

CRIME IMPACT STATEMENT

Land bound by Great Ancoats Street and Cotton Field Park

New Public Park

FOR: MANCHESTER CITY COUNCIL C/O ATKINSRÉALIS

VERSION A: 19/06/24

REFERENCE: 2019/0606/CIS/01

Greater Manchester Police

designforsecurity

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CPT
CRIME PREVENTION TEAM

Land bound by Great Ancoats Street and Cotton Field Park

2019/0606/CIS/01

EXECUTIVE SUMMARY

Recommendations made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - http://designforsecurity.org/about/crime-prevention-through-environmental-design/). The proposals include the development of a new park and associated public realm work, which will improve the current offering in the area, which on the day of visiting didn't appear well used or feel very welcoming.

There are a number of recommendations within the report to reduce the opportunities for crime and antisocial behaviour, which can be prevalent in parks in the area, and reducing the fear of crime which will allow the park to the well-used. It is highly recommended that these recommendations are implemented.

Matthew Granelli

Consultant

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1 Visual Audit

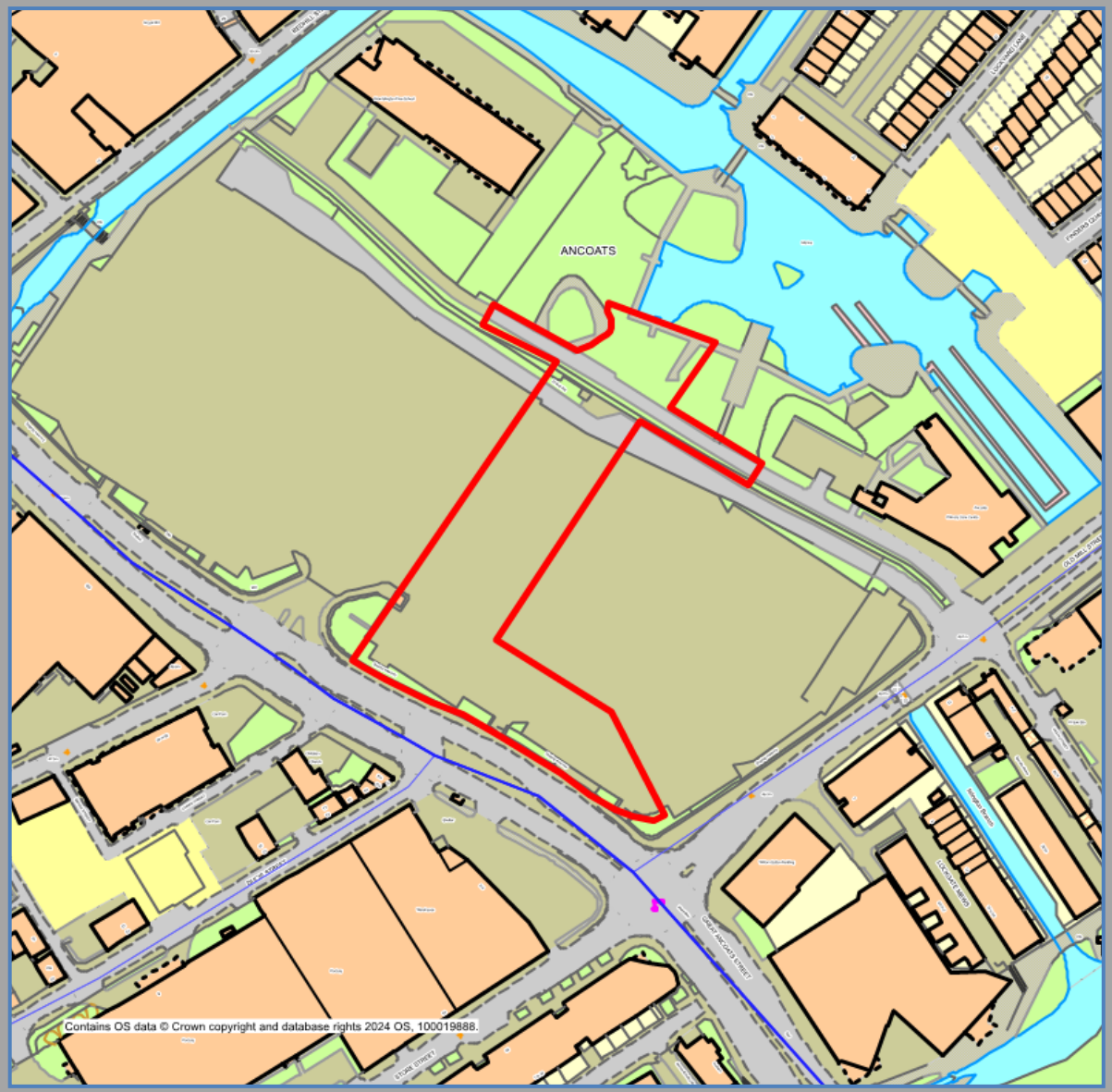
The development site is indicated by the red outline on the plan adjacent and is supported with existing site context photographs taken around the site.

