



CRIME IMPACT STATEMENT

A development of 14 apartments
AT Former British Legion site, Woodhouse Lane, Wythenshawe, Manchester
FOR: Wythenshawe Community Housing Group

VERSION A: 16.08.23

2008/1285/CIS/01

Greater Manchester Police
designforsecurity

EXECUTIVE SUMMARY

Development supported

We consider a residential scheme appropriate and are happy to support the proposals.

From a crime prevention perspective, the positive features of the development include: the scheme design is well-designed; Wythenshawe Community Housing Group have a very good track record in developing and managing residential property; there will be an appropriate number of apartments on the site; the orientation the apartments will focus activity in appropriate areas whilst also facilitating passive surveillance of the private and public realm; the perimeter of the development will be appropriately secure; and, secure, car and cycle parking been included in the scheme.

Advice is included in the report, which we consider will enhance security of the development and this set out in sections 3.3 and 4. The principal recommendations are:

- install doors, locks, windows, glazing, and, ideally, intruder alarms that meet a recognised security standard;
- install appropriate controls at the communal entrance doors and the entrance gates to the car park and to the side and rear of the building to restrict access to residents and *bona fide* visitors;
- ensure the cycle store is secure;
- install gates to the pathways connecting the main entrance and refuse store to Woodhouse Lane; and,
- install dusk to dawn lighting to all external doors and to the car park.

At the planning application stage, Greater Manchester Police Design for Security will make representations to Manchester Planning to require the inclusion of a condition requiring the completed development to achieve Secured by Design, SBD, accreditation. Should the recommendations included in this report be adopted, I have every confidence that the scheme will achieve the award and the condition met.

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Consultant

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1 Visual Audit

The development site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, is located on the western side of Woodhouse Lane in central Wythenshawe. Woodhouse Lane is a long, largely residential road with street trees and occasional, broad, grass verges, typical of the Wythenshawe estate. The road connects with Brownley Road, some 1200metres north of the site, and Poundswick Lane just 100metres to the south of the site. A single, yellow line restricts parking on the street in the vicinity of the site between 08.00 and 18.00. Housing along Woodhouse Lane is dominated by post-war, two-storey, family houses with gardens to the front and rear. More modern, two- and three-storey housing has been constructed obliquely opposite the site, at the corner of Sandycroft Avenue and Woodhouse Lane. There is also a sheltered housing scheme of ten apartments at Fletcher Court, a short distance north of the site. Brownwood Hall, a modest, brick-built building, used as a church, adjoins the site's northern boundary. Wythenshawe House, a three-storey, an L-shaped office building, occupied by Wythenshawe Housing Group, stands at the junction of Woodhouse Lane and Poundswick Lane immediately south of the site. Wythenshawe House has a large car park, which is accessed from Woodhouse Lane via a gated entrance adjacent to the south-eastern corner of the site. The car park extends northwards from the building and includes a number of spaces between the site and the rear gardens of houses that face Cedars Road to the west of the site. The Addy Young Peoples Centre, a place that provides activities for 11–16-year-olds is situated to the east of the site on the opposite side of Woodhouse Lane.

