



CRIME IMPACT STATEMENT

Land at the Junction of Rochdale &
Cockcroft Street, Blackley

27 No. apartments.

FOR: CAROLINE TAMWORTH PLANNING

VERSION A: 15th January 2024

REFERENCE: 2012/0250/CIS/01

Greater Manchester Police

designforsecurity

Land at the Junction of Rochdale and Cockcroft Street, Blackley

2012/0250/CIS/01

EXECUTIVE SUMMARY

Development supported

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 residential development is acceptable in general; however there are a number of points that should be considered.

- Access control into the building, the post room, cycle store, and car park should be carefully considered.
- The apartments should be built to Secured by Design standards.

More details can be found in section 3.3 where there are a number of recommendations made which would enhance the security of the development and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.



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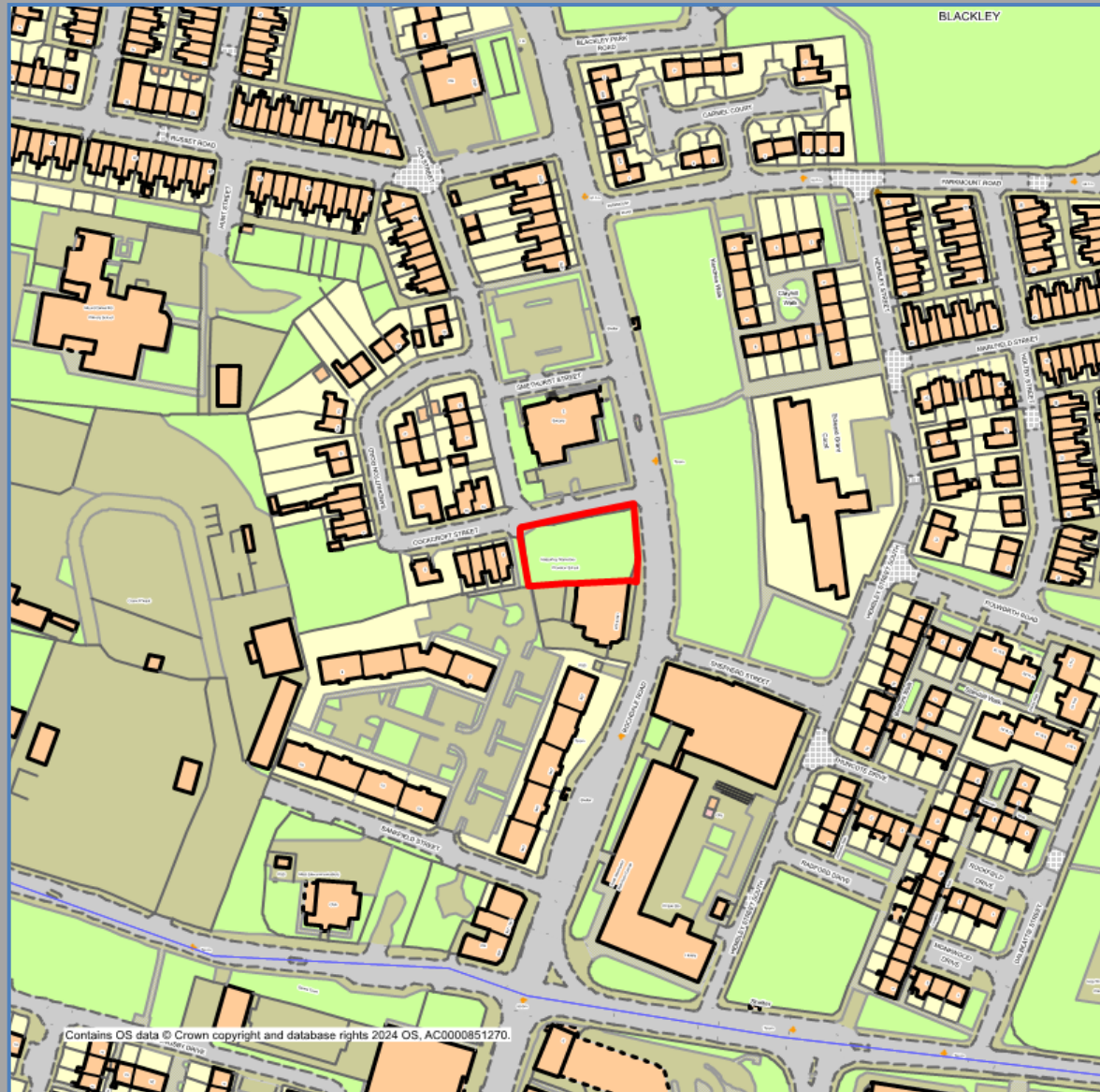
1 Visual Audit

