Octagon House Proposed Boiler and CHP Energy entre

Report for Vital Energi

Octagon House, Hathersage Road, Manchester, M10 0EH

Crime Impact Statement

October 2020

1 Introduction

1.1 Following the submission of an application in August 2020 seeking planning permission for: "*The development of an Energy Centre within the grounds of Octagon House, Hathersage Road, Manchester",* the City Council directed that a Crime Impact Statement should be prepared to accompany the planning submission, alongside a number of additional supporting documents.

1.2 Noting the scale, location and proposed use of the building and relevant matters already having been addressed within the submitted Design and Access Statement, the requirement for a Crime Impact Assessment is contested, however, we provide the following information to enable the application's registration.

1.3 This Statement outlines the site's context and summarises the various design features that have been incorporated within the scheme to deter and reduce the risk of crime.

2 Site Context

2.1 The site is located at Carmoor Road, in the south of Manchester's city centre. It sits close to the Corridor Manchester, with relative proximity to the University of Manchester Campus. The Manchester Royal Infrmary, Royal eye Hospital and St Mary's Hospital are located to the North West and Victoria Baths to the near South East. Transport links to the city are optimum.

2.2 The buildings surrounding the site range from terraced housing and multi-storey apartments to a garage and a power substation. This wide variety in context provides different architectural styles and references. The immediate neighbour is the Octagon House building, an octagon shaped multi-storey building with a dominant and heavy character. It is big in volume and its materiality is traditional red brick and white metal cladding.

3 Use

3.1 The fundamental aim of the Energy Centre is to be a key contributor to the Decentralised Community Energy Network, distributing locally generated electricity and heat to a diverse community of public sector, commercial and bulk residential offtakes, helping to reduce their carbon emissions, lower consumption, conserve resources and reduce energy costs. The proposed Energy Centre will supply electricity, heat and cooling, to a diverse group of stakeholders, each with very different energy consumption profiles, located within a project area of almost 5 sq.km. This area includes Manchester University NHS Foundation Trust, University buildings, a mix of social and private housing (serviced by an existing DHN), numerous purpose-built student accommodation blocks and commercial organisations, such as Heineken brewery.

3.2 Fundamentally, the building's use and the elements contained within it are not likely to attract or create incidences of crime.

4 Design Measures

4.1 The design of the building includes various measures to decrease the risk of crime occurring at the site, these include:

- The building is predominately fenced and secure, within a wider fenced and gated site;
- The wider site area is fully covered via on-site video surveillance, with constant remote monitoring;
- The building will be fitted with a remotely monitored intruder alarm;
- The only exposed door of the building will be fabricated in steel, will be double locked, key coded and alarmed; and
- All windows are at high level only and will be fitted with non-opening lights.

5 Summary

5.1 The proposed use of the site, as an Energy Centre, is not a use that will attract or create crime. Regardless, the scheme's design seeks to incorporate various security features, as we have summarised in Section 4.