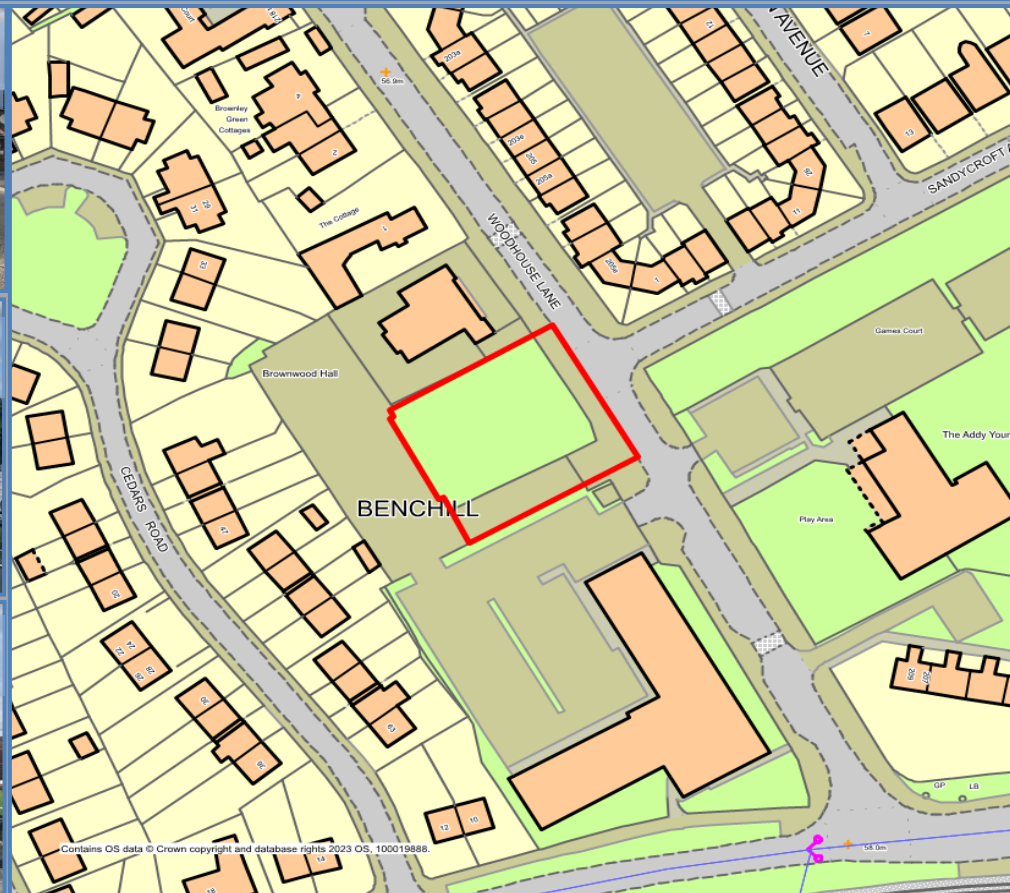
The site's Woodhouse Lane boundary and modern housing opposite



A view from the car park west of the site towards Woodhouse Lane



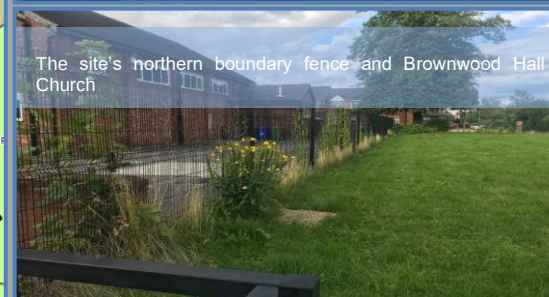
Looking across the site towards Brownwood Hall Church



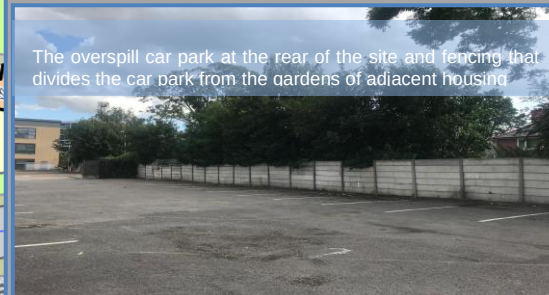
The western edge of the site and adjacent Wythenshawe House overflow car park



The site's northern boundary fence and Brownwood Hall Church



The overspill car park at the rear of the site and fencing that divides the car park from the gardens of adjacent housing



The application site comprises a rectangular parcel of land covering an area of around 850m² that was formerly occupied the Wythenshawe Royal British Legion Club. The Club was a three-storey, brick-built, members social club. It was demolished about 6-7 years ago and the site was simply grassed and has been well-maintained since then. The low wall with piers to the Woodhouse Lane boundary of the club has been retained and supplemented with railings to restrict access to the site from the east. A 600mm high, steel, trip-rail fence has been erected along the southern and western boundaries. The northern boundary to Brownwood Hall is close to the defined with an 1800mm high, steel, paladin fence. There are no trees on the site but there are two mature street trees on the pavement in front of the site, one adjacent to the south-eastern corner and the other close to the site's north-eastern corner.

2 Crime Statistics & Analysis

2.1 Crime in the neighbourhood

All data below is based on crimes recorded between 1st June 2022 to 31st May 2023 within 500m of the site.

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Crimes involving the use or threat of violence	Theft (including shoplifting)	Robbery	Drug related offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
37	9	106	624	134	14	21	24	13	15

2.1.1 There were 1089 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is well above the average for a neighbourhood within Manchester but not significantly greater than neighbourhoods which are situated close or within a town centre.

2.1.2 The most common crimes recorded were:

- the use, or threat, of violence - 60%
- theft - 14%
- criminal damage – 10%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 5%
- burglary - 4%

2.1.3 The major hotspot was the town centre, with its concentration of civic and retail premises, a transport interchange and several car parks, all generated a significant volume of crime.