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

The site is bound by Cockcroft Street to the North, Rochdale Road to the East, to the South the site is bound by the Dawateislami Islamic and Education Centre, and to the West by a passageway between the site and no. 9 Cockcroft Avenue.

The site is currently vacant and grassed over, with a chain link fence to an approximate height of 1200mm. The site is currently being used as a surface car park.

The local area is predominantly residential with a high number of terraced houses in the area and a large apartment scheme to the South of the site.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st December 2023 to 30th November 2024.

2.1 Crime Summary

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
19	13	68	423	68	21	9	24	11	8

- 2.1.1 The overall rate of crime in the past 12 months has been high for the Manchester division. Less serious wounding, criminal damage and theft have been the most reported offences taking place. These offences have occurred all throughout the local area, particularly in the residential neighbourhoods to the east and at locations along or close to Rochdale Road to the south of the proposed site.
- 2.1.2 Less serious wounding offences have mainly taken place at locations mentioned above, as well as at a small hotspot to the north around Wilson Road. Assaults, public order and harassment offences have been the most reported less serious woundings taking place, with the majority of incidents involving disputes between known associates, neighbours or students, as well as some cases of domestic violence.
- 2.1.3 In the majority of cases of criminal damage, offenders have targeted properties in the residential neighbourhoods surrounding the site by using bodily pressure or objects in order to damage the external doors and smash windows. These offences have mainly been occurred during arguments. Offenders have also targeted vehicles by smashing the glazing and denting/scratching the bodywork.
- 2.1.4 Theft offences have taken place all throughout local area, particularly to the south of the site. Offenders have targeted insecure items on tabletops and benches in public spaces and restaurant/cafes, as well as used pickpocketing and distraction methods to remove items from the person such as wallets and mobile phones.

2.2 Common Local M.O.s (Modus Operandi)

2.2.1 Theft of parcels from accessible areas

Possible Solution – A secure parcel store should be provided for residents within the ground floor lobby area, accessible by fob and covered by CCTV.

2.2.2 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments

Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24).

2.2.3 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.

Possible Solution - There should be access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.

