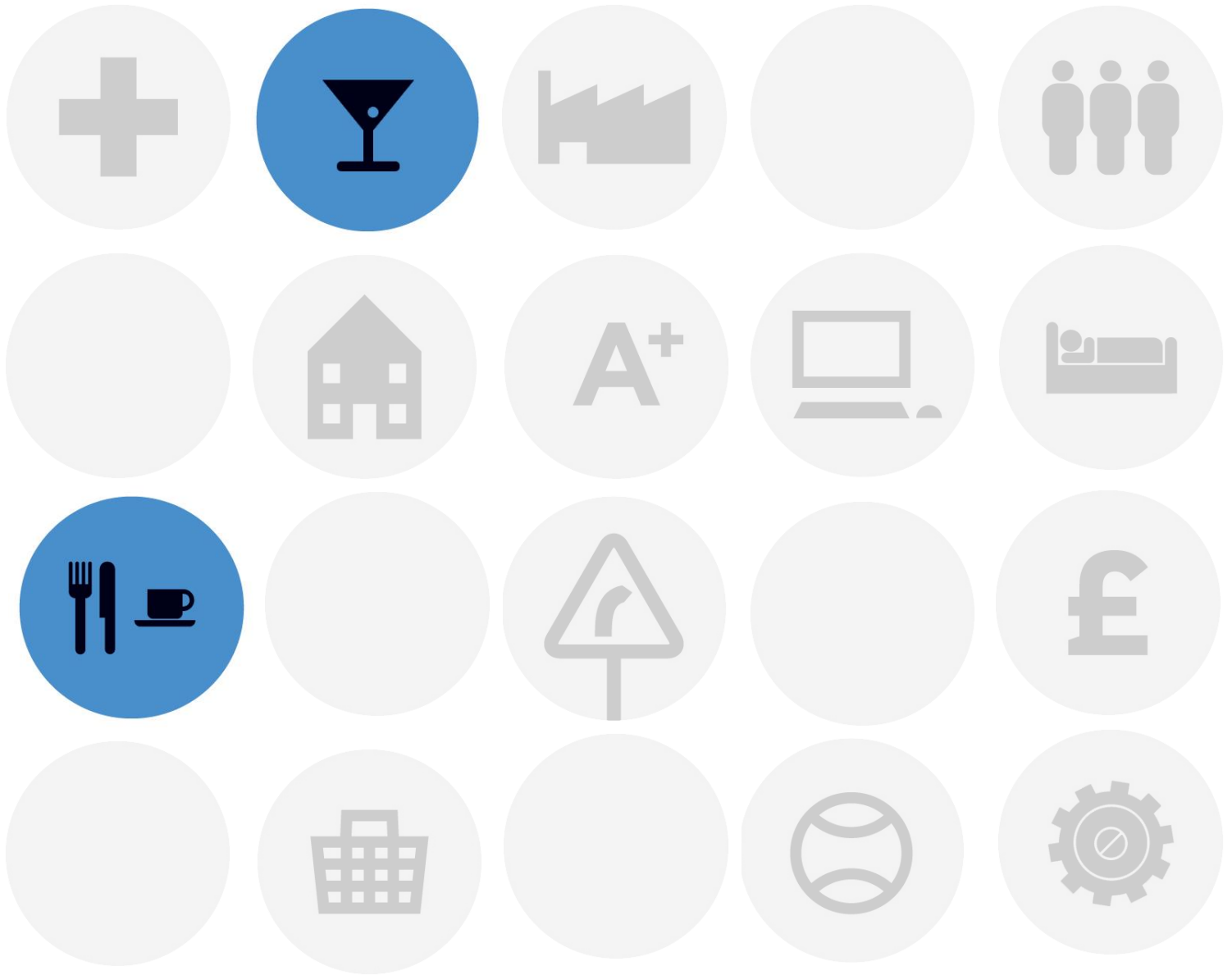




CRIME IMPACT STATEMENT

The Stables

Change of Use to Bar & Restaurant

FOR: All Studio Holdings Ltd

VERSION A: 3rd October 2023

REFERENCE: 2020/0423/CIS/02

Greater Manchester Police

design**for**security

The Stables

2020/0423/CIS/02

EXECUTIVE SUMMARY

Design changes not required

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - <http://designforsecurity.org/about/crime-prevention-through-environmental-design/>), in order to reduce the opportunities for crime and the fear of crime. The proposed change of use to a bar/restaurant is suitable for the city centre area and does not conflict with surrounding uses that are typically of a similar nature. It is highly recommended that further consideration should be given to the following points to enhance the security of the scheme:

- The recessed escape door at the rear of the building should be reduced in depth and illuminate to a high standard to reduce the potential for criminality and antisocial behaviour.
- Where possible, new external doors, windows & glazing should be certified to a burglary resistant standard.

