

Crime Impact Statement

PROJECT:

Proposed Change of use of Lower Ground Floor from Serviced Offices to Restaurant, Bar and Karaoke including internal Alterations

Lower Ground Floor, Chatham Mill, 8 Chester St, Manchester, M1 5QF

EMPLOYER:

Mr S Baig

JOB REFERENCE:

**22101 - CIS
V1.0 5th September 2024**



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Crime Impact Statement

Client: Mr S Baig

Project: Conversion of Lower Ground Floor to incorporate Bar, Restaurant and Karaoke

Location: Chatham Mill, 8 Chester St, Manchester

Job Ref: **22101-CIS**

Date/Rev: Sept 2024 v1,0

This Crime Impact Statement is written in conjunction with Secured by Design Commercial Guide 2023 v4.0.

1 Introduction

1.1 Secured by Design (SBD) is a crime prevention initiative operated by the Police Services of the United Kingdom. Secured by Design Commercial 2023 is one of several SBD Design Guides all of which aim to reduce crime and the fear of crime in the built environment. SBD continues to evaluate the effectiveness of its guidance and periodically amends the guides to take account of new research findings and standards. This guidance for commercial developments incorporates new security standards that have been developed to address new and emerging methods of criminal attack.

1.2 SBD Commercial provides a practical level of risk commensurate and sustainable security measures which are compatible and sympathetic to successful business. The majority of crimes committed on commercial premises are property related because modern business uses an array of desirable and easily transportable goods with a ready market such as plant, raw materials, laptops and many other valuable assets. Among other crime types to be considered when designing commercial properties are vandalism, graffiti, robbery, assaults on staff members and cyber crime, including the Internet of Things which is covered in the Silver section of this guide under the heading 'Cyber Crime and the Internet of Things.'

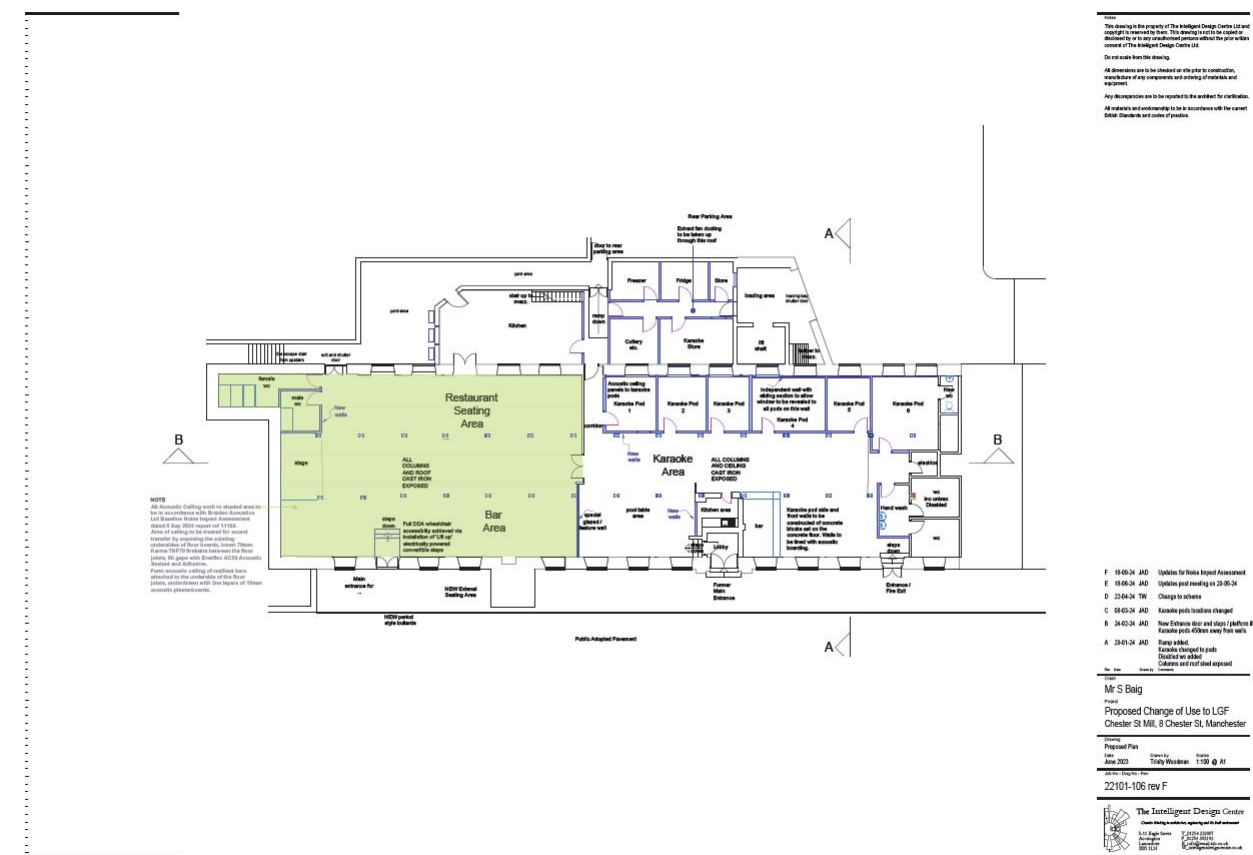
1.3 In order to gain SBD approval, new and refurbished commercial developments with standard doors and windows are expected to achieve the SBD Silver Award, as a minimum. However, bespoke developments which are subject to planning or specification restrictions owing to their listed building status, or their locality is within a designated conservation area or because they are determined to be of national importance, or of special architectural or historical interest, may not be able to achieve Silver compliance status; this said every effort should be made to achieve compliance with as many elements of the Silver Award as possible.