2.2.4 Exploitation of insecure windows and doors to gain access into communal areas and apartments

Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

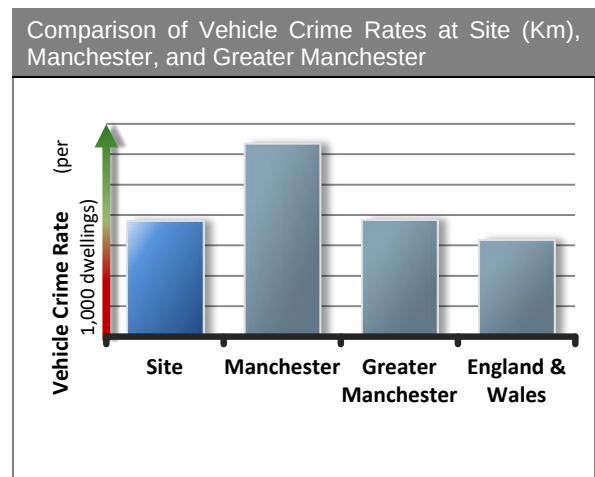
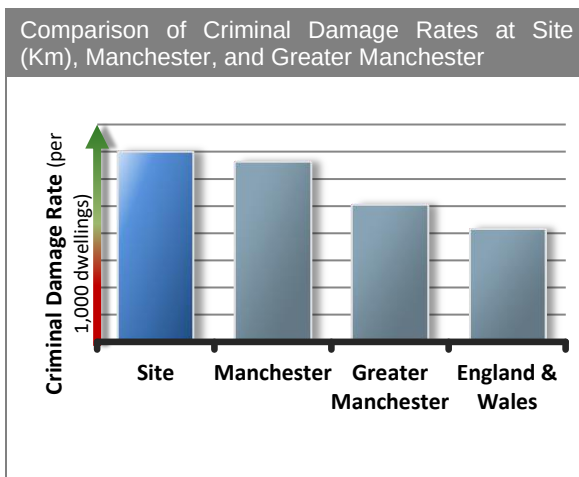
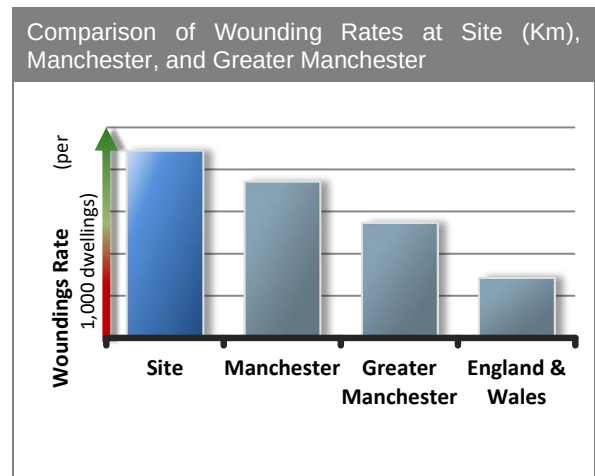
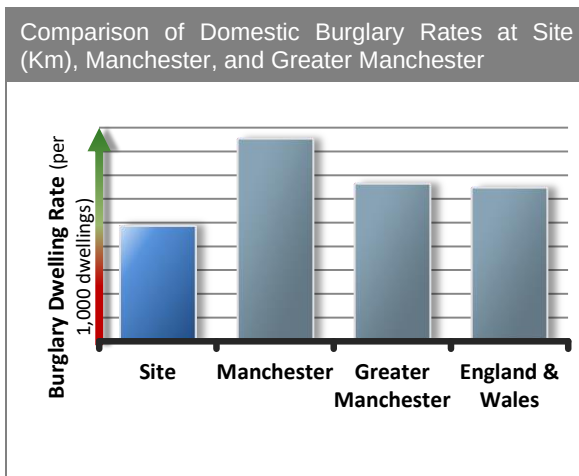
2.3 Risk Factors

The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles
- Theft of, or from, vehicles
- Bogus callers and distraction burglary
- Anti-social behaviour
- Neighbour disputes
- Theft and criminal damage during the construction period
- Unauthorised access to private spaces
- Poor maintenance of access control systems

