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WHITEMOSS ROAD AND DAM HEAD DRIVE

CRIME IMPACT STATEMENT

DECEMBER 2022

DATE ISSUED: DECEMBER 2022
JOB NUMBER: GM12657
REPORT NUMBER: 0001
VERSION: V0.1
STATUS: Final

FAITHFUL + GOULD

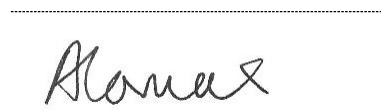
WHITEMOSS ROAD AND DAM HEAD DRIVE, MANCHESTER

CRIME IMPACT STATEMENT

DECEMBER 2022

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1 INTRODUCTION

1.1 Purpose of a Crime Impact Assessment

1.1.1 Crime Prevention is a material consideration in the planning process. The National Planning Policy Framework (NPPF) (2021)¹ refers to crime in the context of healthy communities and well-designed places.

1.1.2 Chapter 8, 'Promoting healthy and safe communities', states that "planning policies and decisions should aim to achieve healthy, inclusive and safe places which: are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example, through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas" (paragraph 92).

1.1.3 Chapter 8 also states that, "planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
- b) recognising and supporting development required for operational defence and security purposes and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area" (paragraph 97).

1.1.4 Chapter 12, 'Achieving well-designed places', reiterates that "planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience." (Paragraph 130).

¹ National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 2021

- 1.1.5 The accompanying National Planning Practice Guidance (NPPG)² (Note 7.5) reiterates the government's intention that designing out crime and designing in community safety should be central to the planning and delivery of new development.
- 1.1.6 Manchester City Council's (MCC) 'Manchester's Local Development Framework: Core Strategy Development Plan Document' (adopted July 2012)³ should also be taken into consideration, alongside other relevant local level publications including MCC's 'Anti-Social Behaviour Policy and Procedures'⁴ (July 2017) and 'Greater Manchester's Plan to Tackle Hate Crime'⁵ (2020-2023). Manchester Community Safety Partnership⁶ (MCSP) which brings together housing providers, the NHS, community and voluntary organisations, police, offender services and the local council to help combat crime and disorder in Manchester, is also of relevance having published a number of strategy documents⁷ (Community Safety Strategy, Domestic Abuse Strategy, Hate Crime Strategy, Youth Justice Plan and Women's Night-time Safety Charter).
- 1.1.7 Information on how a development's design can significantly lower fear of crime and increase crime prevention is detailed in MCC's Core Strategy. The intention is that developers will take these overarching considerations into account and help achieve the Council's Strategic Objectives through the implementation of safe parking arrangements, layout, secure buildings and informal surveillance, along with other best practice security designs detailed in the document.
- 1.1.8 The Crime and Disorder Act 1998, Section 17, states that police and local authorities have a duty to exercise their functions with regards to the effect on levels of crime and disorder. Crime and disorder issues must be considered by local planning authorities when making planning decisions.
- 1.1.9 A Crime Impact Statement (CIS) clearly demonstrates that the Applicant has considered what impact their proposal may have on the surrounding area. Faithful + Gould has commissioned this assessment in support of a planning application for a

² Planning practice guidance, GOV.UK, [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/planning-practice-guidance)

³ Manchester's Local Development Framework, Core Strategy Development Plan Document, Manchester City Council, Adopted 12th July 2012.

⁴ Anti-Social Behavior Policy and Procedures, Manchester City Council, July 2017.

⁵ Greater Manchester's Plan to Tackle Hate Crime 2020-2023, Greater Manchester.

⁶ Manchester Community Safety Partnership, About the Partnership, [About the partnership | Manchester Community Safety Partnership | Manchester City Council](#)

⁷ Manchester Community Safety Partnership, Strategies, [Strategies | Manchester Community Safety Partnership | Manchester City Council](#)

proposed residential development at Whitemoss Road and Dam Head Drive, Manchester.

1.1.10 The development proposals comprise 30 No. residential units, with associated infrastructure and landscaping. The proposed site layout is shown on the Proposed Site Plan, drawing ref: PL.003A.

1.1.11 This CIS is produced by Wardell Armstrong; a multi-disciplinary consultancy which is independent of the design process. The team are Chartered Planners (MRTPI) with a number of years' experience preparing Crime Impact Statements for various developments in accordance with SBD guidance and have a clear understanding of factors affecting security in relation to construction and the built environment. A number of the WA team are certificated for attendance at an appropriate Police Crime Prevention Academy training course.

1.1.12 This report should be read alongside the full planning application to be submitted to Manchester City Council. The CIS includes information to:

- Consider crime issues in the vicinity of the proposed development site through analysis of available crime data as a basis for assessing potential risk;
- Assess the development proposal in terms of its likely effect on crime and disorder;
- Show how security considerations can influence the detailed design of the proposed development; and
- Explain the design solutions that will reduce the proposed development's vulnerability to crime, including:
 - Design, layout and spatial relationships;
 - Management and maintenance; and
 - Physical security measures.

1.1.13 This CIS has been composed in order to:

- Aid the applicant to adapt the proposed development to avoid/reduce the adverse effects of crime and disorder;
- Allow Manchester City Council to assess the information contained within this CIS in relation to the overall impact of the proposed development on the local and surrounding area; and

- Help to allay any public concerns about the proposed development which are often brought about by a lack of information.

1.1.14 This CIS has been written to analyse crime issues in order to account for these at the earliest opportunity i.e. prior to detailed design. As such, this ensures that the planning application reflects any potential issues identified.