Additionally, there are a number of recommendations made in section 3.3 of this report which would enhance the security of the development and it is highly recommended that these are considered for the proposed units and the wider outline proposals.



Patrick Babb

Consultant

e: patrick.babb@designforsecurity.org

Contents

1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime Summary	
	2.2 Common Use-Specific M.O.s (Modus Operandi)	
	2.3 Risk Factors –Restaurants/ Licenced Premises	
	2.1 Burglary Risk Analysis	
	2.2 Theft Risk Analysis	
3	Layout Appraisal.....	8
	3.1 Proposed development	
	3.2 Positive Aspects of the Proposal	
	3.3 Changes Needed and Recommendations	
4	Physical Security	9
	4.1 Doors	
	4.2 Windows, Building Fabric & Shutters	
	4.3 Glazing	
	4.4 Alarms	
	4.5 Access Control	
	4.6 Lighting	
	4.7 CCTV	
5	Management & Maintenance	10
6	Construction	11
7	Useful References	12
	7.1 Secured by Design (SBD)	

Appendix

A	Contact Register	12
B	Associated Documents.....	12
C	CIS Version History	12

1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the city centre area of Manchester, within an area known as Enterprise City.

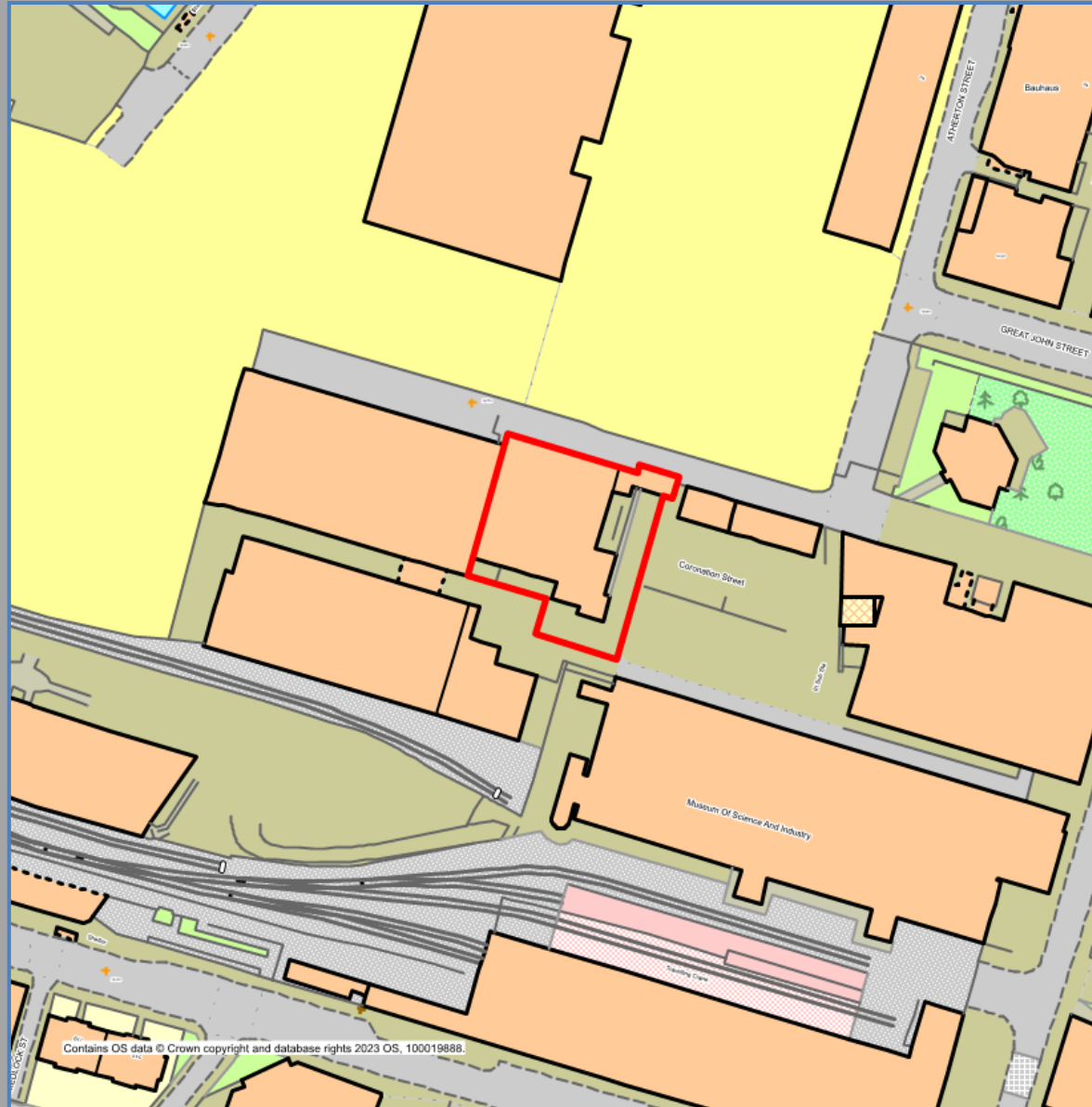
The site is located in a central position within Enterprise City Development area and it is also located within the Castlefield conservation area.