The site is located in the Ancoats area of Manchester city centre. The site is bound by cotton field park to the north which sits atop a 5m retaining wall and great Ancoats street to the south with a low masonry boundary wall. The east and west of the site is the existing brownfield site, which was previously occupied by a retail park.

The state of the site currently, is unsecured and not maintained. There is a make shift skate park in the centre.

Development in the surrounding area is largely residential or retail, and the proposed works will open up additional development plots.













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2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st June 2023 to 31st May 2024.

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
30	41	140	354	135	42	8	258	24	23

2.1.1 The overall rate of crime over the past 12 months has been high, with less serious wounding, vehicle crime and theft having been the most reported offences taking place. These types of crime are typical of those experienced in or within close proximity of district, town or city centres where there is a high concentration of retail, commercial and licensed premises, leading to a higher number of crime and disorder issues. These offences have occurred throughout the local area, with a higher concentration to the west of the proposed site closer to the city centre, as well as at a hotspot of offences occurring along Pollard Street to the southeast.

2.1.2 Less serious woundings have taken place throughout the local area, with assaults and public order offences have been the highest recorded less serious woundings taking place. Offences have mostly occurred during the late evening and early hours of the morning, with the majority of incidents involving disputes between known associates as well as cases of domestic violence.

2.1.3 Vehicle crime in the local area has mostly taken place in private car parks and vehicles using on street parking facilities, with a large hotspot of offences occurring at the car parks near New Islington tram stop. Theft from a motor vehicle has been the highest recorded vehicle crime, whereby offenders have used implements and objects in order to smash glazing in windows to access the interior before removing items from within.

2.1.4 Thefts have also taken place throughout the area, with offenders most commonly using pickpocketing and distraction techniques in order to obtain items stored on the person such as mobile phones, purses and wallets. Offenders have also targeted insecure items (mostly mobile phones and bags) left on or under tables in bars and restaurants or benches in public spaces. There have also been cases of parcel being stolen from apartment buildings.

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

2.2.1 Theft of visitors' personal property by means of pickpocketing and distraction methods.

Possible Solution - Footpaths / viewing areas should be as wide as possible so that unsupervised pedestrians do not have to pass too closely by others which could leave them vulnerable to thieves. The entrance to the facility and approaches should be illuminated to a high standard and CCTV should be provided.

2.2.2 Criminal damage carried out against buildings, structures and landmarks by means of graffiti.

Possible Solution - A protective coating should be applied to any areas that may be vulnerable to graffiti (such as large expanses of blank walls and inside toilets) in order to facilitate rapid removal. Any proposed street furniture should be robust and vandal resistant. Flame retardant timber should be used where possible.

2.3 Risk Factors

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

- Personal robbery
- Theft of personal belongings

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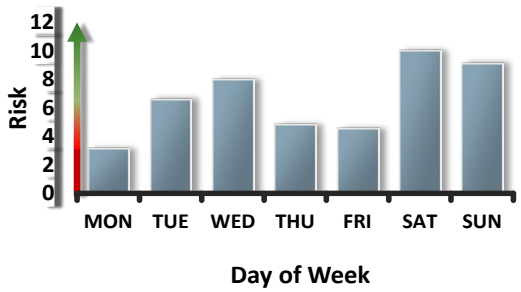
- Criminal damage to adjoining properties
- Arson
- Violence towards the public and staff
- Unauthorised access to buildings / private spaces
- Rowdy and inconsiderate behaviour
- Antisocial behaviour
- Loitering groups
- Alcohol and drug misuse
- Alcohol related disorder
- Rough sleeping

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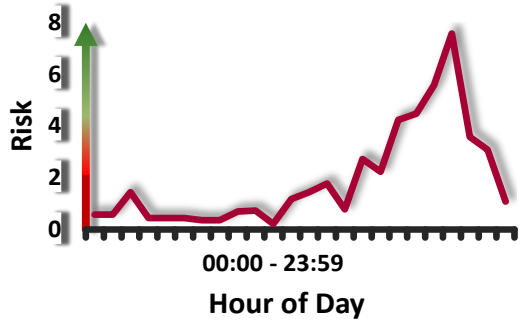
2.4 Criminal Damage (Parks): Risk Analysis

The data below relates to criminal damage offences within / against parks, recorded in the Manchester area during 2018 - 2019.