2 THE SITE AND PROPOSED DEVELOPMENT

2.1 General Description of Site and Surrounding Area

2.1.1 The proposed development site is located at land off Whitemoss Road, Manchester. The site is bounded by residential properties to the north and south, by Whitemoss Road to the west and by woodland, greenspace to the east and Dam Head Drive to the south-east. The site lies approximately 470m southeast of Blackley village centre, with a National Grid Reference of SD 86438 03439.

2.1.2 Low density residential land use lies to the north, south and west within the wider area surrounding the site. Beyond the residential properties largely lies woodland and open green space. Boggart Hole Clough, a large woodland and urban country park lies approximately 600m southeast of the site.

2.1.3 The proposed development site currently comprises grassed areas, paving, trees and shrubs. Vehicular access to the site is off Woodmere and Dam Head Drive, south of the site. Lilstock and Lindsides Walk footpaths adjacent to Woodmere and Dam Head Drive respectively, provide pedestrian access to the site. A further footpath, Wanley Walk, is located north of the site and provides pedestrian access off Whitemoss Road.

2.2 Site Visit

2.2.1 Wardell Armstrong have undertaken a site and surrounding area walkover to supplement this Crime Impact Statement.

2.2.2 The nature of a site can change considerably once it is developed. In this case, the 1.1 hectare (ha) site will be transformed by 30 residential units, made up of 18 two bed and 12 three bed houses.

2.2.3 The main benefit of a site walkover is to give an indication of potential crime risks during the site development/construction and operation stages given the characteristics of the surrounding areas and to highlight any mitigation measures that would be required as part of the proposed development.

2.2.4 As such, a walkover of the site and surrounding areas was undertaken on Tuesday 29th November 2022.



Photograph 1: View south over Dam Head Drive car park and Lindside Walk.



Photograph 2: View south over Woodmere Drive car park and Wanley/Lilstock Walk.



Photograph 3: View north towards Wanley Walk.



Photograph 4: View east over Wanley Walk, north of the site.

2.2.5 Photograph 1 shows the car park at the end of Dam Head Drive which provides vehicular access to the site. Lindside Walk footpath south-east of the site connects Dam Head Drive and provides pedestrian access to the development. Additional vehicular access can be gained from Woodmere Drive Car Park (Photograph 2), connecting to Lilstock Walk footpath south of the site which adjoins Haverfield Road to the northwest. Lastly, Wanley Walk footpath north of the site (Photographs 3 & 4), provides pedestrian access off Whitemoss Road.



Photograph 5: Street lighting present at Dam Head Drive car park and view south of the site.



Photograph 6: Exposed side façade of 5 Lindside Walk, view south of the site.

2.2.6 Street lighting is present on either side of the footpath at both car parks (Photograph 5). Car parks appear to service the adjacent terraced properties and do not contain any CCTV or security features around their perimeter. In some circumstances, namely Dam Head Drive, the proposed housing will look out over the exposed sides, providing good natural surveillance.



Photograph 7: View north over the informal footpath, east of Dam Head Drive.



Photograph 8: View south over the informal footpath, east of Dam Head Drive.



Photograph 9: Overgrown vegetation west of the informal footpath.



Photograph 10: Melted plastic present on the informal footpath surface, east of Dam Head Drive.

2.2.7 The informal footpath to the far east of Dam Head Drive has been left relatively untidy (Photographs 7 & 8). General litter was seen in this area (empty beer cans, food packaging and cardboard), alongside broken glass and overgrown vegetation (Photograph 9), mostly to the west and north of the path. Past fires are evident through the presence of melted plastics on the path's surface (Photograph 10). To the east, low-level blue wooden fencing bordered the walkway preventing access to the well-kept, mowed grass field on the opposite side.



Photograph 11: Narrow gulley, between two areas of steel fencing, to the northeast corner of the informal path.



Photograph 12: Large light blue plastic sheeting lay beneath the leaf litter, to the northeast corner of the informal path in front of the

- 2.2.8 A narrow gulley was found to the northeast corner of the path between two areas of steel fencing, (Photograph 11), which if left unsecured could allow criminals to slip through unnoticed. In front of the gulley, large light blue plastic sheeting lay beneath the leaf litter (Photograph 12). Given that this area is going to be cleared and redeveloped, this doesn't present a significant problem, but rather presents an opportunity to improve the safety and appearance of the area.



Photograph 13: View west across the site towards Whitemoss Road.



Photograph 14: Discarded aerosol cans and general litter off Wanley Walk, north of the site.



Photograph 15: View of paving and discarded wooden flooring along Wanley Walk off Whitemoss Road.

Photograph 16: Wooden fencing panel, used to block access to the rear of a property off Wanley Walk, behind which is a back garden littered with rubbish bags.

2.2.9 The site itself and the vicinity of the site appeared to be well-maintained (Photograph 13). Alike to the grass field to the east of the informal footpath, the site's greenspace appeared well-kept and mowed. Bordering the site, there were obvious signs of general litter and anti-social behaviour (discarded aerosol cans and cigarette packets), (Photograph 14), in a number of locations. Further large items of litter were also found including what appeared to be plastic panelling and wooden flooring (Photograph 15). On one occasion, north of the site, a makeshift wooden fencing panel had been placed sideways in an attempt to block an opening in the hedgerows, (Photograph 16), behind which was the rear of a property with a back garden littered with rubbish bags and general litter (newspaper, cardboard and plastics).



Photograph 17: View west past One Stop Convenience Store, south of the site.



Photograph 18: Narrow passageways to the rear of the Convenience Store.



Photograph 19: Unoccupied shopping units next to the One Stop Convenience Store, south of the site.



