



CRIME IMPACT STATEMENT

**Demolition of the Sunbury building and construction of a new
science building**

AT Xaverian College, Lower Park Road, Rusholme, Manchester

FOR: Xaverian College

VERSION A: 31.05.23

2009/0578/CIS/02

Greater Manchester Police

designforsecurity

EXECUTIVE SUMMARY

Development supported

The proposed scheme is well-designed from a crime prevention perspective and Design for Security are happy to support the development. As the campus is already very well-managed, there are few interventions required to improve the security of the proposed building.

Our support is conditional upon the security measures outlined in sections 3.3 and 4 of this report being included, wherever feasible, in the scheme.

The principal security issues to be addressed are outlined as follows:

- Retain the security lodge
- Designate, ideally the door on the northern elevation, as the main entrance and focus activity on it; other doors should be used in an emergency only
- Install security-rated, external doors, window frames and laminate glazing
- Install measures to control access into the building
- Extend the campus CCTV and intruder alarm systems
- Ensure the building and its surroundings are illuminated with low intensity lighting during the hours of darkness
- Continue the practice of mounting signs on the building to ensure ease of navigation around the campus.

At the planning application stage, Greater Manchester Police will recommend that, should the Manchester Planning be minded to approve the application, a condition be included to require the development be built in accordance with the specification set out in sections 3.3 and 4 of this Statement.

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1 The Site and Surroundings

The application site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, is located within the grounds of Xaverian College, a sixth form centre located to the east of Rusholme district centre, within the Victoria Park Conservation Area, in south Manchester. Xaverian College caters for students over the age of 16 on a campus that includes a mixture of modern and Victorian buildings, three of which are listed. The campus extends to both the eastern and western sides of Lower Park Road, the western side of the campus being much larger than the eastern of which is situated on the western side. The College has expanded in recent years to accommodate a rising number of students wishing to attend the college. The neighbourhood around the College is varied and includes a vibrant commercial area, dominated by restaurants and take-aways, to the west, along the Wilmslow Road corridor, student halls of residence to the north, south and east, places of worship and cultural buildings, buildings associated with the University of Manchester and family housing.

The south-western approach to Xaverian College from Thurloe Street



The northern and eastern elevations of the Sunbury



The southern and western elevations of the Sunbury and adjacent security lodge



A view of Sunbury from Crescent Range



The Ryken Building, which lies immediately north of the Sunbury Building, includes the College visitor reception



Park Hall, a vacant, student accommodation building, lies opposite the site at the corner of Thurloe Street & Crescent Range



The application seeks consent to replace Sunbury, a building that dates from 1840, and houses the College's Philosophy, Ethics and Theology Department, with a modern building occupying the same site. Though not listed, Sunbury is a fine part two-, part three-storey (plus basement), multi-faceted, building, finished with a render painted white with black detailing. The building is located at the south-western corner of the campus. The application site's north-western boundary adjoins the Ryken Learning Resource Centre, a modern, three-storey building in which the College's main reception is located on the ground floor. Separated by a landscaped courtyard with seating and a cycle parking shelter, the Firwood and Xavier buildings are situated east of Sunbury; Xavier includes the science labs. To the south of Sunbury there is a visitor car park, which is accessed from Thurloe Street via an entrance secured out of hours by a pair of tall, steel-rail gates; a fibreglass, security lodge is positioned adjacent to Sunbury with oversight of this entrance. The Thurloe Street and Crescent Range boundaries of the College are, like others around the campus periphery, defined with a combination of stone wall embellished with railings. There is a security presence on the site throughout the academic day and after which the site is secured. CCTV cameras supported by floodlighting monitor activity around the campus 24/7.

2 Crime Statistics & Analysis

2.1 Crime in the neighbourhood

All data below is based on crimes recorded between 1st May 2022 to 30th April 2023.

Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Crimes involving the use, or threat, of violence	Theft	Robbery	Drug offences	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
76	34	126	728	322	63	51	141	17	38

2.1.1 There were 1,579 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is four times the average for an inner-city neighbourhood in Manchester.