Chatham Mill is a grade 2 listed building and so it is this report is written with the restrictions that the grade 2 listing imposes.



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Proposed Plan

2.1 The project comprises the conversion of the lower ground floor of Chatham Mill into a bar, restaurant and karaoke hospitality facility with associated ancilliary cooking and storage rooms.

The lower ground floor is currently arranged as individual serviced offices all accessed via a central corridor. These are to be demolished and the plan layout as indicated above formed.

2.2 Premises License. The proposal has already achieved a premises license for the proposed uses and as such a great deal of effort has already been made in reaching suitable solutions for the license to be in place.



3 Compliance with BRONZE AWARD

3.1 The numbering following is as per the Secured by Design Commercial Guide 2023 for ease of reference.

13 Doorset and window materials

The existing doorsets, and windows are all to be retained. Doorsets are solid timber. The windows are a timber single glazed historic style with 9 panels of glass per window.

14 Doorset hardware and locking systems

The primary entrance door will be fitted with a multi point locking system that meets the requirements of;

14.1 The primary entrance doorset should be fitted with a multi-point locking system that meets the requirements of:

- PAS 3621:2011 (key locking both sides), or
- PAS 8621:2011 (non-key locking on the internal face), or
- PAS 10621:2011 (non-key locking on the internal face – with an external locking override facility)

14.2 Alternative lock configuration for a primary doorsets (usually the front doorset) can be achieved by

the installation of a mortice or surface mounted lock conforming to the below standards and fitted

one third of the way up the lock stile:

- BS 3621:2017 (key locking both sides), or
- BS 8621:2017 (non-key locking on the internal face), or
- BS 10621:2017 (non-key locking on the internal door face, but with an external locking override facility)

14.3 The above mortice locks should be supplemented with a surface mounted rim lock conforming to

the same standard, fitted one third of the way down the lock stile.

14.4 Non-primary doorsets (side or rear) may be fitted with a multi-point locking system conforming to the standards in paragraph 14.1 above. Alternatively, single-point locks conforming to the standards in paragraph 14.2 above are acceptable when supplemented with two mortised bolts with a minimum projection of 20mm (located a minimum of 100mm from the top and bottom corners of the door, avoiding any door construction joints).

14.5 All bespoke doorsets shall be installed with hinge bolts or specialist interlocking hinges. Hinges accessible from outside the building should not have removable pins.

14.6 Electronic locking systems that form part of the access control system and are controlled by card

swipes and proximity read fobs, etc. should not prevent emergency egress.



15 Glazing within doorsets and vision panels

The existing glazing will remain as it is a requirement of the grade 2 listed building status.

16 Vision panels

No vision panels are incorporated

17 Security glazing

The existing glazing will remain as it is a requirement of the grade 2 listed building status.

18 Secondary glazing

The existing glazing will remain as it is a requirement of the grade 2 listed building status.

4.0 Compliance with SILVER AWARD

4.1 The numbering following is as per the Secured by Design Commercial Guide 2023 for ease of reference.

21 Doorsets and windows and their fitness for purpose

The existing doorsets, and windows are all to be retained. Doorsets are solid timber. The windows are a timber single glazed historic style with 9 panels of glass per window.

22 External doorsets

As above

23 Security, fire and/or smoke rated doorsets including those with adjacent glazing

The project will have a small number of fire doors that will be designed and installed to meet the requirements of the building regulations. It is not intended that specialist doorsets are not required.