Photograph 20: Bag of rubbish outside One Stop Convenience Store off Haverfield Road.

2.2.10 To the south of the site, there was a One Stop Convenience Store (Photograph 17). Despite there being a few narrow passageways to the rear of the store (Photograph 18), surveillance cameras and CCTV were noted around the perimeter and street lighting was present in the area. An unoccupied shop unit located outside of the store was also observed (Photograph 19), however this appeared to be safeguarded with shutters and locks. Aside from one bag of rubbish, (Photograph 20), there were no further signs of litter or antisocial behaviour.

2.2.11 It was at this point that we stopped to ask some community support officers present within the area of their opinion on the general security surrounding the site. On the whole, they commented that the safety of the area was good, and that crime was low. There had been a few instances of anti-social behaviour in the past, usually caused by young children causing disturbance outside the convenience store, but these children had since grown up and the antisocial behaviour subsided.

2.2.12 For reference, it may still be worth noting some specific incidents which had occurred in the area surrounding the site. On one occasion, youngsters had flooded an area outside the convenience store using a nearby hose. Given that the store is on a hill, neighbouring properties downhill of the slope had suffered water ingress. The community support officers reported there had been observation of drug collection/drop off between vehicles and passers-by.

2.2.13 Despite this, the officers noted that the area is ‘on the up’, and that there had been no such incidents recently. They also informed us of the friendliness of the people within the area, and how the community has a ‘family-like’ feel.



Photograph 21: Smashed garage windows along Lilstock Walk, south of the site.



Photograph 22: Smashed garage windows further down Lilstock Walk, south of the site.



Photograph 23: General rubbish along Lilstock Walk, south of the site and view west towards Haverfield Road/Whitemoss Road.



Photograph 24: Rubbish bags along Lilstock Walk, south of the site.

2.2.14 Walking back to Dam Head Drive car park, we noted a few smashed windows to garages in the rear garden of properties on Lilstock Walk, south of the site

(Photographs 21 & 22). Although the rear of these properties back onto the site, windows were present along the rear façade, providing good natural observation over the Lilstock Walk footpath and southern vicinity of the site. General litter was also seen in this area (cardboard, paper, rubbish bags), along with cigarette/vape packets, (Photographs 23 & 24), which may present signs of antisocial behaviour along the footpath. There was a low-lying brick wall separating the footpath from the greenspace site, offering properties opposite on Whitemoss Road good observation over the area. Bus routes 115 (Middleton to Harpurhey circular) and 119 (Piccadilly Gardens to Higher Blackley) pass along Whitemoss Road frequently, enabling regular observation of the site.

3 CRIME DATA ANALYSIS

3.1 Crime Issues in the Vicinity of the Site

- 3.1.1 Typically, this section would report the crime incidents from September 2021 to October 2022 recorded by the police⁸. The data would consider incidents within a 1-mile radius of the proposed development at Whitemoss Road, Manchester and analyse the frequency of their occurrence.
- 3.1.2 At the time of writing, the police.uk website had not been updated with September 2021 to October 2022 data, nor was any data available from the earliest selectable date of October 2019. As a result, we propose to check the website frequently and update the report as and when data becomes available. Additionally, the police.uk website does not state the Greater Manchester Police (GMP) priorities for the area surrounding this site. WA submitted a freedom of information request to gain crime

⁸ Crime Incidents data from the police website: Greater Manchester Police crime statistics for 2018-2019 accessed from <http://police.uk> in October 2020.

data for the time period detailed above on 07/12/22, at the time of writing a response has not yet been received regarding this.

3.2 **Modus Operandi (operating method)**

- 3.2.1 In criminology, this is the distinct pattern or manner of working that comes to be associated with a particular criminal. Criminologists have observed that, whatever the speciality - for example, burglary, auto theft and so on - the professional criminal is very likely to adhere to one particular way of operating. If, for example, a burglar begins his career by entering houses from the roof, he will, in all probability, continue this method for as long as he is able to work. Some burglars become so attached to their *modus operandi* that they burgle the same places or people again and again.
- 3.2.2 Although crime data has been unattainable, it may still be worthwhile listing some of the most prominent crime types. With reference to the Office for National Statistics (ONS), the following provides details about these types of crime.

Violence and Sexual Offences⁹

- 3.2.3 Violent crime covers a wide spectrum of offences, from minor assaults such as pushing and shoving that result in no physical harm through to serious incidents of wounding and homicide.
- 3.2.4 Any sexual contact without consent is sexual assault and is a crime. Sexual offences include rape, sexual assault and unlawful sexual activity against adults and children, sexual grooming and indecent exposure.
- 3.2.5 Police recorded crime encompasses a full range of violent crimes and sexual offences, although is restricted to those crimes that have been reported to and recorded by them.

Anti-Social Behaviour

⁹ Information sourced from
<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/compendium/focusonviolentcrimeandsexualoffences/yearendingmarch2016/overviewofviolentcrimeandsexualoffences>

3.2.6 Anti-social behaviour is behaviour that lacks consideration for others and may cause damage to society, whether intentionally or through negligence.