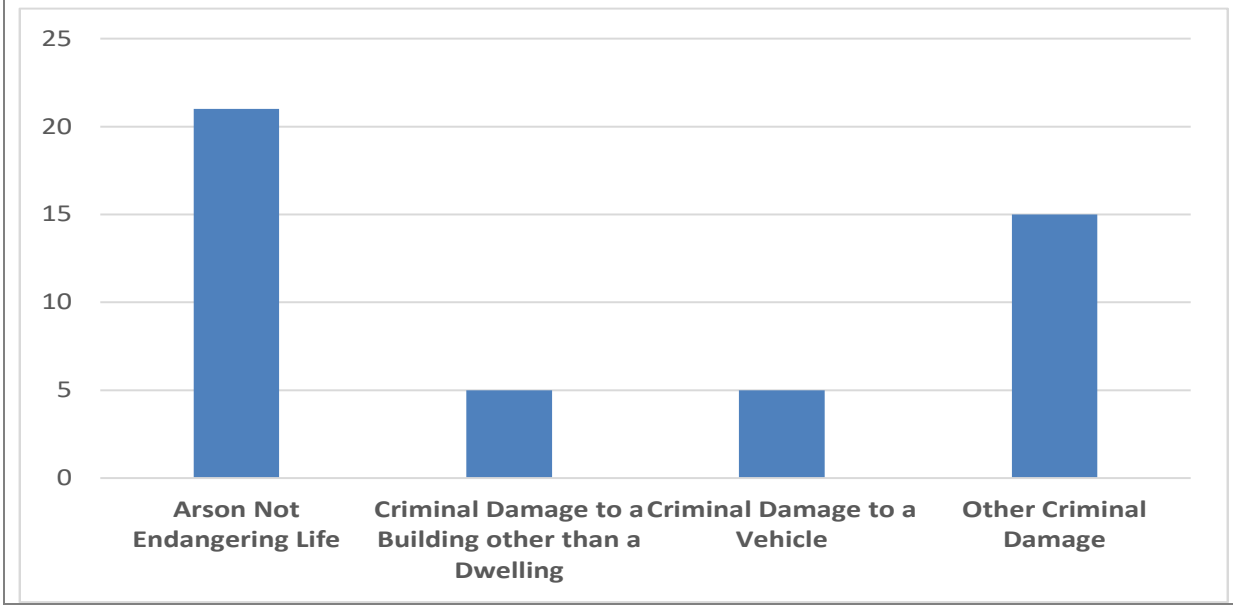
Burglary Other – Day Range



Burglary Other – Time Range



Burglary Other – Point of Entry



2.4.1 Day / Time Range: The risk of criminal damage peaks on a Saturday and Sunday during the afternoon and into the evening, peaking between 8pm – 9:30pm. Offenders often carry out criminal damage in the evening when there is less footfall in the area, giving offenders the perception that they are less likely to be identified. Offenders also use the cover of darkness in order to enter the area and exit the area unseen.

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

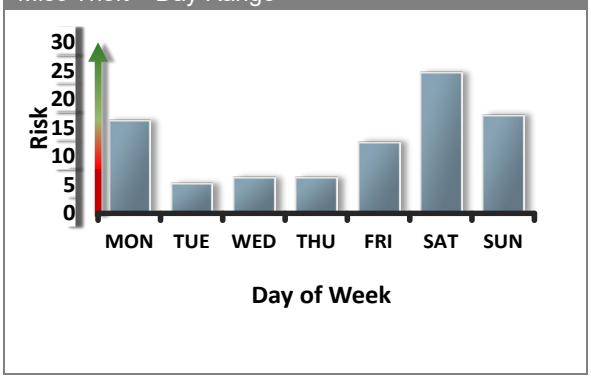
- Graffiti on park statues and walls.
- Using implements in order to set fire to bins in public spaces.
- Damaging out houses by means of bodily pressure and implements, damaging doors/walls.
- Smashed glazing in windows and doors.
- Using bodily pressure and implements in order to damage fencing / netting surrounding the park.
- Using off road vehicles or cars to cause damage to grass fields within the park.

