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**J**ob reference: 2021 enquiry 11

**A**ddress: Sakkusamba restaurant  
Manchester House  
The Avenue North  
Spinningfields  
Manchester

**D**ate: 12-9-2023

**E**xtra notes: **Crime impact report on raised platform deck along part The Avenue North for external seating at Sakkusamba Manchester House, Manchester**

### Design statement

The design statement is prepared in accordance with the CABE's publication – how to write, read and use them' (2006) headings.

### Introduction

Sakkusamba occupied the former Artisan restaurant for a while and The Avenue North previously had a raised deck for external seating area. However, the Avenue North has recently had a facelift with the street repaved but the existing raised deck was removed as a result. Due to the slight steep ramp, it is unable to provide tables and chairs that would be suitable for customers to dine and enjoy the external ambience. The raised platform are fabricated off site and components are brought to site with minimal assembly and disruptions to the public and to be carried out after closing times.

The landlords are supportive of the idea of replacing this new raised platform deck but requested our client to check with planning department. We have also had a pre-application discussion via email dated 28<sup>th</sup> July 2023 with the planner, Mr Michael Pearson regarding whether or not a planning application is required since there was already a raised deck previously. Mr Pearson advised on 18-8-2023 that a planning application would be preferable and hence as a result, this planning application is now being lodged. This is a crime impact report as part of the validation requirements by the planner.



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### **Crime Prevention statement**

The crime prevention statement is prepared in accordance with the CABE's publication as contained within the 'design and access statements – how to write, read and use them' (2006) headings.

### **Community Safety Implications:**

There are no foreseen community safety implications so the proposal meets with Council's policies.

The following Crime Impact Statement has been written to meet the requirements of the Government Guidance on changes to the development control system which became effective from the 10th August 2006. The crime impact statement should be read in conjunction with all other information that forms the Planning application for the residential development as follows.

- Architects Drawings
- Design and access statement



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### **Crime prevention**

The National Planning Policy Framework (NPPF) makes clear that developments should achieve healthy, inclusive safe and accessible places, so that crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion.

Policy DS5-Safe and Inclusive Places supports the above statement and requests that developments reduce opportunities for crime and anti-social behaviour, this should be considered at the initial design. This is in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998.

New development should incorporate crime prevention measures to achieve:

- i) Pedestrian safety on footpaths by ensuring through visibility from existing highways
- ii) Natural surveillance of public spaces from existing and proposed development
- iii) Secure locations for car parking areas (if required)

The replacement of the raised platform with balustrades to accommodate external seating for the restaurant shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site and development. The tables are to be securely fixed onto the raised platform. The loose tables and chairs will be removed during closing times and taken back to store inside the restaurant. The staff are trained to ensure that they are capable of monitoring and dealing with anti-social behaviours.

### **PURPOSE OF CRIME IMPACT STATEMENT**

Crime Prevention through environmental design (CPTED) provides a framework for Incorporating crime precautions within quality design of the built environment, focusing on reduce the opportunity to commit potential crime.

Crime prevention or secured by design is a material consideration in the planning process PPS 7 makes clear that a key objective for developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. (Para 87, page 15, DCLG circular 01/2006 – Guidance on Changes to the Development Control System).



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This plan will be further developed through consultation with client, local authority, and the Architectural liaison officers of Secured by Design and Manchester Police and has been structured to address likely;

- Effects of proposals on crime and disorder.
- Identify design solutions base on the crime issues in the area that will reduce the proposals' vulnerability to crime
- Design, layout and spatial relationships.
- Physical security. Management and maintenance.

There are 4 Key principles to CPTED:

- **Surveillance**  
people are seen, and can be seen
- **Access Management**  
users of an environment are passively directed to some places, whilst being restricted from others.
- **Territoriality**  
ownership of spaces is defined by clear boundaries.
- **Environmental Quality**  
well maintained and high quality environments attract users and aid surveillance

### ANALYSIS OF THE SITE

Leading from Bridge Street through the Avenue North which is a pedestrianised footway to various eateries and beyond. Most buildings in the area have commercial and retail use.