3.2.7 Anti-social behaviour is labelled as such when it is deemed contrary to prevailing norms for social conduct. This encompasses a large spectrum of actions and a wide variety of other activities such as those detailed below:

- Abusive, verbal behaviour;
- Arson;
- Assault;
- Begging;
- Behaviour which is abusive to other individuals;
- Cars/vehicles being driven around with noisy car stereos;
- Bullies and Bullying;
- Children and Young People who are bullied in public places;
- Criminal Behaviour;
- Criminal Damage;
- Damage to property;
- Distressing behaviour;
- Domestic violence;
- Drug and alcohol misuse/abuse;
- Handling stolen property;
- Harassment / Harassing passers-by or local residents;
- Homophobic Behaviour;
- Illegal use of fireworks;
- Intimidating gangs of people (including young people);
- Joy riders;
- Kerb crawling and prostitution;
- Neighbour Intimidation;
- Noise Pollution;
- Nuisance Animals;
- Other Damage;
- Overgrown, unkempt gardens;
- Parking illegally and abandoned vehicles;
- Racist behaviour / Racial harassment;
- Rubbish and dumping of litter;

- Running a business from home;
- Stalking;
- Threatening behaviour;
- Threats made in person or via the telephone;
- Throwing any kind of 'missile';
- Underage or illegal sales;
- Use of inappropriate places for sport/activities;
- Vandalism, graffiti; and
- Youths and young people loitering.

3.2.8 The term Anti-Social Behaviour (ASB) is used to describe a wide range of inconsiderate and nuisance behaviour. While this type of behaviour may not in itself be a criminal offence, it can affect the quality of life of individuals and communities. It is therefore important to address/seek to prevent anti-social behaviour from occurring within development proposals.

Reducing the Incidences of Anti-Social Behaviour

3.2.9 It is thought that the creation of a community helps to deal with persistent ASB as residents become proactive in securing the development through informal surveillance. This in turn discourages ASB through the creation of a sense of place, belonging and ownership.

3.2.10 Furthermore, the management and maintenance of the site, along with the provision of appropriate lighting and boundary treatments, will help to discourage ASB from taking place.

Burglary

- 3.2.11 According to the ONS¹⁰, “Broadly speaking, a person commits a burglary if they enter any building or part of a building as a trespasser and, having done so, steal or attempt to steal anything”.
- 3.2.12 An in-depth study amongst a group of convicted British burglars, on behalf of Halifax Home Insurance and conducted by leading criminologist Professor Martin Gill, has helped to illustrate why Britain has become Europe's burglary capital.
- 3.2.13 The report, entitled The Modus Operandi of a Thief (conducted amongst 13 convicted British burglars by Professor Martin Gill and his team at University of Leicester spin-out company Perpetuity Research and Consultancy International Ltd, 2006/7, sponsored by Halifax General Insurance) is the culmination of a number of one-to-one interviews with British burglars and a tour of three notorious burglary hotspots in Nottingham, Bedford and the West Midlands.
- 3.2.14 Burglars point out where and how Britons are leaving their homes wide open to burglars:
- Burglar alarms are often left inactivated or ignored. This information was confirmed in a separate poll by Halifax (Omnibus research amongst 1668 British adults sponsored by Halifax General Insurance, 2007) where 34% of householders with an alarm fitted to their home said they rarely activated it. A further 33% also said that they assume sounding burglar alarms in their neighbourhood to be false.
 - Doors and windows are often left unsecured or even wide open, allowing potential burglars to let themselves in. This was backed up by 64% of householders who confessed to occasionally leaving doors unlocked whilst away from the home, and a further 37% whilst inside the home - even though statistics show that 22% of burglaries are carried out with the thief aware that the home was occupied. One offender stated that they often gained entry to homes by putting their hands in a letterbox and pulling the keys out.

¹⁰ Information sourced from
<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/overviewofburglaryandotherhouseholdtheft/englandandwales>

- Some thieves have learnt how to dismantle alarms, remove patio doors and force open sash windows.
- Even the security lighting can be used to help thieves see inside an unlit home. Others will pose as a bogus caller to gain entry, wear disguises to avoid CCTV camera detection and even poison meat to silence noisy animals.

3.2.15 In general, burglars prefer empty properties, often looking for visual clues such as an empty drive.

3.2.16 Evidence of occupancy is generally a bad sign, so any lights, televisions and radios left on are usually off-putting for burglars.

3.2.17 Burglars are often attracted by the sight of valuables, including car keys. They spot these by simply looking through windows and doors. Householders need to be careful about the type of goods that are on display. Blinds can help to obscure vision.

3.2.18 Empty packaging left outside in view of passers-by (e.g. plasma TV boxes) suggests that there is something expensive in the property worth stealing.

Assessing the Risk

3.2.19 An activated alarm linked to a formal response will deter some thieves.

3.2.20 Window and door locks make access more difficult, especially for the opportunist.

3.2.21 In high crime areas, some burglars advised fitting bars and grilles to vulnerable windows to stop anyone climbing through.

3.2.22 Security lights that are positioned high out of reach where they cannot be easily repositioned are seen as a nuisance by some burglars.

3.2.23 Trees and hedges are used as cover for burglars since it decreases the chances they could be seen by a passer-by. Fences, high walls and gates surrounding the property make escape more difficult.

3.2.24 Many burglars said that they don't like dogs because they bark and draw attention and can also bite. A simple sign warning of dogs was enough to deter some.

Getting In

3.2.25 The majority of offenders preferred opportunist burglaries because it “made their lives easier”. In the majority of cases, these opportunities were said to present themselves in the form of an open window or an unlocked door - most burglars opting for the back door first.

- 3.2.26 For an opportunist burglary, some criminals will burgle garages and sheds first in order to access tools to help them gain entry to the house.
- 3.2.27 If an opportunity did not present itself, then the second most common type of burglary in the study was breaking and entering or forced entry. A variety of techniques were used for this such as using a crowbar, spade or shovel, wrapping a brick in a jumper and smashing a window or simply kicking a door down.
- 3.2.28 The most common tool used to aid entry was a screwdriver, often used as a lever to remove windows, doors and hinges. Other tools included crowbars and bolt cutters.
- 3.2.29 Some offenders even dismantle alarms and patio doors, which clearly involves a high level of skill and dexterity.
- 3.2.30 Burglars are not above impersonating someone else to access a property. One burglar would gain the confidence of the owner by posing as a car washer to gain entrance to a home. Once inside, they would distract the homeowner to enable them to steal items of value.