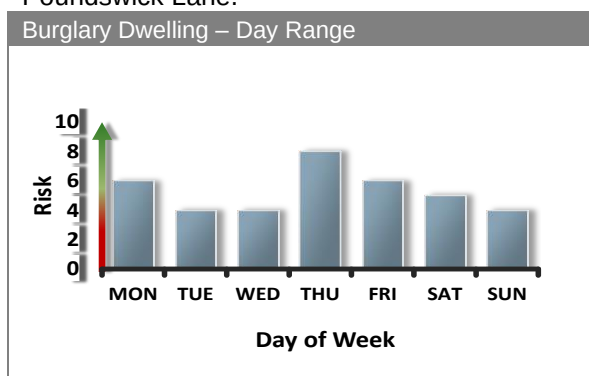
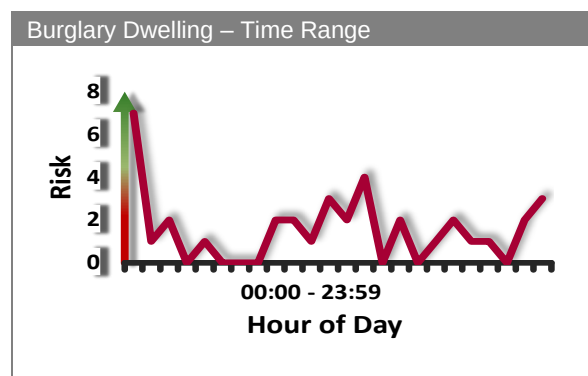
2.1.4 The top 5 streets/places for recorded crime were:

1. Rowlandsway - 99 crimes
2. Poundswick Lane - 90 crimes
3. Forum Square – 79 crimes
4. Hale Top – 55 crimes
5. Simonsway – 48 crimes.

2.1.5 There were 47 crimes at Woodhouse Lane, half of which involved violence. Amongst the other crimes were 6 incidents of criminal damage, 6 of vehicle-related crimes, 3 burglaries and 3 drug offences.

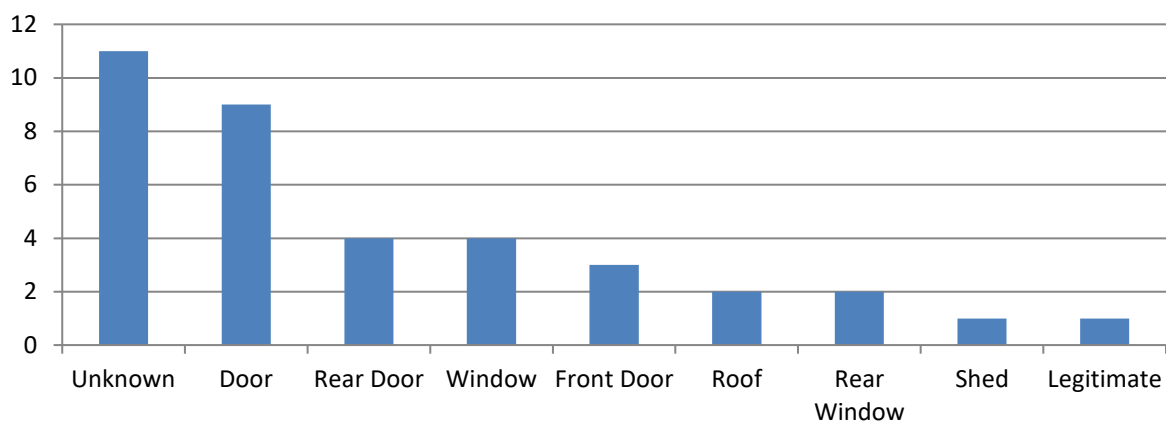
Domestic burglary

2.1.6 There were 37 burglaries committed within the neighbourhood during the period analysed. The burglary rate is similar to the City of Manchester average. Properties on Broadoak Road were targeted on seven occasions whilst the next most commonly targeted were properties on Woodhouse Lane and Poundswick Lane.



2.1.7 The risk of burglary is greatest on a Thursday. Offences are most commonly committed in the middle of the day and around mid-night.