2.1.2 The most common crimes recorded were:

- the use, or threat, of violence - 46%
- theft (including robbery and bicycle theft) - 24%
- vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 10%
- criminal damage - 8%
- burglary - 7%

2.1.3 The focus for criminal activity is the Wilmslow Road corridor, with its concentration of commercial premises, student accommodation and high footfall throughout the day and night, all of which are contributory factors for the high volume of crime. Around 40% (some 600 offences) of all crime in the neighbourhood was committed on, or in premises, on Wilmslow Road. There next most common location for crimes to occur were Park Crescent, to the south of the College, and Hathersage Road, to the north. In both places, hotels and other lodging houses were the crime hotspots. A range of offences were recorded, around half of which involved the use, or threat, of violence. A much larger proportion of crimes occurred on the streets and premises west of Wilmslow Road than those on the eastern side.

2.1.4 There were 19 offences recorded on Lower Park Road, a mixture of violent crimes, theft, criminal damage and vehicle related crimes. There were 24 offences recorded on Thurloe Street – 9 violent crimes, 7 where a vehicle was targeted, and 4 each of theft and criminal damage. On Crescent Range, just 4 offences were recorded.

Crime at Xaverian College

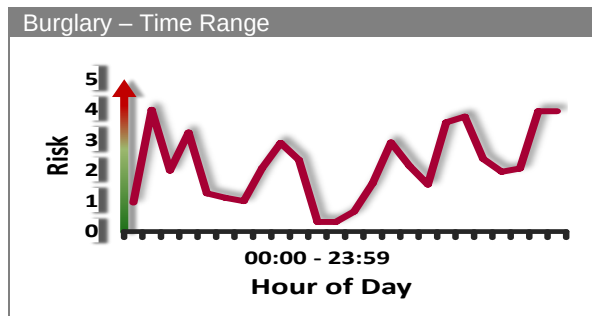
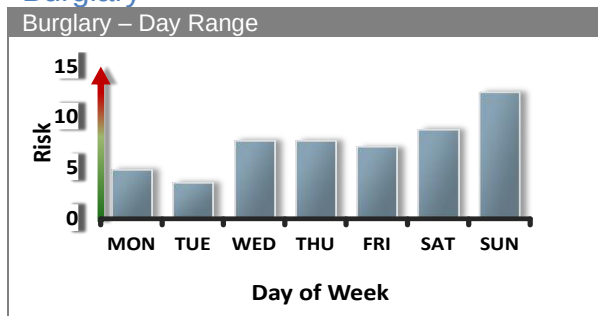
2.1.5 There were just 7 crimes reported to have occurred at the College - 2 involved theft and 5 involved the use, or threat, of violence.

2.2 Crime at schools and colleges in Manchester

The data below relates to crime committed at schools and colleges between 1st June 2018 to 31st May 2019.

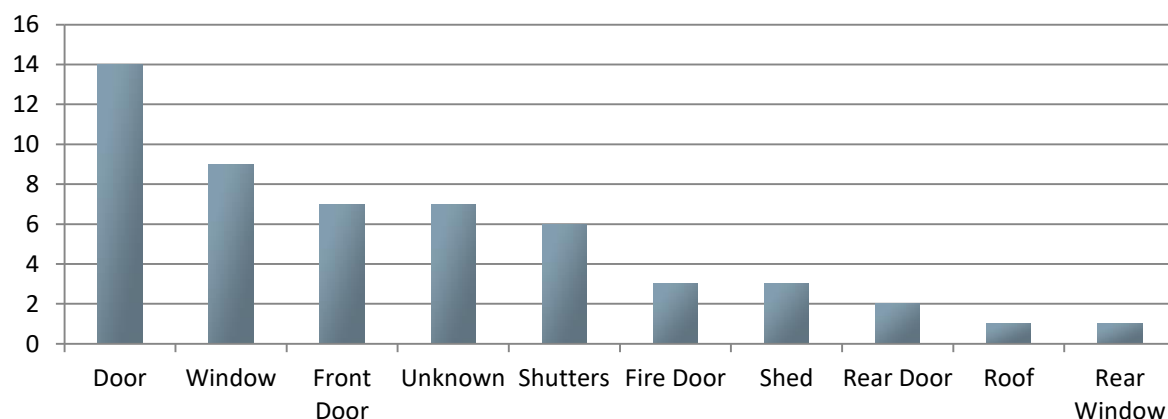
2.2.1 A total of 294 crimes were recorded at schools and colleges across the City of Manchester in the period analysed. Crimes where violence is used, or threatened, is the most commonly recorded (60% of the total), followed by theft (20%) and criminal damage (11%); there were just 15 (5%) burglaries.