Avoiding Security

- 3.2.31 Burglar alarms are often not set at night, and often even during the day when houses are left unoccupied. Even when an alarm is set burglars feel they have some time before the police will arrive - noting that the public were often accustomed to alarms going off and so don't take a lot of notice.
- 3.2.32 Even when security products and initiatives are more sophisticated, so too are the methods and techniques employed by offenders. In some cases, security measures work to a burglar's advantage, a case in point is security lights. In the opinion of burglars these can significantly improve their vision when accessing a property, providing a handy light to work by. Others reposition motion sensors to prevent them from illuminating when they pass.
- 3.2.33 The effectiveness of CCTV is often mitigated by wearing disguises - typically hats, largely baseball caps.
- 3.2.34 In addition to wearing protective gloves to ensure no DNA/prints were left at the scene, carrier bags are sometimes worn over shoes to ensure no footprints are left behind.

Accessing and Escaping from a Property

- 3.2.35 Generally, burglars like to access property from the rear as it offers a safe environment. Having adequate fences and locked gates can make this a less inviting opportunity.
- 3.2.36 Alleyways are seen as a useful resource in both accessing properties from the back and providing a quick escape. Increasingly, these alleyways are fitted with wrought iron gates.
- 3.2.37 Those that were closed and locked did serve as a deterrent to some burglars.

Vehicle Crime

- 3.2.38 Most vehicle crimes are associated with the theft of property from inside the vehicle. In this respect, in order to reduce the chances of becoming a victim, it is possible to minimise the availability of property worth stealing, i.e. by doing something to make it less attractive to the thief, more difficult to take or by reducing the opportunity to commit the theft.

Reducing the theft of property from vehicles

- Remove personal items such as handbags, leather jackets, wallets, laptops and shopping from the vehicle. These should never be left on view. If necessary, some of this can be locked in the boot;
- A portable Satellite Navigation system (Sat-Nav) should be carried on the person or left in a locked boot, together with its cradle or mat when leaving the car. Any suction cup marks on the windscreen should be wiped away as their presence will indicate to the thief that you may have a device, such as a Sat-Nav, hidden in the glove compartment. This may not be the case, but this won't stop the thief from smashing a side window to take a look;
- Always close the windows and sunroof, lock the doors and set the immobiliser and alarm before leaving the vehicle, even for a minute, such as de-icing the vehicle outside the property;
- If the vehicle does not have an alarm, then have one fitted;
- Lock the doors and boot before driving away to reduce the chances of snatch theft and robbery when stopped, even within a residential area;
- Take extra care if you are driving a convertible vehicle with the roof down. Consider raising the windows when stationary or in slow traffic and keep the doors and boot locked; and

- When parking at home, use a garage if you have one, or park on a well-lit driveway or hardstanding, rather than in the street. If street parking is the only option, park in a place that is well lit and overlooked.

Reducing the incidence of vehicle theft

When leaving the vehicle;

- Always remove the ignition keys, close the windows and lock the doors, even for a short time, such as when you are paying for the petrol at the filling station;
- Always engage the steering lock;
- When using a remote operating key always double check that you have indeed locked the car. People often accidentally press the button as they make their way in through the front door and don't realise that they've just unlocked the car again;
- Don't leave the vehicle unattended with the engine running to warm it up or defrost the windows;
- When at home put the keys in a drawer or cupboard and never leave them on view through a window or door or close to the door's letter plate;
- When going out, with or without the car, always take the car keys with you and ensure that the home is properly secured; and

4 DESIGNING OUT CRIME

4.1 An Overview for Consideration

- 4.1.1 Considering the typical modus operandi detailed in section 3.2, the main principles of designing out crime are based on the notion that most crime is opportunistic. By using design measures to increase natural surveillance and define ownership of public and private space, a sense of community can be fostered where potential criminals are made to feel unwelcome.

Natural Surveillance

- 4.1.2 Natural surveillance relies on observation - people and property visible from occupied buildings are less vulnerable than those out of sight. The fear of crime can also be reduced in places which are in continuous occupation and where people are passing or looking on. The orientation of entrances and windows to buildings can encourage surveillance and 'self-policing'. Good lighting is also an important tool in achieving this.

Public and Private

- 4.1.3 Public and private spaces should be clearly defined to deter unauthorised access into clearly 'private' areas. Public and private spaces can be separated by low walls, changes in surfacing materials or other symbolic entrance features. Door entry systems also 'create' areas of defensible space in multi-occupied buildings, as well as helping to restrict unauthorised entry.
- 4.1.4 It is also important to consider the effect of crime prevention measures on properties adjacent to a development, and the personal safety of people. A 'Fortress Approach' for new developments is discouraged as it tends to be unattractive and can result in an oppressive environment for both residents and passing pedestrians. It is important to have linkages through to other residential areas. A balance has to be struck between maintaining an attractive environment whilst achieving effective prevention of crime.