2.4 Crime Rate Comparison

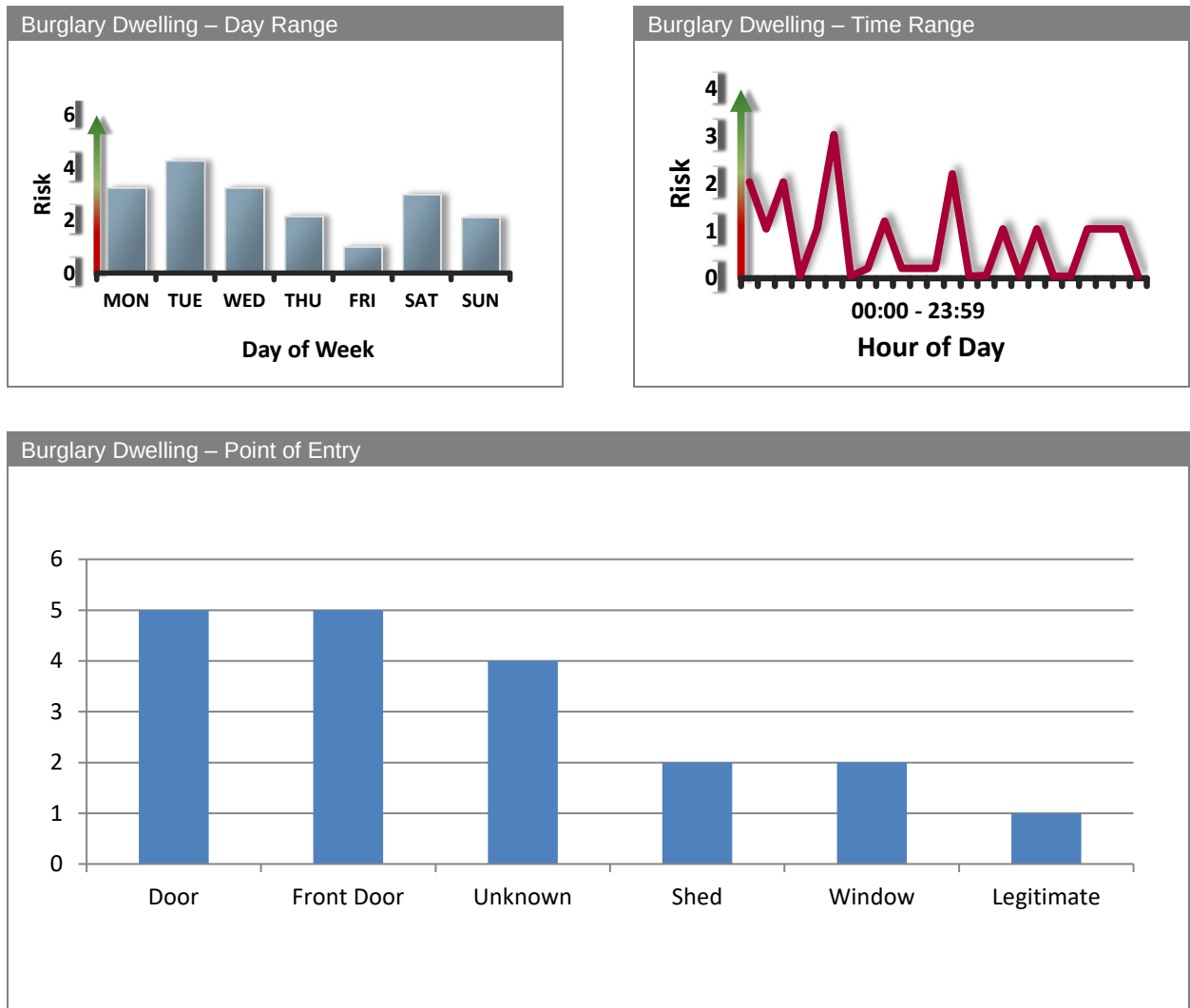
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **43% lower** than Manchester as a whole, **26% lower** than Greater Manchester and **25% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **19% higher** than Manchester as a whole, **62% higher** than Greater Manchester and **210% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **5% higher** than Manchester as a whole, **38% higher** than Greater Manchester and **68% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **40% lower** than Manchester as a whole, **1% lower** than Greater Manchester and **20% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