Burglary Dwelling – Point of Entry

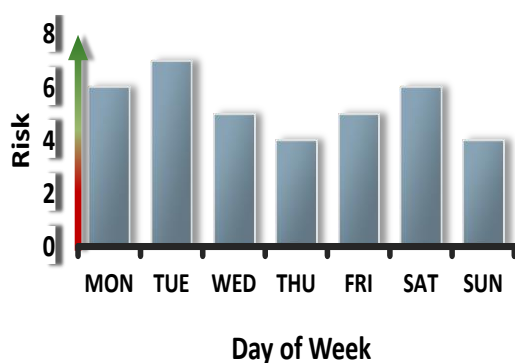


- 2.1.8 In 16 of the 37 cases of burglary in this neighbourhood, offenders have targeted the front and rear doors of homes as a means to gain entry - using force to a door open or a hand tool to damage the lock. There were 6 incidents where entry was gained via a window. There were a further 12 burglaries where offenders were likely to have entered a property via an unlocked door or window, 1 incident where the offender targeted a garden shed and on two occasions the offender gained entry via the roof of a property.

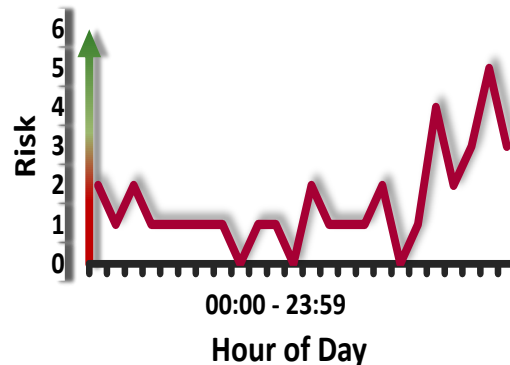
Vehicle Crime

- 2.1.9 There were 49 incidents of vehicle-related crime; the rate is lower than the City of Manchester, but a little higher than the Greater Manchester and national rates.

Vehicle Crime – Day Range



Vehicle Crime – Time Range

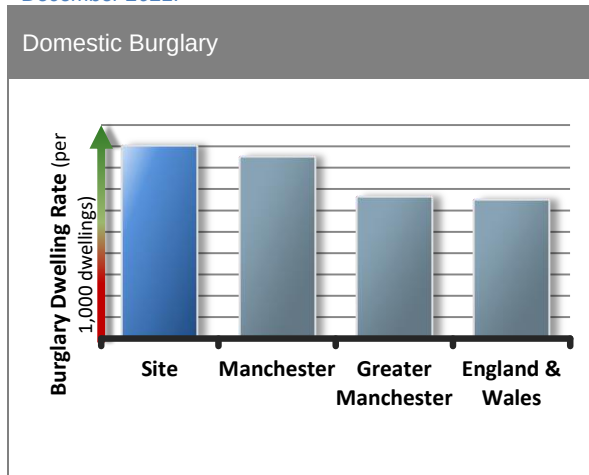
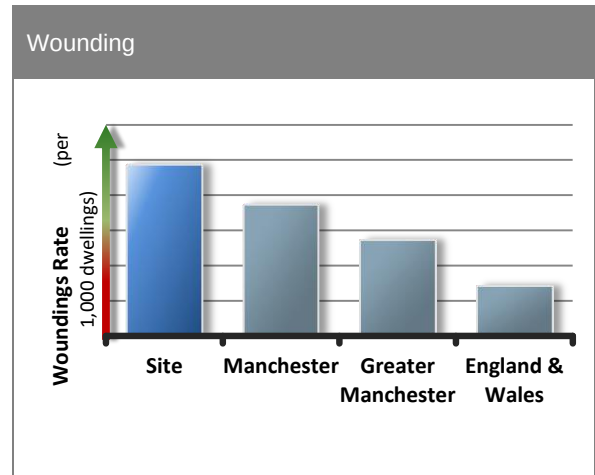


- 2.1.10 Offences occur throughout the weekdays with no particular highs or lows. However, vehicles are much more likely to be targeted in the evening.

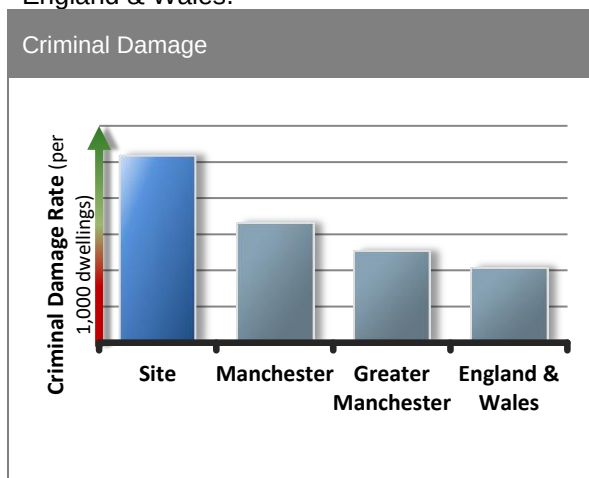
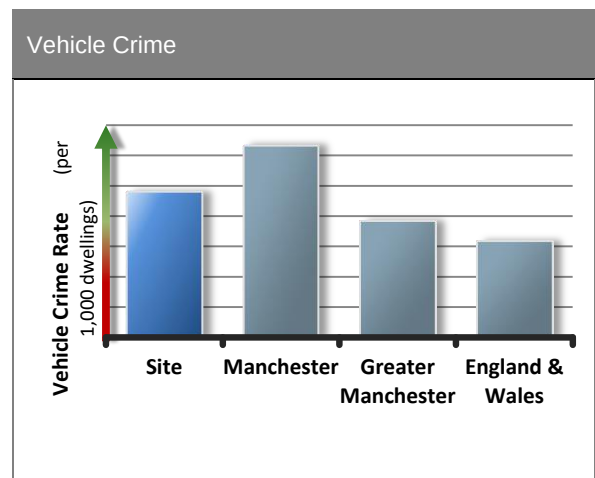
2.2 Crime rate comparison