Burglary



- 2.2.2 The risk of burglary at schools and colleges in Manchester is quite low. Offences are most likely to be committed at the weekend. In terms of the time of day for offences to be committed, the pattern is erratic but there is a decrease in risk in the middle of the day.

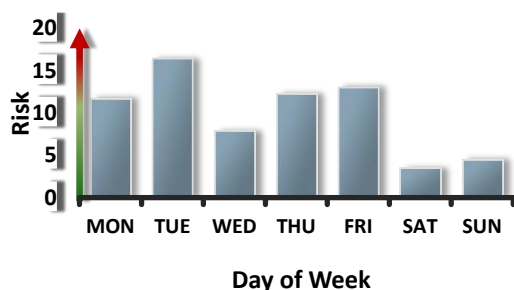
Burglary – Point of Entry



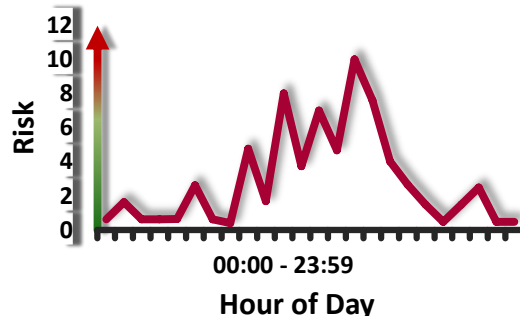
- 2.2.3 Forcing doors and windows open is the most common method of breaking and entering into education buildings. Security shutters were also forced open as a means for offenders to gain entry. On fewer occasions, the glass within doors and windows was smashed prior to entry. Unsecured doors and shutters have also allowed offenders entry without the use of force. In cases where the point of entry is unknown, offenders have often posed as legitimate students/visitors and entered restricted areas via insecure doors.

Theft

Theft – Day Range



Theft – Time Range



- 2.2.4 The risk of theft is greatest on a Tuesday, peaking in the mid-afternoon. The risk drops significantly at the weekend when the majority of education buildings are closed. Mobile phones, bags and wallets/purses are the most commonly stolen items.

2.3 Modus operandi used in committing crime at schools & colleges in Manchester & measures to reduce vulnerabilities

2.3.1 Doors have been forced open with bodily pressure and tools

To minimise the risk of offenders forcing doors:

- prevent entry to the site by erecting suitably high perimeter fencing and gates;
- external doors should be certified to the PAS 24 or LPS 1175 security standard - such doors are exceedingly difficult to force open;
- all external doors should be illuminated with dusk-to-dawn light. Light suggests a presence of people and may deter offenders from targeting the building. Lighting will also support the CCTV

system and highlight the actions of an offender, increasing the chance of a crime being detected; and,

- CCTV should be installed to record activity within and around exterior of the building, particularly around the entrance doors.

2.3.2 Theft of equipment, and of student and staff property

To minimise the risk of offenders stealing property from the premises:

- access control systems should be employed within the building to prevent unauthorised personnel from entering staff and storage rooms, where sensitive information, ICT or other expensive, portable equipment, or staff belongings may be stored;
- overt signage can also assist in deterring casual entry; and,
- include space for staff and students to store personal/valuable items securely e.g., small lockers or lockable drawers.