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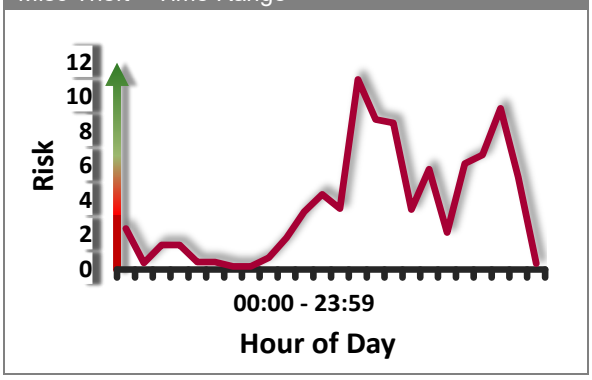
2.5 Theft (Parks): Risk Analysis

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

Misc Theft – Day Range



Misc Theft – Time Range

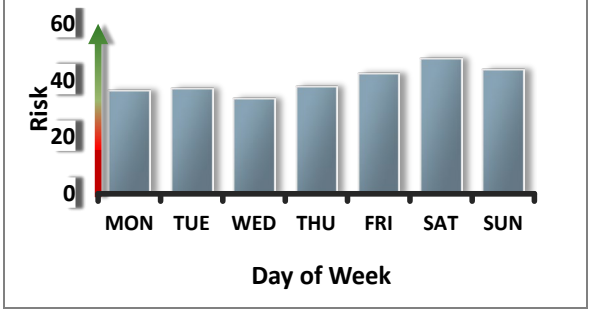


2.5.1 Day / Time Range: The risk of theft at parks in Manchester peak on a Saturday and Sunday during the afternoon and into the evening. Offenders have targeted properties located within the park, climbing on roofs and removing lead from the building. Offenders have also targeted insecure bikes, scooters, phones and bags, grabbing the property and making off out of the area.

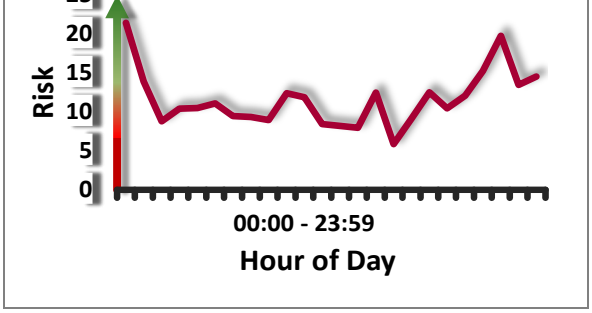
2.6 Vehicle Crime: Risk Analysis

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

Vehicle Crime – Day Range



Vehicle Crime – Time Range



2.6.1 Day/Time Range: The risk of vehicle crime is highest on Saturday in the evening (21:00-22:00). Offenders tend to target vehicles at this time when they are often left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity.

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3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposal includes the creation of a new park and associated works.

3.1.2 The park is situated on an existing brownfield site and in between 2 developments. The entrance on Great Ancoats Street will lead into sloped pathways which raises the level of the park in line with cotton field park.

3.1.3 In addition to the entrances on Great Ancoats Street and Cotton Field Park, there will be entrances from the proposed developments either side of the park.

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 creation of the park and seating areas will increase activity in the area and foster legitimate use of the space, which can provide a deterrent to those antisocially or criminally minded.

3.2.2 The existing site is poorly used at present and the environment does not feel very safe. On the day of visiting the site there were some signs of antisocial behaviour (alcohol containers/drug paraphernalia) and criminality in the form of fly tipping and graffiti. The improvement of the environment in the local area will generate additional use which will improve passive surveillance and informal policing of the area.

3.2.3 The proposed main footpaths in the park are well routed, allowing users to easily find their way around the area. The proposed pedestrian routes will connect with local streets, providing good connectivity.

3.2.4 Pedestrian links into the park are taken from Great Ancoats Street and Cotton Field Park, which are well used routes in the local area.

3.2.5 The future developments either side of the park will create additional natural surveillance and will ensure the park is well overlooked.

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 Footpaths should be illuminated to deter congregation/loitering and allow pedestrians to view any potential threats. The footpaths should be wide enough to reduce the potential for pedestrians to pass each other with plenty of space.