Comparing crime rates in the neighbourhood around the site to those in Manchester, Greater Manchester, and England & Wales

The rates below relate to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.2.1 The rate of domestic burglaries per 1000 dwellings in the neighbourhood around the site is **6% higher** than the rate for Manchester, **36% higher** than the Greater Manchester rate and **40% higher** than the rate for England & Wales.
- 2.2.2 The rate of wounding per 1000 dwellings in the neighbourhood around the site is **30% higher** than the rate for Manchester, **78% higher** than the Greater Manchester rate but **239% higher** than the rate for England & Wales.



- 2.2.3 The rate of criminal damage per 1000 dwellings in the neighbourhood around the site is **57% higher** than the Manchester rate, **105% higher** than the Greater Manchester rate and **150% higher** than the rate for England & Wales.
- 2.2.4 The rate of vehicle crime per 1000 dwellings in the neighbourhood around the site is **24% lower** than the Manchester rate, **24% higher** than the Greater Manchester rate and **51% higher** than the rate for England & Wales.

2.3 Typical modus operandi used in committing crime at residential property in Manchester, & measures to reduce vulnerabilities

2.3.1 Communal entrance doors and apartment doors were targeted when left unsecured by residents.

To minimise the risk of offenders tailgating through communal doors or entering apartments through unsecured doors:

- communal entry doors should be self-closing and lock securely upon closure;
- install a secondary set of secure doors (airlock/secure lobby), also self-closing and self-locking;
- lifts should be operated by an access control system;
- install CCTV cameras in the entrance lobby;
- employ a concierge; and,
- apartment doors should be self-closing with a thumb turn lock on the inner side that meets fire regulations.

2.3.2 Doors and windows have been forced open

To minimise the risk of offenders forcing doors and windows:

- all external doors and apartment entry doors, and all accessible windows, should be certified to PAS 24 security standard - PAS 24 rated doors and windows are difficult to force open;
- external entrance and means of escape doors should be readily visible from the street or surroundings - offenders will be less inclined to target properties where their actions may be witnessed;
- restrict access to secluded elevations with appropriately high and robust fencing;
- all external doors should be illuminated with dusk-to-dawn lighting. Light suggests property is occupied and may deter offenders from targeting it. Lighting will also support CCTV systems and highlight the actions of an offender, increasing the chance of a crime being witnessed; and,
- CCTV should be considered to record activity within and around exterior of the building.

2.3.3 Glazing in doors and windows has been smashed to gain entry or commit criminal damage

To minimise the risk of offender smashing glazing in doors and windows:

- laminate glass should be fitted to all external doors and to all windows on the ground or accessible floors of the development; and,
- any accessible windows should be fitted with locks and opening restrictors.

2.3.4 Offenders have stolen bicycles

To minimise the risk of offenders targeting bicycles:

- a cycle store should be provided within a secure part of the site;
- CCTV should monitor activity in and around cycle stores; and,
- PIR lighting should be installed to illuminate the cycle store.

2.3.5 Vehicles were targeted when parked in unsecured car parks or on the 'street'

To minimise the risk of vehicle-related crime:

- car parking should be located within the boundaries of the development, within an area that is secure and overlooked by residents or monitored by an effective CCTV system. Consideration may be given to installing automatic vehicle gates and fencing around the car parks.

2.3.6 Offenders have damaged boundary fencing

To minimise the risk of offenders targeting fencing:

- fence panels should be especially robust when exposed to the public realm.