### Crime prevention

***NPPF National Planning Policy Framework designing for community safety***

***Bradford Council Guidance DS5 - Safe and Inclusive Places.***

***Secured by Design*** [www.securedbydesign.com](http://www.securedbydesign.com)

### Risks Associated with during Construction

Careful consideration should be given to securing the site during installation of the raised platform, to prevent unauthorized access and theft of equipment. For more information the principle contractor should contact the "Manchester Architectural Liaison Unit"; **Design for Security Consultancy**



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**Greater Manchester Police *Designing out Crime* Officer**  
**Main Contact for the Greater Manchester Police**

**Julia Hall**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0161 856 5929](tel:01618565929)

Greater Manchester

**Patrick Babb**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0161 856 5996](tel:01618565996)

Greater Manchester

**Sean Bastow**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0161 856 5995](tel:01618565995)

Greater Manchester

**Bradley Hart**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0161 856 1245](tel:01618561245)

Greater Manchester

**David Maher**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0162 856 4076](tel:01628564076)

Greater Manchester

**Adrian Murphy**

E: [info@designforsecurity.org](mailto:info@designforsecurity.org)

T: [0161 856 5915](tel:01618565915)

Greater Manchester





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### **Design for security**

Untidy sites and their surroundings can be littered with debris and easily accessible to vandals who often use loose materials as missiles to commit crime.

The principle contractor on this scheme should be a member of the 'Considerate Constructors Scheme' (see Appendix 2), who maintain responsibility for a tidy area around their site.

### **Layout**

The existing Avenue North previously already has external seating in existence but has been removed when they re-paved the street recently. Part of the street has a slight slope and the tables and chairs would be on an incline and not suitable for drinking or dining. Therefore, it is proposed to create a levelled platform so that plates and glasses do not roll off the tables. Basically this is a replacement of what was there previously.

### **Car Parking**

Not applicable since it is already a pedestrianised footway..

### **Site – Design, Layout and Spatial Relationships**

Any recesses or canopies are to be as high and as shallow as possible to avoid the creation of sheltered or hidden areas which may encourage loitering/gathering and become a focal point for crime and potential anti-social behaviour.

The external area will be manned by staff during operational opening and licensing hours.

### **Planting**

There will be artificial planting in large container to provide an attractive environment for the diners.

### **MANAGEMENT and MAINTENANCE**

The staff are trained and will be tasked to ensure noise levels are kept low and also ensure that anti-social behaviours are dealt with calmly and professionally.

### **Intruder Alarms**

An alarm system will be installed externally. All installations should be in accordance with the current regulations for electrical installations.



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### **Access**

The raised platform shall incorporate measures to minimise the risk of crime and meet with the specific needs of the site. There is a main entrance to the restaurant where a receptionist meet and greet their customers, however, there is also a separate entrance that leads directly inside onto the bar area is via the existing side entrance along the Avenue. On entry to the main or side entrance foyer where all movements are being monitored by CCTV. CCTV had already been fitted around inside the building.

Easily accessible main doors and windows are to be proposed to meet the physical security requirements of 'Secured by Design', in that a security specification such as PAS 24 should be incorporated.

### **External Lighting and monitored CCTV.**

External lighting has already been installed externally along the Avenue to illuminate the footway area. Suitable types of lighting are photocell / dusk until dawn lighting which is energy efficient which is cost effective to use will be proposed.

If there is constant light by the entrances, then there is more chance of seeing any person acting suspicious which can be reported directly to the Police.

Lighting should cover the access doors of the entire building. Photo electric cell or dusk until dawn lights which include a warm white led light are suitable to use and should not cause any harsh glare.

Monitored CCTV is provided to cover the same locations as noted above and work in unison with any lighting plan. CCTV should also cover the internal lobby areas, the stairwells area on each floor. CCTV is also fitted to the facades all around the building.

