Crime Impact Statement

Basement 19-21 George Street Manchester M1 4HE

EXECUTIVE SUMMARY

Design Changes Not Required

This proposed development has been evaluated based on the principles of Crime Prevention Through Environmental Design (CPTED) to identify potential opportunities for crime and the fear of crime. The assessment found the proposed scheme acceptable in principle, with the potential for support at the planning stage.

As the project involves the adaptation of an existing building, the scope for additional security interventions is limited. However, all proposed modifications and the internal fit-out should adhere to the recommendations in this report.

The success of the proposal relies heavily on effective management of the premises. Therefore, support for this development is contingent on the implementation of the measures highlighted in sections 3, 4, and 5.

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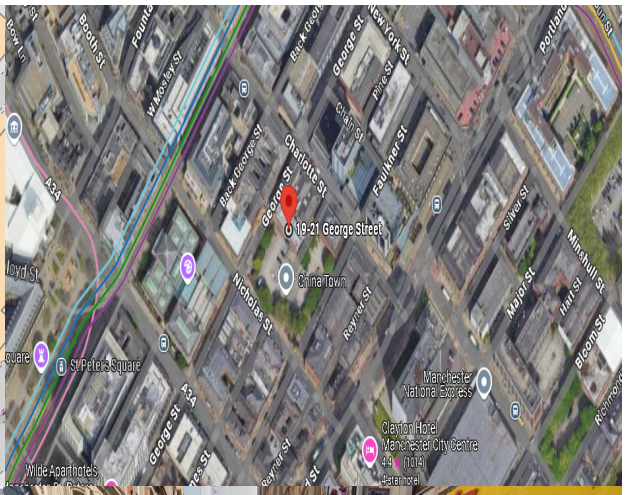
1. Visual Audit

The site is part of a listed building situated in the George Street Conservation Area, Manchester city centre. The surrounding area is particularly busy in the evenings due to nearby bars and restaurants. The site is located in the Chinatown neighbourhood, a well-established entertainment area with an active nightlife. The neighbouring buildings serve various functions, including commercial offices, hotels, and residential apartments.

Site Condition:

- The southeastern elevation faces St. James Street, which serves as a back street but also provides access to a hotel car park.
- Recessed doorways along this elevation may provide shelter for antisocial behaviour.
- Adjacent to the site is a utility installation, heavily secured with overt security measures.











2. Crime Statistics & Analysis

2.1 Crime Summary

The crime level in this area is very high, particularly regarding less serious wounding, theft, and theft from motor vehicles. These offences are often associated with the high density of licenced premises, and a significant portion is alcohol-related. Offences such as serious wounding remain unchanged from previous reports, while minor offences have increased, possibly due to improved crime reporting.

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

- **Forced entry through doors**:
  Security-certified door sets are recommended as a long-term measure to prevent forced entry.
- **Smashed glazing in windows**:
  Ground-floor glazing should include laminated panes to deter entry by smashing.
- **Offenders posing as legitimate customers**:
  Staff-only areas must be physically and visually separated, with access-controlled doors for security.
- **Theft of personal property**:
  Internal furniture and layout should be designed to facilitate secure storage and surveillance, reducing theft opportunities.

2.3 Theft in Restaurants/Cafes: Risk Analysis

- **Peak Risk Days**:
  Theft incidents are highest on Saturdays and Sundays, coinciding with busier periods in cafes and restaurants.
- **Peak Risk Times**:
  Theft is most frequent in the afternoons and evenings, particularly on weekends when staff are likely distracted.

2.4 Risk Factors

- Common risks for developments of this nature include burglary, robbery, criminal damage, alcohol-fuelled violence, theft, and conflict with neighbouring venues.

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3. Layout Appraisal

3.1 Proposed Development

- **Expansion of the bakery and café**:
  The proposal involves extending the existing bakery and café operations into adjacent residential premises, reconfiguring access for both the bakery and upper-floor dwellings.

3.2 Positive Aspects

- **Main customer entrance**:
  Located prominently, enabling staff to monitor customers entering and exiting.
- **Service counters**:
  Positioned to allow staff to have clear views of customers. CCTV or mirrors should cover any potential blind spots.
- **Back-of-house separation**:
  Public areas are separated from staff-only zones.

3.3 Further Considerations

- **Supervision of the accessible entrance**:
  This entrance could allow unauthorized access and requires strict supervision to prevent intruders from entering.
- **Separation from residential parts**:
  Doors between the bakery and residential stair cores should be equipped with alarms and not used regularly.

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4. Management and Operational Considerations

4.1 Recommendations for Management To minimize security risks, the following practices are recommended:

- **Monitoring of customer entry and exit**:
  Staff should have a clear view of the main entrance at all times.
- **Secured staff areas**:
  Back-of-house zones should be inaccessible to the public, and staff should have secure storage for personal belongings.
- **Cash management**:
  Large sums of cash should not be stored on-site. A chute deposit safe or other secure cash management system is recommended.
- **Internal layout**:
  The premises should maintain an uncluttered design with clear visibility and no areas for concealment.

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5. Physical Security

5.1 Doors, Windows, and Shutters

- Install security-certified door sets that are resistant to attacks.
- All ground-floor glazing should include laminated panes and any adjacent glazed elements should be minimized to reduce vulnerability.

5.2 Lighting

- Adequate external lighting should be installed, particularly around entrances and exits, to deter criminal activity and enhance visibility.

5.3 CCTV

- A comprehensive CCTV system should be installed, covering all entrances, service counters, and other critical areas.

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6. Construction

No significant construction-related concerns were identified; however, the project should ensure that the installation of security measures aligns with the overall architectural and design integrity of the listed building.

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7. Useful References

7.1 Secured by Design (SBD)

- Refer to Secured by Design (SBD) guidelines for further recommendations on crime prevention through design.

Appendices

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