4.2 Secured by Design

- 4.2.1 Secured by Design is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures.
- 4.2.2 For residential dwellings, the most recent guidance is Homes 2019, which provides advice that has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

4.2.3 The Homes 2019 guidance document is presented in three sections, as follows:

- Section 1: Development layout and design.
 - This section provides guidance on all aspects of design and layout that impact on the creation of a safe and secure environments, including road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting.
- Section 2: Physical security of the home.
 - Section 2 provides the 'Police Preferred Specification' for all physical security requirements for new or refurbished homes. Section 2a reflects the requirements of the UK Buildings Regulations. Section 2b addresses bespoke new homes and existing homes, so is applicable for the proposed apartment buildings.
- Section 3: Additional features.
 - The essential security dwelling detail requirements in Section 2 are further enhanced by the requirements set out in this section. Section 3 addresses the requirements for a range of additional or optional residential features, such as enhanced glazing, bicycle storage, drying rooms, external bin stores, etc.

4.2.4 This chapter will assess the proposed development at Whitemoss Road, Manchester in the context of the above sections within the guidance document.

4.2.5 Following the assessment of the proposed development, recommendations will be provided to incorporate into the design.

4.3 Section 1: Development Layout and Design

4.3.1 In every development, there are a number of aspects of the design that should be considered to reduce opportunities for crime. The following section assesses the design considerations as highlighted in the Homes 2019 guidance and makes recommendations as appropriate.

Layout of roads and footpaths

4.3.2 As per the site layout plan (ref: PL.003A), there are no through roads within the proposed development. There is one proposed combined vehicle and pedestrian entrance point off Whitemoss Road to the north of the development which will allow

for two-way traffic access to and from the site. The development also makes use of Dam Head Drive, an existing access point that will serve mixed housing types to the south of the proposed development.

- 4.3.3 Footpaths throughout the site will follow the vehicular access route off Whitemoss Road and border the proposed roads throughout the site. No additional footpaths through the site, or connecting to the wider area, are planned. The proposed development therefore will have low permeability which may act to protect the development from elevated crime rates, but it would have lower street activity and passive surveillance due to minimal legitimate footfall.
- 4.3.4 Surface treatments will differ throughout the site, between the main vehicular routes, and pedestrian paths. Specifically, tarmac will be used for parking and roads, whilst pavement areas will have flagging proposed around the plots.
- 4.3.5 The positions of such vehicular and pedestrian routes are located such that passive surveillance is enabled by residents. However, while passive surveillance and high levels of street activity are desirable and have been proven to deter criminal behaviour, they are no guarantee of lower crime, which evidence proves is achieved primarily through the control and limitation of permeability.

Recommendations

- 4.3.6 While the site is a cul-de sac and does not contain any through roads or footpaths, open land is located immediately to the east of the site. Guidance suggests that the crime benefits of cul-de-sac design can be compromised if the site backs on to open land. It is therefore recommended that the boundary to the east of the site is strengthened through boundary fencing or a protective planting scheme to prevent unauthorised access.
- 4.3.7 It is recommended that any street furniture, walls and planting beds along the footpaths all be low in height, so providing residents with good visibility. Planting immediately abutting the path should be avoided as shrubs and trees may grow over the path, creating pinch points, places of concealment and unnecessary maintenance.
- 4.3.8 It is recommended that the lighting strategy for the proposed development comply with BS 5489:2013 to help illuminate facial features and reduce fear of crime. The lighting strategy should co-ordinate with the planting scheme throughout the site to ensure there will be no conflict between lighting and tree canopies.

- 4.3.9 This will respond positively to the Secured by Design requirement that lighting illuminates all elevations containing a doorset, car parking and footpaths leading to dwellings.

Communal areas and play space

- 4.3.10 Communal open spaces are proposed in a limited number of locations throughout the development. One large communal area lies to the east of the site, surrounding green space and Bailey's Wood. This space backs onto the rear gardens of some dwellings to the east and onto the sides of some dwellings to the southeast of the site.

- 4.3.11 The open space to the east receives limited natural surveillance from the adjacent dwellings east and southeast. This is because dwellings are positioned to face outwards onto their access roads and footpaths, reducing visibility to the rear and sides of dwellings which back onto the open space.

Recommendations

- 4.3.12 It is recommended that these communal spaces should be clearly defined with features that prevent unauthorised vehicular access.
- 4.3.13 The lighting strategy of the roads and footpaths should take into account the location of these open spaces and incorporate lighting close to the open space to improve visibility.

Dwelling boundaries

- 4.3.14 Gates to the side of dwellings that provide access to rear gardens or yards will be robustly constructed and must be the same height as the fence (minimum 1.8m). Each will have a locking mechanism.
- 4.3.15 Vulnerable areas, such as exposed side and rear gardens will be bounded by fencing to a minimum height of 1.8m. Gardens bounding the road and footpath network throughout the site will be bounded by walls.

Recommendations

- 4.3.16 It is recommended that the boundary between public and private areas is clearly indicated. This can be achieved using landscaping and planting schemes or fencing and walls to signify private space.
- 4.3.17 It is desirable for dwelling frontages to be open to view to aid natural surveillance of footpaths and car parking areas, so any walls, fences and hedges should be kept low.

Planting schemes in front gardens should be set back from paths and placed to avoid obstructing visibility of doors and windows. Planting that allows a clear line of sight to the pavement and road is preferable.

- 4.3.18 It is recommended that additional deterrent features to protect side and rear dwelling boundaries are considered. These could include increasing the height of fencing or planting thorny shrubs.

Layout and orientation of dwellings

- 4.3.19 Dwellings are positioned to face out onto their access roads and footpaths, resulting in many of the dwellings facing each other. This allows neighbours to easily view their surroundings, thus making any potential offender feel vulnerable to detection.

