

Security / Crime Impact Assessment – V2 Updated 31/03/2023

4B Albany Road Chorlton. M21 0AW

Application for Planning Permission.

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For: Bowsall Developments

Version 2 – March 2023

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For: Bowsall Developments

Version 1 February 2023

1. Introduction.

This Security / Crime Impact Assessment had been written for the requirements of full planning permission for a proposed group of apartments, associated parking, landscaping and infrastructure. This is a group of 40No apartments plus service areas.

The document should be read in conjunction with all other information that forms the planning application.

The document has been collated by Crimewave Ltd; an independent security consultancy formed of security professionals comprised of experienced Crime Prevention Design Advisors, Police Officers and Security Designers with over 60 years of experience combined.

2. Purpose of Crime Impact Statement.

Crime Prevention through Environmental Design (CPTED) provides guidance for including crime prevention within quality design of the built environment. Crime prevention is a key factor in the design process to ensure the opportunity to commit crime, the fear of crime, and disorder is mitigated as far as possible.

The design should be developed further in liaison with the local authority, client, police, and architects. The design should be structured to take into consideration the following aspects:

- Effects of designs on crime and disorder.
- Identify solutions based on the crime issues in the area that will reduce the design's vulnerability to crime.
- Design, layout, and spatial relationships.
- Physical Security.
- Management and Maintenance.

Key Principles:

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

3. Crime Statistics and Analysis.

As reported on the Police.uk website. As per publicised issues regarding the recording of crime figures, The current crime data is unavailable for several areas including Chorlton. *source police.uk website.

Due to this the recommendations are made based on historical crime data and good practice for Crime prevention through environmental design principles.

Crime Summary

The crime types in the area are likely to be similar to other towns in the nearby area with a common mix of residential and commercial properties.

4. General Risk Assessment and Risk Factors for Proposed Development.

During the construction period:

- Theft of Materials, tools, and plant equipment
- Criminal Damage and Arson

The development:

- Burglary
- Criminal damage to property, vehicles and perimeter
- Cycle Theft
- Vehicle crime theft from and of vehicles
- Anti-social behaviour
- Unauthorised access to private space / buildings

5. Design Considerations

We recommend the scheme is designed in line with the guidance and principles of Secure by Design, Planning practice guidance from the National Planning Policy Framework.

<http://www.securedbydesign.com/>

<https://www.gov.uk/government/collections/planning-practice-guidance>

On review of the plan, positive consideration has been made to:

- The parking area has been positioned close by which allows overlooking from windows which encourages surveillance.
- Roads & Pathways: Are clearly defined mitigating secluded areas of cover.
- Ingress and access: the development has a defined pedestrian and vehicle entrance.
- The building elevation design has clear lines of sight without obstruction minimising areas of cover.

The plans supplied build in positive aspects to the scheme as outlined above. The following considerations are recommended:

1, Road & Pedestrian Access: Symbolic barriers to signify a private land should be considered such as; change of surface, line painting or signage. This will notify a change and increase territoriality.

2, Boundary: the boundary of the properties will be clearly defined. The building will be constructed near to a block of existing apartments and the railway. This provides the new proposed building natural barriers to prevent additional undefined routes to the properties.

Perimeter adjacent existing residential apartments:



Railway elevation:



3, Landscaping / Planting: Consideration should be made to deterrent (prickly or defensive) planting from the entrance area on Albany Road and the elevations adjoining Albany Road Trading Estate. Low level planting supports a defensible space however, care should be taken not to plant fast growing vegetation to minimise the amount of management required. Trees and shrubbery which may act as a climbing aid close to boundaries or fencing should be avoided. Likewise, heights of trees / shrubbery to be considered when placed nearby to open space or defined routes such as pathways to allow unobscured surveillance.

Neighbouring Trading Estate accessed from Albany Road:



4, The main entrances to the properties should be kept clear and taller growth such as trees or high hedges kept to a minimum. This is to increase natural surveillance and avoid areas of cover.

5, A dusk till dawn overall lighting scheme is recommended to be included within the design.

6, Doors & Glazing: We recommend that installed doors and windows should be certified to LPS 1175 SR2 or PAS 24.

7, On review of the elevations, the construction / balustrade heights of the balcony areas could act as a climbing aid to other floors and facilitate roof access. To mitigate the risk of burglary via this route we recommend the above certifications for the doors / glazing are maintained throughout.

8, It is recommended that the bin store / refuse area should have access controls installed and suitable door closers. This is to prevent misuse or arson in this area.

9, Intruder Alarms are recommended to be installed to each apartment. These should have the ability to be remotely monitored. It is highly recommended that all intruder alarm systems are monitored.

10, Door entry system. It is recommended that a door entry system is installed to all common entrance doors. These should be audio and visual to allow visitors identity to be confirmed by the resident/s before allowing access to the building.

11, Automated Access control. We are advised that an electronic access control system is to be installed at the premises. The access control system is to be routinely maintained and checked. The systems should be installed to all common entrance doors and cycle store.

12, The cycle store is planned to be in a secure area of the building which is positive. Offenders regularly enter communal cycle stores. It is recommended that:

- cycle stores should be secure rooms or stores;
- cycle racks should be suitable to allow cycles to be locked at multiple points;
- appropriate CCTV and PIR / occupancy lighting should be installed within a store;
- entrance doors to cycle stores should be robust to withstand wear and tear from cycles and have self-closing mechanisms.
- The access control locks to the cycle store should be high quality electronic locks (ideally a maglock or similar with a resistance force of around 4500N), and lock automatically upon closure.

6. Conclusion

Several positive considerations have already been made to good crime prevention within the design. This will aid natural surveillance. The proposed layout also encourages natural surveillance and provides a defensible space. This plan also provides opportunities to enhance perceived ownership which will increase territoriality. The layout of the car parking provides good natural surveillance opportunities from the properties. The design team are cognisant of good crime prevention principles and these aspects should continue to be considered throughout the design process, in line with the further considerations recommended above.

Overall, this is a positive proposal.

7. Associated Documents Record

Doc Ref/DWG No	Date Rec	Rev
2210-P-01D -BLOCK PLAN- ALBANY RD CHORLTON	07/02/2023	n/a
2210-P-03D -FIRST FLOOR PLAN- ALBANY RD CHORLTON	07/02/2023	n/a
2210-P-04D -SECOND FLOOR PLAN- ALBANY RD CHORLTON	07/02/2023	n/a
2210-P-05D-THIRD FLOOR PLAN- ALBANY RD CHORLTON	07/02/2023	n/a
2210-P-07B -ELEVATIONS - ALBANY RD CHORLTON	07/02/2023	n/a
2210-P-08B -STREET SCENE AND SITE SECTION - ALBANY RD CHORLTON	07/02/2023	n/a
Electronic Security Details Email	07/02/2023	n/a
2210-P- 01 REV G SITE LAYOUT	29/03/2023	G