The site is adjacent the Bonded Warehouse to the West (a grade II listed building) and to the South and East of the site are Versa Manchester Studios and to the North of the site is Grape Street Deck, with the Museum of Science and Industry further to the South of the site.

The site fronts onto a semi-public route which can be accessed from Lower Byrom Street, Atherton Street, and in the future from Water Street.

The existing building(s) was originally constructed as stables in the 1890s and 1900s, which were subsequently used as a bar for staff of Granada Studios which operated until the 1980s when it was used as part of the Granada Studio's Tour and the existing façade was introduced (Rovers Return replica frontage).

The surrounding Enterprise City development consists of various uses that bring activity to the surrounding areas during the day and in the evening.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st September 2022 to 31st August 2023.

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
22	44	164	765	301	54	17	416	24	25

- 2.1.1 The overall crime rate in the local area is high for the Manchester division, with less serious wounding, theft and criminal damage having been the highest recorded 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 often a concentration of retail, commercial and licensed premises, leading to a higher concentration of crime and disorder issues. Whilst the offences are occurring throughout the local area the majority have been occurring to the east of the proposed site closer to the city centre, especially at locations along Deansgate road.
- 2.1.2 Less serious wounding has occurred predominantly to the east of the proposed site, with hotspots situated around Deansgate tram stop and the junction of Quay Street with Deansgate. Assaults, harassment, and public order offences have been the highest recorded less serious woundings taking place, with the majority of offences occurring within the late evening and early hours of the morning, often when the licensed premises in the area are closing. Incidents have mainly involved disputes between intoxicated customers and unknown offenders.
- 2.1.3 Vehicle crime has been taking place throughout the local area with vehicles parked in the car parks and streets around Deansgate being targeted the most. Thefts from motor vehicle is the highest recorded vehicle crime taking place, offenders have primarily smashed the glazing in the windows before removing items from within.
- 2.1.4 Thefts in the local area have mostly been taking place in the local licenced premises and restaurants located throughout the local area, with a big hotspot of offences around the junction of Deansgate and Quay Street, where offenders have been using pickpocketing and distraction methods in order to obtain personal belongings stored on the person such as mobile phones, wallets, and purses. Offenders have also targeted insecure items and bags left on tables and chairs in restaurants/bars and public spaces.