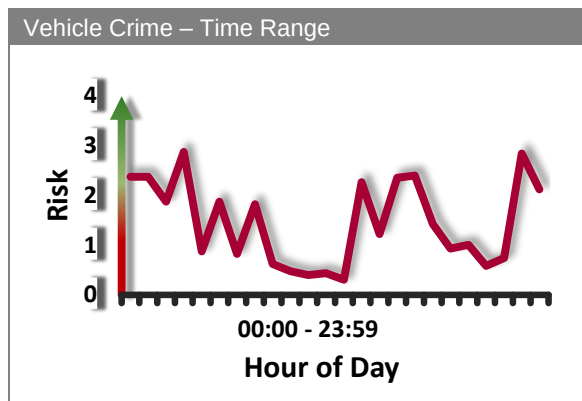
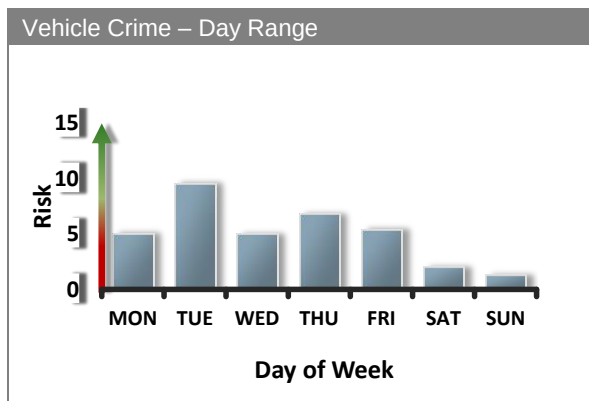
2.5.1 **Day/Time Range:** The risk of domestic burglary is peaks on Tuesday in the morning (05:00-06:00). Offenders tend to target dwellings at this time when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

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

- In cases where the entry point is recorded as "unknown", it is likely that the offender has exploited insecure windows and doors.
- Smashed glazing in windows and doors.
- Using bodily pressure or implements in order to force open secure windows and doors.

2.6 Vehicle Crime: Risk Analysis

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



- 2.6.1 **Day/Time Range:** The risk of vehicle crime is highest on Tuesday in the evening (22:00-23:00) when they are often 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 the erection of four storey building containing 27 No. apartments

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 There will be a ground floor car park for residents, which will be secured with a sliding gate. Cars parked in secure undercroft car parks are less likely to be targeted by offenders than those parked on the road or in unsecure car parks. This is particularly important in this area where vehicle crime is higher than the average rate across Manchester.
- 3.2.2 There will be a defensible space buffer for ground floor apartments in the form of a planter/vegetation, this will prevent offenders, or those antisocially minded, from targeting these apartments.
- 3.2.3 The site is located on the prominent junction of Rochdale Road and Cockcroft Street where it will be subject to high levels of passive surveillance.
- 3.2.4 The development will bring a vacant plot into legitimate residential use. Increasing resident activity in the area will potentially deter offenders from operating.
- 3.2.5 The rate of burglary in the area is lower than the wider Manchester area.

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 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock operating with an electronic access control system.
- 3.3.2 Access into the building should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.

- 3.3.3 Access into the post/parcel room should be restricted to residents with an access controlled door. There should be CCTV within the room to deter theft.
- 3.3.4 Secure post boxes should be provided within the post/parcel room, with a fob issued to Royal Mail which can only be used to access the main entrance and the post room, but not any other areas of the building.
- 3.3.5 Other couriers/parcel delivery services should deliver mail directly to the resident rather than being granted access into the building.
- 3.3.6 Access into the cycle store should be restricted with access controlled doors. The external doors into the cycle store should be illuminated with dusk-til-dawn lighting. Cycle stands should be Sheffield stands, or similar, to allow both wheels and the frame to be secured. CCTV coverage of the cycle store should be provided.
- 3.3.7 The entrance into the car park should be restricted with a shutter or bi-folding gate, with a fob, ANPR, or remote control, to restrict access to genuine users.
- 3.3.8 The car park should be illuminated in accordance with BS 5489 – see table L1 opposite.
- 3.3.9 Any doors into the building from the car parking area should be certified to a recognised security standard (i.e. BS PAS 24).
- 3.3.10

Table L1: Lighting requirements for multi-storey/enclosed car parks

Areas	Av. lux	Min. lux	Uniformity
Parking bays and lanes	75	50	0.6
Ramps, corners and junctions	150	75	0.5
Vehicular entrances/exits	75 (night) 300 (day)	n/a	n/a
Pedestrian areas (stairs, lobbies etc)	100	50	0.5
Open roof level	30	10	0.33

Please Note:
 •The Av (average) lux is the maintained average horizontal illuminance on the floor
 •The Min (minimum) lux is the minimum horizontal illuminance at any location
 •Reference should be made to BS 5489 part 9, for further information and guidance
 •There may be scope for compromise on the above levels due to external factors

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access into the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Apartment entrance doors must have a door viewer.
- ☐ External apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Apartment entrance doors must have a door viewer and have a split spindle or fixed handle.
- ☐ Construction of internal walls surrounding internal apartment entrance doors (600mm either side of the door set) should incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism. The resilient layer should be timber (minimum thickness of 9mm) or expanded metal.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, STS201, 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.