CCTV systems are to be high definition to 10.8Pixels that provide images which are of a good evidential quality and will allow a person to be identified from the top half of their body, which could be used for prosecution purposes. The CCTV can be monitored by the receptionist during opening hours but also on a 24/7 basis remotely.



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### Roads and Footpaths

Pedestrian access to the “front street facing” Avenue footway is via well illuminated primary entrance. There is already existing access from the Avenue onto other the opposite venue and including this restaurant and would not attract loitering around it. Moreover, the external area is directly outside the bar and can be visually monitored by staff.

### Doors and windows.

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact. Easily accessible respective main entrance doors and windows are to be proposed to meet the physical security requirements of ‘Secured by Design’, in that a security specification such as PAS 24:2012 should be incorporated.

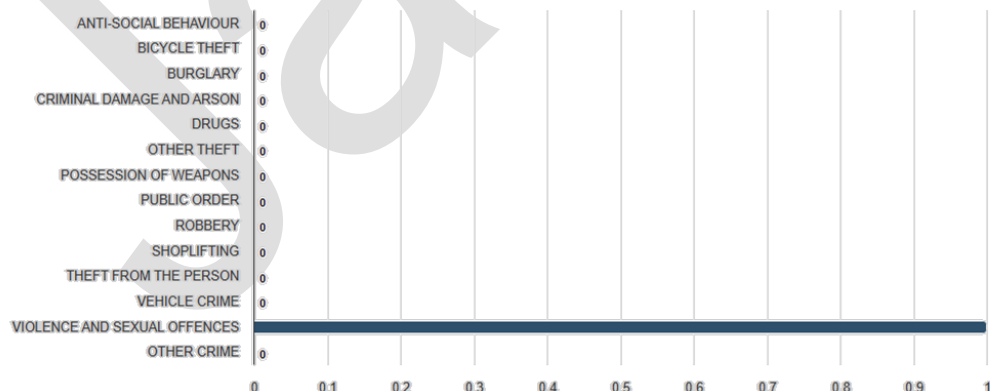
### Windows:

The windows which are located on ground floor levels or deemed accessible, will provide additional security or anti-shatter film which will prevent glass from shattering inside of the building. Secondary windows will assist with noise issue especially on the primary frontages but they are also useful as theft deterrent.

Number of Crimes by Category

### Greater Manchester, England M3 3BZ | July 2023

A UK Crime Statistics visualisation showing Crime(s) in Greater Manchester, England by Category.



According to the statistic, there is 1 crime case in July 2023 in the vicinity of the Avenue North

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Greater Manchester, England, M3 3BZ.

### 1 Crimes reported in July 2023

There were 1 crimes reported surrounding Greater Manchester, England in July 2023. Most crimes occurred On or near Artillery Street.

Crime locations are within a 1 mile radius of **M3 3BZ**. In some instances crime locations may stretch over a village, town or county boundary.

#### Top Crime Locations

 ARTILLERY STREET

1 CRIMES



Keep up-to-date with crime surrounding

**GREATER MANCHESTER, ENGLAND (M3 3BZ)**

We will update you when crimes are reported in your area.

The following crime figures and charts have been extracted from UK Crime Stats as follows

#### Crime issues at location

From the UK Crime stats, in July 2023 there was only one crime reported.

#### RISK ASSESSMENT

##### Risks Associated with Building Type

The typical security issues for a commercial and restaurant premises of this nature are:

- Acts of theft and criminal damage during the construction period.
- Burglary of premises.
- Cash robbery/theft of residents' belongings.
- Theft of/from parked vehicle.
- Bogus callers.



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- Unauthorised access in building.
- Wilful damage of property/building.
- Attacks on customers particularly early morning/late at night.

Based on the table, there is one case of violence and sexual offences in the area. Although the crime rate in the vicinity as a whole appeared to be low, one cannot be too complacent and prevention is always better than cure!!