3.3.2 All entrances to the park and public realm spaces should be illuminated to a high standard to deter congregation. Entrances should be designed so that it is difficult for those on dirt bikes or mini-motorbikes to enter whilst still allowing access for wheelchairs and mobility scooters.

3.3.3 Footpaths should be clearly signed so that pedestrians can easily navigate the park & public realm areas without getting disorientated which could leave them vulnerable.

3.3.4 In vulnerable locations such as entrances, seating areas, and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m 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.

3.3.5 A comprehensive CCTV system should be installed which covers the entrances, seating areas, Bicycle stands and main circulation areas in the park.

3.3.6 Bicycle and scooter parking should be provided for users of the park and surrounding public realm. Parking for bicycle and scooters should be located in highly visible locations where they can be easily seen by users.

3.3.7 Consideration should be given to the waste collection, storage and disposal arrangements as part of the management strategy. It is not acceptable for bins to be left full for extended periods where they can breed a sense of miss-management and encourage further littering.

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3.3.8 Maintenance of newly installed features (i.e. lighting, signage, gates etc.), should be incorporated into the management & maintenance procedures.

4 Physical Security

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

4.1 Boundaries

☐ Fencing / boundary treatments separating the public realm from private space should not include any potential climbing aids. Seating areas, street furniture, and trees, should not be located next to boundaries as they could provide a climbing aid.

4.2 Landscaping

☐ Street furniture should be designed to withstand casual acts of vandalism. When selecting or designing street furniture, consider how easily and quickly items can be repaired or replaced following damage. When commissioning bespoke street furniture and public artworks it is also important to be mindful of the potential for attack and ease of repair. These features are best positioned where there is plenty of formal and informal surveillance, so any criminal acts are more likely to be witnessed.

☐ Use of loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).

☐ Public open space areas 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.

4.3 Lighting

☐ External lighting should be provided in accordance with BS 5489. The spread of lighting should be evenly distributed with no areas of shadowing or 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.

4.4 CCTV

☐ Any CCTV system that may be used within this proposal will require certain specifications and intelligent placement of cameras to compliment the design of the development. Designers should consider the following points when planning a CCTV strategy:

☐ CCTV systems (and lighting that support them) require regular cleaning and maintenance to remain effective.

☐ Where necessary cameras that are vulnerable to damage should be protected from attack either by relocation to a higher level and using a bigger lens to achieve the view required or through the fitting of a vandal resistant housing.

☐ With regards to the retention of footage, the police prefer quality over quantity. The overall retention period should be dictated by what the system is designed to achieve, though it would be better to have good quality images over a 14-day period than poor ones over a 30-day period.

☐ Procedures for recovery of recordings are recommended to be established (e.g. trained staff / the CCTV system instruction manual to be readily available). This is to ensure that the images produced will be of an acceptable standard that will allow for identification of an individual which will stand up to scrutiny in court.

☐ Acceptable Standard - this generally requires a resolution of 720x576 pixels at a real time frame rate of 25 frames per second. (N.B. Both the camera and DVR must be capable of this – if the camera will only send low resolution images then it does not matter how high the resolution of the recording unit is).

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- ☐ Identification – One of three levels of field of view. To identify an individual, the image must capture no less than 120% of the field of view (at least from the top of the individuals head to their knees). The remaining two levels of field of view are 'Overview' and 'Recognition', which whilst effective for observational purposes, are less likely to result in the identification of a person/offender.

4.5 Other

- ☐ Signage should be provided advising people of the opening and closing times of the gates, what to do if they get into difficulties or simply to report faults or offensive graffiti.
- ☐ Signage should be consistent throughout the area. It should help direct pedestrians and cyclists to the safest/most convenient routes to and from key areas of the site.
- ☐ Surfaces that could be vulnerable to graffiti should be formed of a resistant material or have a resistant coating applied at the outset in order so that any graffiti can be easily removed if necessary.

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

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/

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A Contact register

Date	Contact With	Summary of Contact
28/05/24	Euan Kellie	CIS enquiry
29/05/24	DFS	CIS Fee proposal
29/05/24	Euan Kellie	CIS Confirmation
29/05/24	DFS	Site visit
30/05/24	Euan Kellie	Meeting

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
3363-PLA-00-ZZ-DR-L-0001-	Site Location Plan		
3363-ID-001-03	Stage 2 Report		
3363-PLA-00-ZZ-DR-L-0002	Landscape Masterplan		

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
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