4.2 Windows

- ☐ 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.

4.3 Glazing & Building Fabric

- ☐ 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.
- ☐ 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.
- ☐ There should be a block work wall or material of similar strength (e.g. welded-steel mesh) behind or within any new cladding/insulated panels to the building, to a minimum height of 2000mm from ground level, to ensure that the fabric of the building itself is not vulnerable to attack.

4.4 Alarms

- ☐ If an alarm is installed, then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an 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:
 - Communal entrances
 - Post/parcel room
 - Circulation cores
 - Car park
 - Cycle store

4.6 Undercroft Car Park

- ☐ The entrance into the car park should be restricted with a shutter or bi-folding gate, with a fob, ANPR, or remote control, to restrict access to genuine users.
- ☐ The car park should be illuminated in accordance with BS 5489.
- ☐ Any doors into the building from the car parking area should be certified to a recognised security standard (i.e. BS PAS 24).

4.7 Bicycle Stores

- ☐ Cycle stands should either be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.8 Landscaping

- ☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.
- ☐ The public space should be illuminated to a high standard and in accordance with BS 5489 – which should be considered as a minimum standard. A variety of lighting sources should be used to illuminate the environment rather than reliance on one type of lighting which can often lead to pooling/shadowing.
- ☐ The landscaped spaces and pedestrian routes should be covered by the CCTV system, which can be monitored by staff to alert them to any misuse of these spaces so they can be managed accordingly to foster safe environment for residents and pedestrians. The lighting scheme should allow the CCTV system to operate effectively, and the landscaping of this area should not impede coverage. Any seating areas within the landscaped area must be covered by CCTV as these areas are most likely to generate antisocial behaviour (i.e. congregation, or alcohol/drug consumption).
- ☐ Vegetation in the publicly accessible landscaped areas should be well maintained in order to facilitate the sight lines and reduce the potential for misuse. Low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2400mm from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places.
- ☐ Hard landscaping in the public space should be carefully considered so that these areas do not become concealed from view. The seating areas and launchpad areas should be illuminated to a high standard to deter misuse and to facilitate natural surveillance.

4.9 Lighting

- ☐ External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/pooling.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.
- ☐ The car parking areas should be illuminated to an average illuminance of 20lx.

5 Management & Maintenance

- 5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
 - Litter removal
 - Repair to communal areas (lighting, signage, access controls)
 - Trimming and pruning to shrubs and trees
- 5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

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

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
7000_T1231_HRR-KMA-XX-XX-DR-A-7000_A3_P1	Location Plan		
7001_T1231_HRR-KMA-XX-XX-DR-A-7001_A3_P1	Existing Block Plan		
7002_T1231_HRR-KMA-XX-XX-DR-A-7002_A3_P1	Proposed Block Plan		
7003_T1231_HRR-KMA-XX-XX-DR-A-7003_A3_P1	Proposed Ground Floor Plan		
7004_T1231_HRR-KMA-XX-XX-DR-A-7004_A3_P1	Proposed First Floor Plan		
7005_T1231_HRR-KMA-XX-XX-DR-A-7005_A3_P1	Proposed Second Floor Plan		
7006_T1231_HRR-KMA-XX-XX-DR-A-7006_A3_P1	Proposed Third Floor Plan		
7007_T1231_HRR-KMA-XX-XX-DR-A-7007_A3_P1	Proposed Roof Plan		
7008_T1231_HRR-KMA-XX-XX-DR-A-7008_A3_P1	Proposed Massing Elevations		

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		