### Risks Associated with Site

The seven attributes of safe places are contained within “Safer Places – The Planning System and Crime Prevention”, a planning guidance document issued by the Home Office and the ODPM (now the CLG) for England and referenced by Planning Policy Statement 1 (PPS 1). All several general attributes, listed below, should be considered and applied to the detailed design of the raised platform installations:

**1. Access and movement** – places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security. Crime and anti-social behaviour are more likely to occur if:

- Pedestrian routes are poorly lit, indirect and away from traffic;
- Streets, footpaths and alleyways provide access to the rear of buildings;
- There are several ways into and out of an area – providing potential escape ;routes for criminal activity;
- It is easy for people to become lost or disorientated; streets and spaces are unwelcoming or underused by capable guardians.

**2. Structure** – places that are structured so that different uses do not cause conflict. Crime and anti-social behaviour are more likely to occur if:

- Buildings and private/communal spaces have a large number of sides exposed to the public realm;
- The way that buildings streets and spaces are laid out allow criminals to move around and operate undetected;
- A place tends to bring together people who are likely to offend and suitable targets;
- Capable guardians are not present;
- Places become derelict or underused;



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- *Under and unused buildings and spaces that have become vulnerable to crime are not remodelled or removed.*

**3. Surveillance** – places where all publicly accessible spaces are overlooked. Crime and anti-social behaviour are more likely to occur if:

- *Criminals can operate, including travelling to and from the location, without fear of being seen;*
- *Criminals or their activities do not attract attention – or they are confident that no one will take any action;*
- *All sides of buildings and all parts of spaces are not overlooked by surrounding users or passers-by;*
- *Buildings and spaces are not designated to allow surveillance 'outside' from 'inside' and vice versa.*

**4. Ownership** – places that promote a sense of ownership, respect, territorial responsibility and community. Crime and anti-social behaviour are more likely to occur if:

- *It is unclear whether space is public or private, and what behaviour is expected in each;*
- *Private space is easily accessible to people who have no right to be there;*
- *An offender's presence in the area does not attract attention;*
- *A place feels like it is not under supervision of local residents, businesses, organisations or other users.*

**5. Physical protection** – places that include necessary, well-designed security features. Crime and anti-social behaviour are more likely to occur if:

- *The target hardening measures (for example the doors, windows and gates recommended for 'Secured By Design' (SBD) accreditation) are not selected to be appropriate to the building and to the crime risk faced, or are not integrated, installed or used properly;*
- *It is easy to enter and exit properties illegally;*
- *It is easy to remove property.*

**6. Activity** – places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. Crime and anti-social behaviour are more likely to occur if:

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- *An area is either very quiet or very busy, depending on the local context and the type of crime;*
- *Different groups of people feel that there is nothing to do;*
- *Criminals can go about their business unnoticed;*
- *Places become devoid of activity at certain times of the day or night, whilst remaining accessible to offenders;*
- *Potential offenders and/or victims are concentrated in the same place at the same time, such as bus stops, taxi ranks, or fast food outlets after pubs close or areas of the town centre throughout the evening.*

**7. Management and maintenance** – places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

*Crime and anti-social behaviour are more likely to occur if:*

- *Places are untidy or unattractive, giving the impression of not being cared for or that crime and disorder is tolerated;*
- *Signs of disorder and neglect, such as broken windows, abandoned vehicles or graffiti are not removed at the earliest opportunity;*
- *An organised human presence (such as police, security guards, street wardens or concierges) is absent.*

The above general measures/principles should be considered in the detailed design. In terms of the layout of the raised platform, the following site/development specific issues are highlighted at this stage:

- Building lines should be kept as simple as possible. Recesses and sheltered areas can create hiding places and congregation points which are a focal point for crime and anti-social behaviour, possibly leading to littering, graffiti, vandalism and arson.
- A successful lighting scheme deters and reveals potential intruders and reduces the fear of crime. Lighting levels should be good, but not oppressive and evenly distributed.
- Any landscaping features (hard or soft) should not impede natural surveillance of/from the buildings.