2.3.7 Theft of plant and machinery, and criminal damage during the construction period.

To minimise the risk of offenders targeting the construction site:

- a secure hoarding should be erected around the site with access restricted to contractors and authorised visitors;
- security staff should patrol the site or visit during non-working hours;
- lighting and CCTV should be installed to illuminate the site and record activity; and,
- plant and machinery should be fitted with tracking devices, and, at the end of the working day, it should be arranged to prevent forced access onto the site and to minimise the risk of theft.

2.4 Environmental features of the site and surroundings that may influence crime patterns

2.4.1 Features of the physical environment can influence patterns criminal and anti-social behaviour. They affect potential offenders' perceptions about a possible crime site, their evaluations of the circumstances surrounding a potential crime site, and the availability and visibility of one or more witnesses, who might intervene, at or near a site. Offenders may decide whether or not to commit a crime in a location after they determine the following:

- How easy will it be to enter the area?
- How visible, attractive, or vulnerable do targets appear?
- What are the chances of being seen?
- If seen, will the people in the area do something about it?
- Is there a quick, direct route for leaving the location after the crime is committed?

2.4.2 Aspects of the local environment that might help to reduce the risk of crime and disorder at the site are as follows:

- there is nothing on the site that might attract offenders;
- fencing of varying sizes around the site prevent vehicle access which can help to deter fly-tipping;
- the property is overlooked by houses obliquely opposite at the corner of Woodhouse Lane and Sandycroft Avenue and by staff in the neighbouring housing office;
- churchgoers and staff of the housing office offer a level of supervision of the site as they come and go;
- the site benefits from regular supervision by occupants of passing vehicles and pedestrians; and,
- the environmental quality of the area immediately surrounding the site is generally good.

2.4.3 There are also some features that might facilitate crime and disorder, and these include:

- there is a high level of crime in the neighbourhood throughout the day and night, indicating that offenders are active in the area;
- the prominence of the site, on a well-trafficked street close to the town centre, means that it will be visible to offenders, which may be a particular issue during redevelopment of the site;
- the height of the boundary fencing to the eastern and western boundaries of the site makes it easy to access the site; and,
- the relaxed attitude to security at Brownwood Hall allows access along the side of the hall to the rear of the site and adjoining car park facilitating would-be offenders seeking out opportunities at the church, on the site, at the housing office overflow car park and at the rear boundaries of houses that face Cedars Road.

3 Development Appraisal

3.1 The proposed development

3.1.1 The proposed development includes:

- retention of two mature trees on pavement in front of the site on Woodhouse Lane;
- construction of a three-storey, apartment building;
- laying out a car park and access road to it from Woodhouse Lane secured with an automated vehicle gate;
- providing an external cycle store and a free-standing refuse store;
- setting out a modest amenity space for residents; and,
- installing perimeter walls, railings and timber fencing.

3.1.2 The proposed, apartment building will be constructed on the central and northern part of the site with the car park occupying the southern third. The principal, communal entrance will be located centrally on the eastern elevation facing Woodhouse Lane. The building will contain a total of fourteen apartments, of which there will be four on the ground floor and five each on the upper floors. One of the apartments will have two bedrooms all others are single bedroom units. The client group identified are single, homeless people. As well as four apartments and the main entrance, the ground floor will have a secondary entrance with direct access to the car park and an access door to the amenity space to be developed at the rear of the building at the north-western corner of the site, and a plant room, which will be accessed from the externally from the southern elevation only.

3.1.3 On each floor, apartments will be accessed internally via a central corridor. Access to the apartments on the upper floors will be gained via an internal staircase located in the centre of the building or by lift, located the western end of the building.

3.1.4 Externally, a 12-space car park will be constructed on the south side of the apartment building, the entrance to which will be secured with an 1800mm high, automated gate. A cycle store will be provided at the south-western corner of the car park. A refuse store will be located at the north-eastern corner of the site.

3.1.5 A new brick wall with railings will replace the retained low wall at the front of the site. As well as the vehicle gate there will be a pedestrian/cyclist gate to the car park and two pedestrian openings in the boundary wall/railing, one directly connecting Woodhouse Lane to the building entrance door and another facilitating refuse access on collection day. All other boundaries will be secured with a 2100mm high, concrete post and timber panel fence. There will be two further gates restricting access along the side and rear of the building, and one restricting access from the amenity space at the front of the building to the car park.

3.2 Positive aspects of the proposals

3.2.1 A residential development is an appropriate use for the site given the surrounding land uses.

3.2.2 Whilst not obvious from visiting the site or analysing crime data, such sites often attract anti-social behaviour in the form of fly-tipping, fire raising or graffiti. The redevelopment of the site will restrict the ability for such activities to take place.