- 4.3.20 The proposed development incorporates a combination of affordable dwellings including 18 two bed properties and 12 three bed properties. Totalling 30 residences, majority are semi-detached residences with the addition of one detached residence to the east of the site. This enables greater potential for homes to be occupied throughout the day giving increased opportunity for natural surveillance, community interaction, engagement and participation and environmental control.

Gable end walls

- 4.3.21 Gable end walls have been incorporated within the proposed development.

Recommendations

- 4.3.22 It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces. This type of elevation tends to attract graffiti, inappropriate loitering and ball games. The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

- 4.3.23 Where blank gable walls are unavoidable, it is recommended that one of the following methods should be used to protect them:

- Provision of a 1m buffer zone using a 1.2 – 1.4m railing or a 1m mature height hedge with high thorn content. The hedge should be contained within the boundary of the adjacent building to increase the likelihood it will be maintained;

- Where there is insufficient space to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should be planted adjacent to the wall;
- Where there is insufficient space to create defensible space between public and private space, a finish should be applied to the wall that will allow easy removal of graffiti.

Rear access footpaths

4.3.24 A number of the properties have a footpath to their rears around the northern portion of the site, this is an existing footpath that will be retained with a slight diversion to extend the gardens and reduce incidental open space.

Recommendations

4.3.25 It is recommended that any access to the abovementioned footpath from the properties in question are gated, the gates must be lockable. The gates must not be easy to climb or remove from their hinges.

4.3.26 At either end of the footpath it is recommended that anti vehicle barriers should be used to ensure it is only pedestrians using the footpath.

4.3.27 Where possible, the street lighting scheme should be designed to ensure that the gates and footpath are well illuminated.

Dwelling identification

4.3.28 Clear signage (naming and/or numbering) of properties will be implemented to assist residents, postal workers, and the attendance of emergency services.

Climbing aids

Recommendations

4.3.29 It is recommended that boundary walls, bin stores, street furniture, trees, low roofs, car ports, and any other potential climbing aids, should be designed to remove climbing aids to gain access into properties.

Vehicle parking

4.3.30 Two in-curtilage parking spaces are proposed to be provided alongside each individual dwelling through the provision of driveways.

- 4.3.31 Parking for dwellings is designed to be placed either in front of, adjacent to or between units.

Recommendations

- 4.3.32 Vegetation surrounding parking bays may provide cover for thieves to interfere with vehicles. An encroaching or uncontrolled undergrowth can hinder natural surveillance, restrict access for the car user, and impact the fall of light. It is recommended that any shrubs selected should have a mature growth height no taller than 1 metre, trees should have no foliage, shoots or lower branches below 2 metres, thereby allowing a 1-metre clear field of vision.

Planting in new developments

- 4.3.33 The planting plan for the proposed development is not yet confirmed. However, the proposed site layout plan (PL.003A) details any soft landscaping, trees and tree removal proposed.
- 4.3.34 It is recommended that the planting scheme considers certain species of plants such as spiny or thorny shrubs to help prevent graffiti and loitering, and to create or enhance perimeter security. Climbing plants can also be used to cover walls to deter graffiti.
- 4.3.35 Planting should not impede the opportunity for natural surveillance and wayfinding through the site. It should also avoid the creation of potential hiding places.
- 4.3.36 Where good visibility is needed, it is recommended that shrubs should be selected to have a mature growth height no taller than 1 metre, and trees should have no foliage or lower branches below 2 metres, thereby allowing a 1 metre clear field of vision. Building frontages should be open to view and any planned hedges should not obscure doors or windows.
- 4.3.37 The position of trees should be carefully considered so they cannot be of use as climbing aids into property, and so they do not obscure any lighting.
- 4.3.38 It is recommended that a maintenance and management programme should be put in place to ensure the landscape fulfils the aims of the original design.

Street lighting

- 4.3.39 Street lighting will be designed in accordance with Secure by Design and Manchester City Council adoptable roads standards for street lighting.

Recommendations

- 4.3.40 The lighting strategy for the proposed development should ensure the streetscape is kept free from clutter, while helping to illuminate facial features and reduce fear of crime. The strategy should comply with BS 5489-1:2013.
- 4.3.41 This responds positively to the Secured by Design requirement that lighting illuminates all elevations containing a doorset, car parking and footpaths leading to buildings. It is also recommended that the lighting scheme illuminates entrances and gateways into the development. Lighting will be adequate for public streets and will be well-integrated and in keeping with the overall scheme.
- 4.3.42 It is recommended that bollard lighting is avoided as it can be easily obscured and does not provide sufficient light at the right height, making it difficult to recognise facial features and as a result causes an increase in the fear of crime.
- 4.3.43 Trees may restrict the performance of street lighting by blocking or causing damage through collision with branches and should not be located within 5 metres of a lighting source.

4.4 Section 2: Physical Security

- 4.4.1 The recent recognition that security forms part of a sustainable and vibrant development has been demonstrated by the inclusion of a Building Regulation in England and Wales. Part Q of Schedule 1 to the Building Regulations in both countries specifically states that “Reasonable provision must be made to resist unauthorised access...” There are a number of security categories that are listed within the Homes 2019 guidance and the following section assesses the proposed development against these categories. Recommendations are made as appropriate.

Dwelling entrance doorsets

- 4.4.2 Front door sets are specified in Guinness Standard Specification document and secure by design requirements. All external doorsets allowing direct access into the home will be pre-installed with locks as per the manufacturer specifications and will be designed to comply with the Secured by Design Approved Document Q (Security - Dwellings) Part Q and British Standard.

Recommendations

- 4.4.3 It is recommended that the applicant adheres to the required standards as stated in section 21 of the Homes 2019 guidance.