24 Avoiding door recesses

There are no recessed doorways evident within the current building form and that will not change as part of the proposed works.

25 Locking systems for doorsets and gates

25.1 Locking mechanisms incorporating cylinders (Euro or oval profile) will be certified to BS EN1303:2015. The minimum requirements are:

- Key related security (Digit 7): Grade 5
- Attack resistance (Digit 8): Grade A (3/5 minute resistance against drilling)
- Durability (Digit 2): Grade 5 (50,000 cycles)

25.2 In addition to the above requirement, the cylinder certification scheme must include cylinder 'snapping' and 'anti-bump' assessments (DHF TS 007).

26 Glazed vision panels, top lights, side panels and fan lights

The existing glazing will remain as it is a requirement of the grade 2 listed building status.



27 Security glazing

The existing glazing will remain as it is a requirement of the grade 2 listed building status.

28 Windows

The existing glazing will remain as it is a requirement of the grade 2 listed building status.

Automatic opening window systems and vents

There are no automatic opening window systems or vents proposed

29 Security bollards

There is a proposal to install period style security bollards at the entrance to the restaurant. These are subject to requiring planning approval.

30 Underground car parking

Not Applicable

31 Emergency egress doorsets from underground car parks

Not Applicable

32 Internal bicycle stores

Not Applicable

33 Telecommunications and utility access covers

This project deals with a portion of the lower ground floor of the whole building complex which comprises 5 no blocks of up to 6 storey's. Each with differing tenure and occupancies. The existing telecommunications and utility services locations are to remain.

34 Internal lighting

Detection lighting will be installed in appropriate areas however as most areas are for the public or staff work eg cooking, there will be little inclusion of such.

35 Closed Circuit Television (CCTV)

A CCTV system with recording facility will be installed to cover all public access points as a minimum.

36 Cyber crime and the Internet of Things

All Internet of Things enabled devices are intended to be procured such that they meet the secure connected device accreditation.

37 Building shell

The existing building shell is dense masonry walling and so no issues regarding ease of passage through are expected.

38 Glazed curtain walling and window walls

Not Applicable



39 Roller shutters and grilles

There is an existing roller shutter on the loading bay. This will remain.

40 Roller shutter doors providing vehicular access

Not Applicable

41 Roof design and access and aids to climbing

Not Applicable

42 Roof construction

Not Applicable

43 Roof lights and roof windows

34 Not Applicable

44 Sun tubes/tunnels

Not Applicable

45 Internal layout

Entrances into the building – main public/visitor entrance

A main visitor entrance is proposed to the building via the existing main entrance. As the two sides of the building are intended to be able to open exclusively, a further entrance is available into the restaurant / bar area. These entrances will be staffed at all times when the premises are open in accordance with the premises license.

46 Staff or additional entrances

The door to the rear yard will be used by staff. The door will remain as existing.

47 Reception area and visitor control

A formal reception is not proposed however all customers will be met by staff at the door and guided to the service they require.

48 Access control systems

Electronic access control

No access control systems are proposed

49 Electronic access control standards

No access control systems are proposed

50 Access control and security staff

No security staff are anticipated.

51 Secure internal doorsets

There are no internal door sets that will require additional security.

52 Lift security

Not Applicable



53 Mail delivery

Mail delivery will be undertaken at times when the building is occupied and so staff will take receipt.

54 Intruder alarms systems

A suitably designed, fit for purpose, monitored intruder alarm system will be installed. It is noted that for police response, the system must comply with the requirements of the NPCC Security Systems policy.

55 Security fogging devices

No security fogging devices are proposed.

56 Public address systems

There are no plans to include a public address system as the building is not seen as being suitably large. Message can be relayed to customers personally.

57 Physical security standards for computers and server rooms

The security of the server is to be in compliance with LPS 1214 category 1 Issue 2 2014.

58 Safes and strongrooms

Safes certified to LPS 1183 Part 1 issue 4.3 are proposed.

59 Security guards and guard houses

Not Applicable

60 Arson and fire protection

Arson is not seen as a crime risk factor however the facility and full building are covered by a sprinkler system for suppression and interlinked fire alarm.

61 Buildings with Undercrofts

Not Applicable

5.0 Conclusion

As noted in section 1 of this document the existing building is grade 2 listed and so, full compliance with all aspects of the silver award for secured by design are not possible to be complied with.

The report highlights the areas that are relevant and the measures that are proposed. A premises license has been awarded for the proposed uses and robust plans are therefore in place.