### Summary

The raised platform is a replacement of what was already there in the past. It is necessary to provide a safe and enjoyable environment for customers to enjoy and to improve the restaurant trade business.



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This proposal will assist to improve the restaurant trade business but also improve the visual appearance of Avenue North street. Landscape will be proposed and since there is already a glass canopy over along the length of the Avenue North will surely assist with weather protection. This replacement of the external seating is consistent with the principles of Crime Prevention through environmental design (CPTED) and further consultation with Manchester Police maybe require to ensure that the opportunities for potential crime and the fear of crime are to be reduced.

The completed project will aim to meet the **“Secured by Design”** requirements and help reduce potential crime in the local area by reducing or eliminating risks associated with crime to the building type and location.

Therefore our clients seek Greater Manchester Council planning officers' support in determining a positive decision for the external seating. Our client is keen to bring this into reality as soon as possible and seek your positive support.

Yours faithfully

**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner  
for and on behalf of Jade3 Architecture Limited

### **APPENDIX 1**

#### **GLOSSARY OF CRIME TYPES (Source: Home Office)**

##### **Arson**

*Deliberately destroying or damaging property, by fire.*

##### **Burglary in a Dwelling**

*Burglary in a dwelling*

*Where an offender enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*



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### *Aggravated burglary in a dwelling*

*Where an offender, armed with a firearm, weapon or explosive, enters a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*

### **Burglary in a Building other than a Dwelling**

*Burglary in a building other than in a dwelling*

*Where an offender enters a building other than a dwelling as a trespasser to steal, rape or commit grievous bodily harm.*

### *Aggravated burglary in a building other than a dwelling*

*Where an offender, armed with a firearm, weapon or explosive, enters a building other than a dwelling to steal, rape or commit grievous bodily harm.*

### **Criminal Damage**

*Criminal damaged to a dwelling*

*Deliberately, or recklessly, destroying or damaging somebody else's home.*

*Racially or religiously aggravated criminal damage to a dwelling*

*Deliberately, or recklessly, destroying or damaging somebody else's home, where there is a racial or religious motive to the offence.*

*Criminal damage to a building other than a dwelling*

*Deliberately, or recklessly, destroying or damaging a building that belongs to someone else.*

*Racially or religiously aggravated criminal damage to a building other than a dwelling*

*Deliberately or recklessly, destroying or damaging a building that belongs to someone else, where there is a racial or religious motive to the offence.*

### **Criminal damage to a vehicle**

*Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else.*

*Racially or religiously aggravated criminal damage to a vehicle*

*Deliberately, or recklessly, destroying or damaging a vehicle that belongs to someone else, where there is a racial or religious motive to the offence.*



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### ***Other criminal damage***

*Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere).*

### ***Racially or religiously aggravated other criminal damage***

*Deliberately, or recklessly, destroying or damaging items, excluding dwellings, buildings or vehicles that belong to someone else (not counted elsewhere), where there is a racial or religious motive to the offence.*

### ***Threat or possession with intent to commit criminal damage***

*Threatening or causing someone to fear that his or her property might be damaged; or possessing anything, without lawful excuse, intended to cause damage.*

### ***Less Serious Wounding***

*Less serious wounding (including any minor injury)*

*Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm.*

### ***Racially or religiously aggravated other wounding***

*Maliciously inflicting grievous bodily harm, with or without a weapon; also assaulting someone and causing him or her actual bodily harm, where there is a racial or religious motive to the offence.*

### ***Common Assault (includes some minor injury)***

#### ***Common assault (no injury)***

*Assaulting another person where the victim receives a minor injury, or as of 2002/03, no injury.*

### ***Racially or religiously aggravated common assault***

*Assaulting another person where the victim receives no injury and there is a racial or religious motive to the offence.*

### ***Miscellaneous Theft***

#### ***Theft from the person***

*Stealing property from another person, with intent to permanently deprive him or her of it.*