3.2.3 Wythenshawe Community Housing Group have an excellent record of development and housing management. The presence of their headquarters building next door allows staff to keep a close on the management of the facility.

3.2.4 There will be a reasonable number of apartments within the development, which increases the likelihood of some of the residents being present throughout the day. The presence of residents or even just visible signs of people being present - cars in the car park, lights on in apartments, bright lighting at entrance doors, for example - will help to deter offenders.

3.2.5 'Defensible space', defined with a wall and railings, is provided to the front of the building.

3.2.6 The communal entrance door will be appropriately located on the front elevation facing the street.

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- 3.2.7 Windows on all elevations of the building will facilitate natural surveillance of all areas of the development, of Woodhouse Lane and of neighbouring properties and the WCHG overflow car park.
- 3.2.8 Secure car and cycle parking, a refuse store and a small area of amenity space will be provided on the site. Car and cycle parking provision that is separated from the passing public, in a secure area, where vehicles can be readily supervised by residents, are less likely to be targeted by offenders than cars or bikes parked on the street or within ill-defined, unsecured, communal car parks.
- 3.2.9 The development will be set with appropriately designed and suitably high, boundary fencing and gates.
- 3.2.10 The landscaping of the modest front garden to the building and retention of street trees will support the quality of the local environment. Well-maintained verdant environments tend to attract less crime and anti-social behaviour.

3.3 Recommendations to improve the security of the scheme

Deterring unwanted visitors to the site

- 3.3.1 To distinguish between public and private space, and to help preserve residents' privacy as well as reducing the risk of crime and anti-social behaviour affecting the development, the edges of the site should be defined with appropriate fencing, gates, signage, and surface treatment of the car park access. We recommend the following:
- a sign indicating the name of the development should be mounted at the communal entrance door and at the car park entrance gate;
 - we support the erection of a low wall with railing infill on the Woodhouse Lane boundary. We recommend installation of 1000-1200mm high, self-closing pedestrian gates at the openings that allow access to the main entrance door and to facilitate refuse access;
 - we support the erection of a 2100mm high, concrete post and timber panel fence around the remainder of the site's boundaries;
 - the proposed gate, intended to secure the pathway between the side of the building and Brownwood Hall, should be 1800mm high, steel rail gate. The gate should be fitted with a fob-activated, electronic lock and be self-closing and lock upon closure - push button to exit the private space is acceptable but it must not be able to be activated from the public side of the gate;
 - the proposed gate, intended to secure the pathway between the car park and the rear of the building, should be 1800mm high, steel rail gate. The gate should be fitted with a fob-activated, electronic lock and be self-closing and lock upon closure - push button to exit the private space is acceptable but it must not be able to be activated from the public side of the gate;
 - the proposed gate, intended to secure the pathway between the car park and the amenity space at the front of the building, should be 1800mm high, steel rail gate. The gate should be fitted with a fob-activated, electronic lock and be self-closing and lock upon closure - push button to exit the private space is acceptable but it must not be able to be activated from the public side of the gate;
 - the pedestrian/cyclist gate into the car park from Woodhouse Lane should be 1800mm high, steel rail gate. The gate should be fitted with a fob-activated, electronic lock and be self-closing and lock upon closure - push button to exit the private space is acceptable but it must not be able to be activated from the public side of the gate;
 - we support installation of an automated, 1800mm high, steel-rail, car park entrance gate;
 - the car park access should be surfaced with a colour or textured surface that distinguishes it from the public highway and Install planters, bollards or knee-rails to prevent any vehicles parking on the pathway at the side of the building;
 - low-intensity, dusk-to-dawn, lighting should illuminate the communal entrance doors and the car park; and,
 - PIR activated lighting should illuminate the bin store and cycle store.

Controlling entry into the building

- 3.3.2 The communal entrance doors should be fitted with security-certified doors that are self-closing and lock upon closure. The doors should be fitted with an electronic lock that is operated with a programmable fob. In addition, so that residents can identify visitors, the main entrance door should be fitted with a clear glass pane or a door viewer.
- 3.3.3 An audio-visual unit should be installed at the main entrance door, with a link to each apartment, so that residents can vet callers prior to allowing entry to *bona fide* visitors only.
- 3.3.4 The plant room door should be at least FD30-rated and secured with a BS3621 certified lock.

Apartment security

- 3.3.5 Each apartment entrance door should be security-rated, and fitted with an apartment number, a door viewer, and an opening limiter.
- 3.3.6 All ground floor windows should be security-rated, fitted with a key-operable lock, and have opening restrictors fitted.
- 3.3.7 The glazing in all ground floor windows, and any glass within, or surrounding, the communal entrance doors and apartment entrance doors, should include laminate glass.

