monitoring facility.
- ☐ CCTV monitoring screens should be located at the service areas and back-of-house.

5 Management & Maintenance

- 5.1.1 Active continuous management and maintenance of the premises can reduce the likelihood of crime and disorder occurring. An operating/maintenance plan should be created to promote good management of the premises, this plan should focus on issues such as:
- Opening and closing of premises, including staff arrival and departure.
 - Any cash management within the premises.
 - Any cash-in-transit collections/deliveries and banking practices (which should take place in a secure room with a certified safe to meet insurance needs).
 - Management of stock deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods).
 - Details of staff security training.
 - Location and management of any smoking areas.
 - Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc.
 - Cleaning and prompt removal of graffiti, litter etc; and
 - Refuse collection arrangements.
- 5.1.2 There should be regular reviews/exercises to ensure that it remains accurate, workable and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations.
- 5.1.3 The opening hours of the premises should be consistent with other such premises in the local area and should not unduly conflict with other nearby uses. Service of drinks should end approximately 30 minutes before the premises closes, in order to aid effective dispersal of customers.
- 5.1.4 All high value equipment (e.g. computers, flat screen monitors/televisions 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.
- 5.1.5 Toilets can give rise to problems and the following issues should be considered:
- Fittings should be flush to avoid tampering and concealed cisterns, pipe work etc. should be used.
 - Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.

- Consider hanging cubicle doors as outward opening as this will aid gaining access in an emergency. An alternative measure is to reduce toilet doors in size by a minimum of 200mm from the floor and to reduce the top height.
- Provide 'Chelsea Clip'/carabiner style hooks on the back of cubicle doors or partitions for bags and coats.
- Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.
- Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.

5.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the premises, but also to deter unauthorised access to back-of-house/staff-only areas.

Refuse collection arrangements should not require bins to be left accessible for extended periods. Servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

6 Construction

6.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.

6.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

7 Useful References

7.1 Secured by Design (SBD)

7.1.1 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/>

A Contact register

Date	Contact With	Summary of Contact
12 March 2025	Ralph Taylor	CIS instruction received

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
	Site Edge Red Plan		
KD – 01 – 02 – R1	Ground Floor Plan Proposed	March 2025	R1

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	Revisions Made	Date
A		