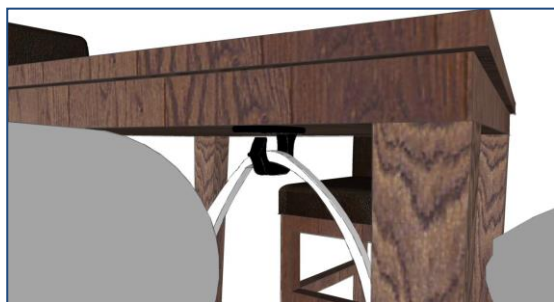
2.2 Common Use-Specific M.O.s (Modus Operandi)

- 2.2.1 Customers posing as legitimate customers, gaining access to staff only areas

Possible Solution - There should be a secure area for staff to leave their belongings while at work and access to all staff areas should be restricted with auditable access controls.

- 2.2.2 Theft of personal property from tabletops or from bags hung on chairs or stored under tables

Possible Solution - A particular issue in drinking establishments within the Manchester city centre area is the theft of personal effects; handbag and mobile phone theft is a particular issue. Consideration should be given to fixing 'Chelsea Clips' (see image), Grippa clips, or simple hooks to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.



The internal layout of the premises can also help deter theft by promoting surveillance and creating an uncluttered, environment, avoiding pinch points or areas of concealment. The precise arrangement of internal furnishings should aid circulation and aim to achieve a balance between intimacy and visibility.

2.2.3 Doors have been forced open with tools and bodily pressure

Possible Solution – All external doors should be certified to the relevant security standards (see section 4).

2.2.4 Glazing in windows has been smashed

Possible Solution - All ground floor/accessible glazing should include a laminated pane, which forms a much more robust barrier against shattering and penetration (see section 4 for more details).

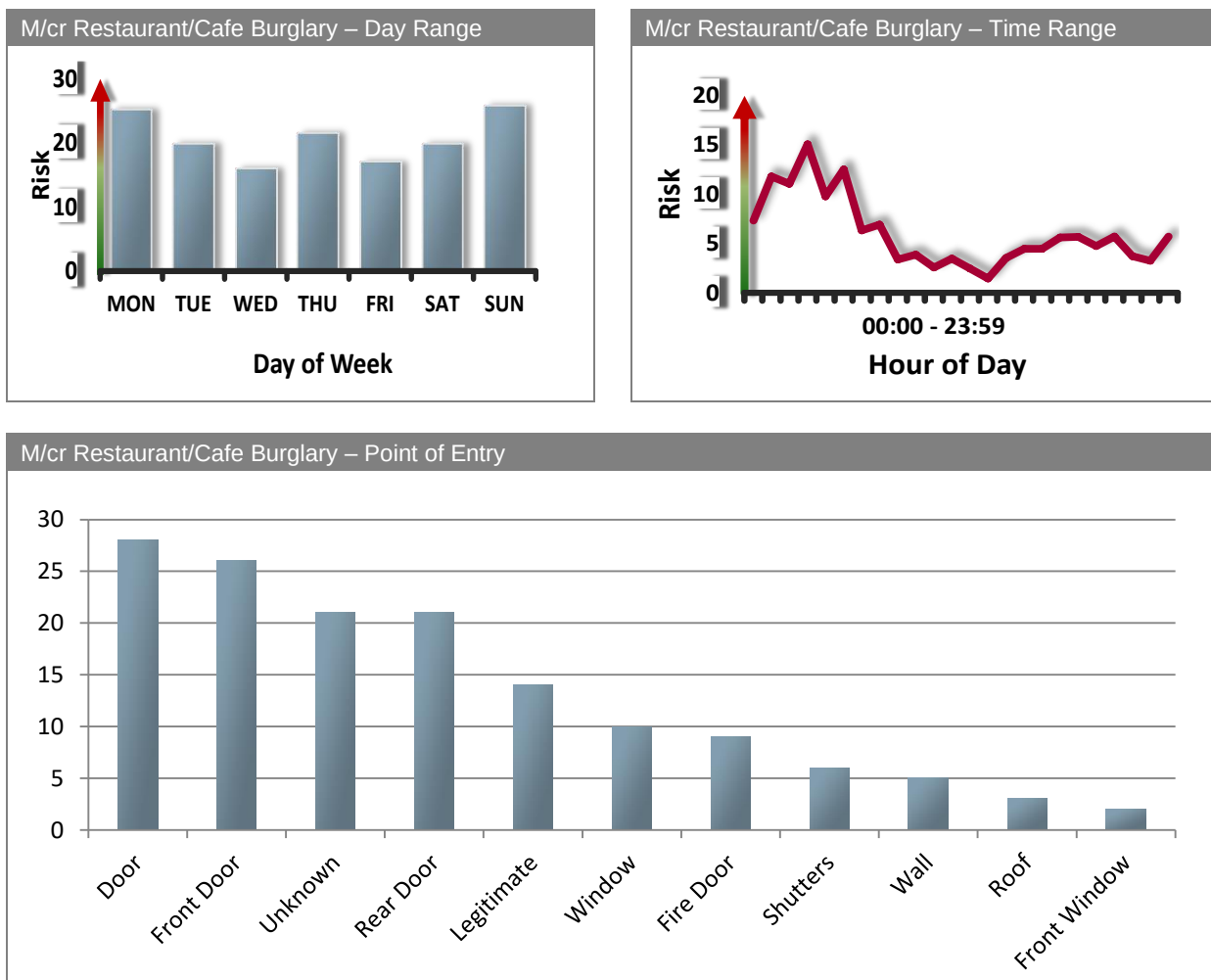
2.3 Risk Factors –Restaurants/ Licenced Premises