Windows, roof windows and roof lights

- 4.4.4 The proposed windows, roof windows and roof lights are not yet specified. With the exception of windows covered by Building Regulations, ground floor windows will have key operated locks.

Recommendations

- 4.4.5 It is recommended that the applicant will adhere to the required standards as stated in section 22 and section 47 of the Homes 2019 guidance.
- 4.4.6 All easily accessible windows should incorporate key lockable hardware unless designated as emergency egress routes, these routes may require non-key locking hardware. Windows that are not easily accessible will require either lockable hardware or an opening restrictor in the interests of child safety.

Conservatories and sun rooms

- 4.4.7 The proposed development does not include conservatories or sun rooms.

External lighting

- 4.4.8 External lighting fixed to dwelling facades will be provided. In particular, lighting will be provided to the front external door.

Recommendations

- 4.4.9 It is recommended that the lighting strategy for the proposed development will aim to provide public lighting alongside the roads and footpaths, to help to illuminate facial features and reduce fear of crime.
- 4.4.10 This will respond positively to the Secured by Design requirement that lighting illuminates all elevations containing a doorset, car parking and footpaths leading to dwellings.

Utility meters

- 4.4.11 Utility meters are proposed to be located externally. Generally, utility metres are located outside the dwelling along the front façade. In some cases, utility metres are

located to the sides of dwellings. These are positioned close to the front of the building and in front of any fencing and gates, in keeping with the Homes 2019 guidance.

Recommendations

- 4.4.12 It is recommended that care should be taken to prevent the potential for utility meters located to the side of dwellings to be used as climbing aids.

CCTV and Recording

- 4.4.13 CCTV is not proposed to be installed at the development.

Recommendations

- 4.4.14 CCTV can help deter crime and criminal behaviour, assist with the identification of offenders, promote personal safety and provide reassurance for residents and visitors.

CCTV management and maintenance protocols

Recommendations

- 4.4.15 Should a CCTV system be installed, it is recommended that management and maintenance protocols follow the guidance detailed within section 30 of the Homes 2019 guidance document.

4.5 Section 3: Additional Features

- 4.5.1 This Section of the Homes 2019 guidance requires consideration of the security requirements for a range of additional or optional residential features that may be included as part of a proposed development. The below points consider the proposed development in relation to each of the features outlined in the Homes 2019 guidance.

Additional window requirements for the SBD Gold Award

- 4.5.2 This aspect of the Homes 2019 guidance is required for development proposals “in certain high crime locations only”. Based on the crime data highlighted in Chapter 3, it is not deemed necessary to meet the requirements of BS EN 356:2000 class 1A detailed within section 53 of the Homes 2019 guidance.

External garage doorsets

- 4.5.3 The proposed development does not include garages.

Car Parking

- 4.5.4 The proposed development does not include any residential communal parking.

Secure external storage facilities and bicycle security

- 4.5.5 The proposed development does not include secure external storage facilities and bicycle security.

Integral communal bin, mobility vehicles and bicycle stores

- 4.5.6 The proposed development does not include an integral communal bin, mobility vehicles or bicycle stores.

Recommendations

- 4.5.7 If incorporated into the design, it is recommended that these facilities should be easily accessible, with no windows and should be fitted with a secure doorset that meets the specification as detailed within section 57 of the Homes 2019 guidance. This is to ensure that they are only accessible to residents and to ensure that residents cannot be accidentally locked in by another person.

Private external lighting and dwelling lighting

- 4.5.8 The lighting strategy for the proposed development is not yet confirmed.

Recommendations

- 4.5.9 In keeping with the Homes 2019 guidance, it is recommended that all elevations containing a doorset, car parking and garage areas, and footpaths leading to dwellings are lit.
- 4.5.10 Bollard lighting is not advised to be used, as it does not project sufficient light at the right height, making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

Intruder alarms

- 4.5.11 Intruder alarms will not be included in dwellings as standard and will be provided at the discretion of the occupier.

Recommendations

- 4.5.12 As per the Homes 2019 guidance Section 60, where an intruder alarm system is installed then it shall meet the requirements of BS EN 50131 (wired and wire free systems). All installations shall be in accordance with the current electrical regulations. If an immediate police response is required, then installers must meet the requirements of the National Police Chiefs' Council (NPCC) police document – *Guidelines on Police Requirements & Response to Security Systems* which can be obtained from www.securedbydesign.com.

5 CONCLUSION

- 5.1.1 The proposal is for the development of the site for 30 No. residential units with associated infrastructure and landscaping. The currently vacant largely grassed site will be transformed by residential development.
- 5.1.2 Given the incorporation of our recommendations, the proposed development will be consistent with the principles set out in the NPPF, the Manchester City Council local policy and guidance, and the Homes 2019 guidance produced by Secured by Design, by promoting an inclusive and safe development, with safe and accessible environments where crime will not undermine community cohesion.
- 5.1.3 The site visit (Chapter 2) identifies the existing safety and accessibility at the site by studying the site and its surrounding area. Its evidence illustrates the potential to develop the site safely and securely, and the subsequent chapters emphasise the opportunity presented by this proposal's positive design features, which will help to create a residential development that uses attractive layout and design that prevents the impact of crime or the fear of crime.
- 5.1.4 Views to and from dwellings, and the movement network hierarchy through the development will aid surveillance. The detailed design of the residential units will also benefit from the use of robust materials with security features, including locks on windows and doors so to discourage breaking and entering and criminal damage.
- 5.1.5 The design of the proposed development responds well to the opportunity to develop the site by creating a safe and secure new development. The scheme promotes the key points of national and local policy, as well as the Secured by Design Homes 2019 guidance in the context of its location.

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