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### ***Theft from shops***

*Stealing, with intent to permanently deprive, from retail premises (i.e. shoplifting).*

### ***Theft by an employee***

*Stealing from one's employer, with intent to permanently deprive the employer.*

### ***Theft or unlawful taking of mail***

*Unlawfully taking away or opening a mailbag.*

### ***Proceeds of crime***

*Concealing, disguising, converting, transferring or removing property obtained through criminal activity (i.e. money laundering).*

### ***Abstracting electricity***

*Dishonestly using, wasting or diverting electricity, without authority.*

### ***Other theft or unauthorised taking***

*Stealing not classified elsewhere.*

### ***Handling stolen goods***

*Dishonestly receiving or handling goods, knowing or believing them to be stolen.*

### ***Robbery***

*Robbery of personal property*

*The actual or threatened use of force during or immediately before the theft of personal property.*

### ***Robbery of business property***

*The actual or threatened use of force during or immediately before the theft of property belonging to a business.*

### ***Serious Wounding***

*More serious wounding or other act endangering life*

*Viciously intending to cause grievous bodily harm to another person.*

### ***Theft from a motor vehicle***

### ***Theft from a vehicle***

*Where there is intent to steal from a vehicle rather than drive it away.*



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### ***Vehicle interference and tampering***

*Interfering with a vehicle, its contents or anything carried in it.*

### ***Theft in dwelling***

*Theft from an automatic machine or meter  
Stealing money from a meter in a dwelling.*

*Theft in a dwelling other than from an automatic machine or meter  
Stealing property from a dwelling where the thief has not trespassed to gain entry.*

### ***Theft of a Motor Vehicle***

*Theft or unauthorised taking of a motor vehicle  
Stealing a motor vehicle, with intent to permanently deprive the owner of it.*

### ***Aggravated vehicle taking***

*Stealing a motor vehicle, with intent to permanently deprive the owner of it, and driving that vehicle dangerously, or consequently causing injury or damage to property, including to the vehicle.*

### ***Theft of a Pedal Cycle***

*Theft or unauthorised taking of a pedal cycle  
Stealing a bicycle, with intent to permanently deprive the owner of it.*

## **APPENDIX 2 CONSIDERATE CONTACTORS SCHEME**

### ***Considerate Constructors Scheme***

[www.considerateconstructorsscheme.org.uk](http://www.considerateconstructorsscheme.org.uk)

### ***Code of Practice for the scheme Considerate***

*All work is to be carried out with positive consideration to the needs of traders and businesses, site personnel and visitors, and the general public. Special attention is to be given to the needs of those with sight, hearing and mobility difficulties.*



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### **Environment**

*Be aware of the environmental impact of your site and minimise as far as possible the effects of noise light and air pollution. Efforts should be made to select and use local resources wherever possible. Attention should be paid to waste management. Reuse and recycle materials where possible.*

### **Cleanliness**

*The working site is to be kept clean and in good order at all times. Site facilities, offices, toilets and drying rooms should always be maintained to a good standard. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings. Dirt and dust from construction operations should be kept to a minimum.*

### **Good Neighbour**

*General information regarding the Scheme should be provided for all neighbours affected by the work. Full and regular communication with neighbours, including adjacent residents, traders and businesses, regarding programming and site activities should be maintained from pre-start to completion.*

### **Respectful**

*Respectable and safe standards of dress should be maintained at all times. Lewd or derogatory behaviour and language should not be tolerated under threat of severe disciplinary action. Pride in the management and appearance of the site and the surrounding environment is to be shown at all times. Operatives should be instructed in dealing with the general public.*

### **Safe**

*Construction operations and site vehicle movements are to be carried out with care and consideration for the safety of site personnel, visitors and the general public. No building activity should be a security risk to others.*

### **Responsible**

*Ensure that everyone associated with the site understands implements and complies with this code.*



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### **Accountable**

*The Considerate Constructors Scheme poster is to be displayed where clearly visible to the general public. A sites contact details should be obvious to anyone affected by its activities.*