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

- Burglary
- Robbery to business
- Criminal damage to property
- Alcohol-fuelled violence
- Miscellaneous theft to customers
- Rowdy and inconsiderate behaviour
- Violence towards staff
- Safety of staff personal belongings
- Robbery / wounding of patrons leaving premises
- Theft and criminal damage during the construction period

2.1 Burglary Risk Analysis

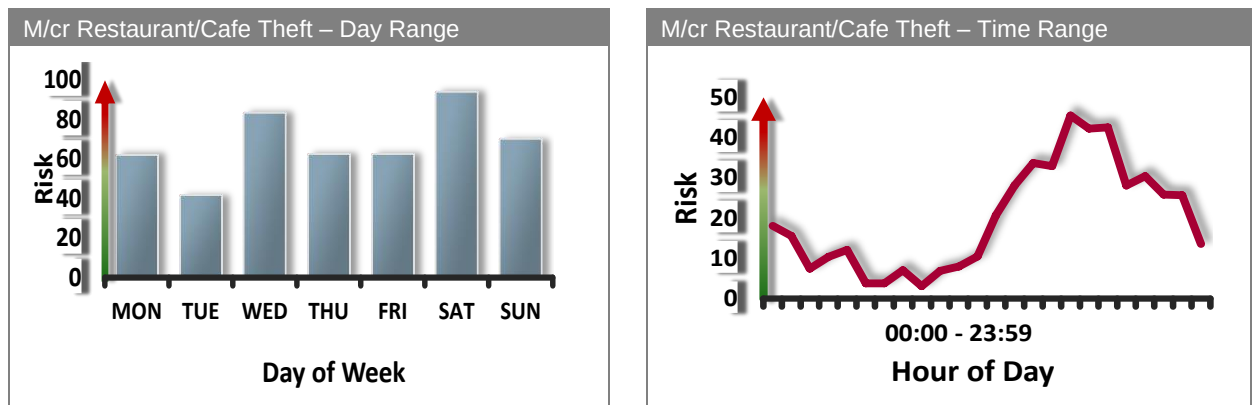
The data below relates to non-domestic burglary offences within/against restaurants and cafés, recorded in the Manchester area during 2018 - 2019.



- 2.1.1 **Day Range:** The risk of burglary at restaurants/cafes in Manchester fluctuates throughout the week, peaking on Monday, Thursday, and Sunday.
- 2.1.2 **Time Range:** The risk of burglary peaks during the early hours of the morning, when premises are usually closed.
- 2.1.3 **Point of Entry:** In the majority of cases where entry points are known, offenders have entered Manchester restaurants/cafes through external doors. Doors have been forced open with bodily pressure and tools/implements and glazing within doors/windows has been smashed to gain entry. Offenders have also posed as legitimate customers before targeting insecure doors, tailgating, or using force to open internal doors to restricted areas when premises are open to the public.