Cycle store

- 3.3.8 The cycle store should be a timber or wire mesh enclosure fitted with a self-closing, self-locking, steel gate. The gate should have a steel frame and be fitted with a fob-activated electronic lock.
- 3.3.9 An appropriate number of stands that allow cyclists to secure the wheels and the frame should be provided in the store and they should be securely anchored to a concrete base.

Intruder alarm and CCTV

- 3.3.10 The developer should consider installing an intruder alarm to each apartment, particularly those on the ground floor.
- 3.3.11 The developer should also consider installing a modest CCTV system, with cameras capable of monitoring the communal entrance doors, entrance lobbies, the cycle store, and the car park. Images should be recorded and securely stored and retained for 30 days for review and for use as evidence in any prosecutions arising.

Mail delivery

- 3.3.12 A through-the-wall post system, with mail dropping into secure boxes at the communal entrance door, or secure boxes mounted on the wall next to the entrance door is preferred. Mailboxes mounted on the wall of the ground floor lobby will be acceptable if Royal Mail staff are issued with a fob or card to operate the main entrance door.

4 Physical Security

The following checklist forms the security requirements for this scheme to achieve Secured by Design accreditation.

4.1 Doors

- ☐ The front, side and rear entrance doors should be:
 - compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2;
 - include a multi-point electronic lock, (which is an integral part of the certification), capable of being operated via an electronic access control system; and,
 - self-closing and lock automatically on closure.
- ☐ An audio-visual unit should be located at the main, entrance door to allow visitors to communicate with residents.
- ☐ Residents should have a handset in their apartment to speak to (and view) visitors arriving at the main entrance door.
- ☐ Residents should be able to remotely operate the main entry door's locking mechanism from within their apartments to allow bona fide visitors entry.

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- ☐ The side and rear entrance doors should be for the use of residents only.
 - ☐ Apartment entrance doors must also be compliant with, and certified to, BS PAS 24, STS201, or LPS 1175 SR2:
 - ☐ Apartment entrance doors must include a door viewer and chain, or similar opening limiter.
 - ☐ Each apartment should be clearly numbered.
 - ☐ The plant room door must be at least FD30-rated and be self-closing and self-locking.

4.2 Window frames

- ☐ Ground floor windows must be compliant with, and certified to, BS PAS 24, be fitted with key-operated locks, and have fixed/lockable opening restrictors (not releasable from the outside) limiting opening to 100mm.

4.3 Glazing

- ☐ Glazing within, and surrounding, all external doors and all ground floor windows must incorporate at least one pane of glass rated as P1A under EN 356.

4.4 Intruder alarm

- ☐ It is good practice to fit an alarm to each apartment. Alarms should be linked to contacts on the entrance door with PIR detectors covering all ground floor rooms that have windows.

4.5 Landscaping

- ☐ In order to facilitate natural surveillance across the front of the development, any shrub planting within the front garden should not exceed 1200mm in height.

4.6 Lighting

- ☐ Dusk-to-dawn, LED lighting must be provided to the car park and external entrance doors.
- ☐ PIR lighting is only suitable for the plant room and cycle store.

4.7 Downpipes

- ☐ Wherever possible, downpipes should be square in profile and fixed back to the brickwork to prevent climbing to upper floor windows.

5 Management & Maintenance

- ☐ A maintenance plan should be drawn up to address maintenance of the communal areas within the building, the car park, vehicle and pedestrian gates, access controls, and amenity areas.

6 Construction

- ☐ The developer should take measures to secure their site during construction, and control pedestrian and vehicular access in and out. The contractor should be a member of the 'Considerate Constructors Scheme and site security contractors should be Security Industry Authority (SIA) approved.

7 Secured by Design (SBD)

- ☐ Secured by Design focuses on crime prevention at the design, layout and construction stages of homes 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	Summary of Contact
05.06.22	Suzanne Belfield, Arcus Consulting	Request for Crime Impact Statement
29.06.22		Site visited
16.08.23	Suzanne Belfield, Arcus Consulting	Report issued

B Associated Documents

This report is based on the following drawings:

Drawing No.	Drawing Title	Date	Rev
00	Location Plan	01/06/23	P1
01	Proposed Site Plan	31/05/23	P3
02	Proposed Floor Plans	22/05/23	P1
03	Proposed Elevations	01/06/23	P1

In the event of any changes to the scheme, it may be necessary for Design for Security to review the recommendations in this report.

C CIS Version History

Version	Revisions	Date
A		16.08.23