2.2 Theft Risk Analysis

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



- 2.2.1 **Day Range:** During the week, the risk of theft at Manchester restaurants/cafés peaks over the weekend. Many premises experience higher levels of attendance at the weekend than during the week. Premises are also usually open for longer at the weekend and so the opportunities for offenders to commit theft is greater.
- 2.2.2 **Time Range:** The risk of theft peaks in the afternoon and into the evening. This reflects the times when restaurants/cafés are typically at their busiest and, therefore, the opportunities to commit theft are greater. Handbags, purses/wallets and mobile phones belonging to customers are the most routinely stolen items. Offenders have also targeted I.T equipment within premises, particularly tablets and laptops, as well as alcohol from storage rooms.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development will comprise of the following:
- A pizza restaurant located within the old Granada Studios Tour mock-up of the Rovers Return pub; providing a floor area of 272sq m including new toilet provisions and kitchen facility. The restaurant will have a shared occupancy of the open courtyard area between this restaurant and the proposed bar.
 - A bar will be located to the left of the open courtyard providing a drinks offer with live music and dispense food offer from the proposed pizza restaurant.

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 existing building is currently vacant. The proposed change of use will generate activity and introduce a vibrant use in the local area, during the day and in the evening.
- 3.2.2 The proposed development will introduce an active frontage which will provide natural surveillance opportunities to the surrounding areas.
- 3.2.3 Lockers will be provided for staff of the restaurant, allowing them to securely store their property whilst at work.
- 3.2.4 The bar/service areas of both the bar and the restaurant overlook the main entrances, seating areas, and the courtyard space, allowing staff good views throughout the premises and allow them to view those entering the premises.
- 3.2.5 Bins will be stored internally, reducing the potential for misuse.

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 The recessed escape door to the rear to the building should ideally be installed flush with the rear elevation to prevent loitering/congregation and vagrancy in this area, and to prevent an offender from concealing themselves from view. If this door must be recessed it is recommended that the depth is reduced to 600mm to prevent an offender from being able to easily conceal themselves from view, and it should be illuminated to a high standard as should the steps to it.
- 3.3.2 New glazing should be laminated to prevent it from being easily smashed to gain entry. Glazing should be laminated to a minimum thickness of 7.5mm or be certified to P4A under BS EN 356.
- 3.3.3 Any new doors and windows should be certified to a burglary resistant standard (such as BS PAS 24 or LPS 1175 SR2) where there are heritage requirements due to the historic nature of the building, or existing fittings are retained, then an alternative security standard or mitigating security measures should be agreed.
- 3.3.4 The proposed bar and restaurant should have monitored intruder alarms, or a shared system which can be zoned to allow the individual premises to be open whilst the other is closed (and alarmed). As a minimum, if an alarm system is not provided, then the infrastructure should be provided for one to be easily installed.
- 3.3.5 Licensed premises in the city centre area are frequently the scenes of assaults both between patrons, and additionally, staff have been targeted by patrons. It is highly recommended that the premises is covered by a comprehensive CCTV system to deter unwanted behaviour and that any incidents are recorded and used as evidence. As a minimum the infrastructure should be provided for an alarm to be easily installed.
- 3.3.6 Access to staff/storage areas should be restricted to staff. It is recommended that doors into areas restricted to staff operate on an access control system (i.e. fob or swipe card) or that they are lockable by key, a door closer should be installed to ensure the door locks as staff enter/leave this area. Signage should indicate which areas are only for members of staff.
- 3.3.7 Theft of personal property is a common occurrence in licensed premises in the city centre. It is recommended that 'Chelsea Clips' or simple hooks are fitted to the underside of tables to allow customers to secure bags or jackets to the table while keeping it in view; a more secure option than, for example, tabletops or back of chairs, where belongings can be liable to theft.
- 3.3.8 Consideration should be given to a chute deposit safe (certified to LPS 1183) behind any till/bar area, or an alternative management practice, which would reduce the amount of cash held in tills during busy periods. Cash should be stored securely in a safe within a secure back office.

4 Physical Security

Where possible it is highly recommended that any new doors, windows, glazing, or other security features, be certified to the following security standards. Due to the heritage/listed status of the building, there might not be suitable products that meet these standards and if this is the case, we recommend that the developer contact Design for Security to agree an alternative product or mitigation.

4.1 Doors

- ☐ External doors must be compliant with and certified to BS PAS 24, STS202, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Staff should be given flexibility over permitting access into the building at different times of the day and night.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.
- ☐ All doors/frames to staff areas/stores/offices should be robust/solid core (minimum 44mm thick) and fitted with auditable access controls. Staff should only be allowed access to areas required for their work. Keys/passes should only be carried if required for duties and should be accounted for at all times.

4.2 Windows, Building Fabric & Shutters

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.
- ☐ Any shutters must be tested and certified to STS 202 or LPS 1175 SR2 (or SR1 if perforated laths are required) and installed in accordance with manufacturer's instructions.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.4 Alarms

- ☐ The bar & restaurant should have a monitored intruder alarm, or there should be the infrastructure for the tenant to easily install one.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:
 - External doors
 - Staff areas
- ☐ As a minimum there should be the infrastructure for the tenant to install an access control system.

4.6 Lighting

- ☐ Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors and the building elevation.

4.7 CCTV

- ☐ A CCTV camera system should be installed, or the infrastructure for one to be installed by the end user.
- ☐ Cameras should be capable of monitoring all building elevations - with particular emphasis on external doors (cameras should be able to observe people coming and going), and the entrance lobbies.
- ☐ Recording equipment should be located within a secure room or images may be recorded off-site at a suitable monitoring facility.
- ☐ CCTV monitoring screens should be located at the service areas and back-of-house.

5 Management & Maintenance

- 5.1.1 Active continuous management and maintenance of the premises can reduce the likelihood of crime and disorder occurring. An operating/maintenance plan should be created to promote good management of the premises, this plan should focus on issues such as:
 - Opening and closing of premises, including staff arrival and departure.
 - Any cash management within the premises.

- Any cash-in-transit collections/deliveries and banking practices (which should take place in a secure room with a certified safe to meet insurance needs).
 - Management of stock deliveries (servicing activities should not require any service doors to remain open unattended for prolonged periods).
 - Details of staff security training.
 - Location and management of any smoking areas.
 - Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc.
 - Cleaning and prompt removal of graffiti, litter etc; and
 - Refuse collection arrangements.
- 5.1.2 There should be regular reviews/exercises to ensure that it remains accurate, workable and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations.
- 5.1.3 The opening hours of the premises should be consistent with other such premises in the local area and should not unduly conflict with other nearby uses. Service of drinks should end approximately 30 minutes before the premises closes, in order to aid effective dispersal of customers.
- 5.1.4 All high value equipment (e.g. computers, flat screen monitors/televisions etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.
- 5.1.5 Toilets can give rise to problems and the following issues should be considered:
- Fittings should be flush to avoid tampering and concealed cisterns, pipe work etc. should be used.
 - Graffiti and vandal resistant materials, such as stainless steel, laminates and plastics should be considered.
 - Consider hanging cubicle doors as outward opening as this will aid gaining access in an emergency. An alternative measure is to reduce toilet doors in size by a minimum of 200mm from the floor and to reduce the top height.
 - Provide 'Chelsea Clip'/carabiner style hooks on the back of cubicle doors or partitions for bags and coats.
 - Consider the safety of vending machines. Cash boxes can be tampered with, consider fitting them with alarms.
 - Consider setting out a rota and putting notices in toilet facilities that make users aware that regular checks will be carried out. A built in visited/checked chart should be provided.
- 5.1.6 Adequate signage should be deployed in all areas not only to direct people throughout the premises, but also to deter unauthorised access to back-of-house/staff-only areas.
- 5.1.7 Refuse collection arrangements should not require bins to be left accessible for extended periods. Servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

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/>

A Contact Register

Date	Contact With	Summary of Contact
04/08/2023	Deborah Baker Barnett	CIS application received.

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
000	Demolition Plan	24/05/23	
001	Existing External Elevation AA	10/07/23	
002	Existing External Elevations BB CC DD	10/07/23	
003	Proposed External Elevation AA	10/07/23	
004	Proposed External Elevations BB CC DD	10/07/23	
005	As is And Proposed Roof Plans	11/07/23	
006	Proposed Lighting Plan-006 - Proposed Lighting Plan	04/07/23	
007	Proposed Small Power Plan	05/07/23	
	Design and Access Statement		

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
A		