2.3.3 Offenders prised open windows or smashed glazing in windows and doors to gain access

In order to reduce the risk of damage to doors and windows, and breaking and entering:

- windows should be security certified and include tamper proof opening restrictors;
- glazing in doors and windows should include both laminate and toughened panes;
- lighting should illuminate all elevations of the building; and,
- landscaping should be managed in order to promote surveillance (natural and electronic) across the site.

2.3.4 Bikes were stolen by offenders using tools to break locks.

In order to reduce the risk of bicycle theft:

- install a secure shelter for staff and pupils to park their bikes;
- locate the shelter in a secure area within the grounds, one that benefits from regular supervision by staff and students; and, install a CCTV camera to monitor movements in and out of the shelter.

2.3.5 Offenders smashed glazing of buildings in acts of criminal damage.

In order to reduce the risk of criminal damage to glazing;

- glazing in doors and windows should include both laminate and toughened panes;
- install shutters or grilles to the most vulnerable openings; and,
- avoid glazed openings on the most secluded areas of the site, especially those that are visible from secluded pathways.

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

To minimise the risk of offenders targeting the construction site:

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

2.4 Environmental features that might influence crime patterns

2.4.1 Features of the physical environment can influence patterns of 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 on the site are as follows:

- although the site is located within an area with a high volume of recorded crime., crime analysis suggests that schools and colleges in this neighbourhood are rarely targeted by offenders outside of academic hours.
- the campus is enclosed with appropriately high walls, fencing and gates;
- the positioning of the buildings, some distance from the site's boundaries is likely to reduce the likelihood of damage to property;
- security staff are present on the site and are located in a security lodge that has oversight of one of the principal entrances to the campus;
- the campus is monitored by a comprehensive CCTV system, supported by an audio facility and campus-wide lighting;
- access controls are fitted to entrance doors to restrict access to staff, students and *bona fide* visitors;
- there is a degree of surveillance of the site by residents whose properties overlook the college; and,
- the campus is extremely well maintained.

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

- the campus has a large boundary – most of which is easily accessible from public roads, and whilst it is well defined, it can be easily breached by a motivated offender;
- the split-site campus, and complex of buildings and pathways between the buildings do not allow easy oversight by staff and CCTV;
- there are numerous doors and windows on the buildings, few of which appear to be security-rated, any of which could be targeted by an offender seeking to break and enter;
- although the college generates a high level of activity during the day, it is closed in the evening, at the weekend and during holidays when the volume of people in the immediate vicinity of the site will drop off significantly;
- the permeability of the neighbourhood presents would-be offenders with easy and convenient routes to and from the site; and,

there are indicators of neglect and deterioration in the vicinity of the campus, particularly at Thurloe Street where there is significant graffiti on the walls of Park Hall and at the rear of properties that face Wilmslow Road where there refuse bins and signs of over-fortification of premises, which is often an indicator that crime is, or has been, a significant issue in an area. Neglected streets and spaces often attract offenders, who may have a perception that because of the poor quality of the environment their actions will go unnoticed or unchallenged; and,

- the presence of commercial premises on Wilmslow Road draws people to the area, some of whom may have criminal or anti-social intentions, who may then target the college or its staff and students whilst in the vicinity.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 The proposal involves the demolition of the Sunbury building, followed by the construction of a new, almost rectangular, flat-roofed, three-storey building on the same site. The new building will have a floorspace of 1,350m² and will provide improved science facilities.
- 3.1.2 On the ground floor there will be four demo labs, a chemical store, a prep room, an office, a plant room, comms room, w.c.'s, and a cleaner's store. The upper floors will each have two science labs with chemical store and prep room, two demo labs, a cleaner's store, a general storeroom, and an accessible w.c. All of the labs will be accessed from a central corridor.
- 3.1.3 There will be a single lift and two stairwells connecting the three floors. Entrance doors will be located at each end of the building. A means of escape door will be installed on the side elevation. Windows will be prevalent on all elevations and all levels of the building.
- 3.1.4 The plans do not indicate any changes to the current arrangements for car and cycle parking.

3.2 Positive aspects of the proposal

- 3.2.1 The building will be located on the Xaverian campus which is well managed and generates few crimes.
- 3.2.2 Staff, including security staff, and students are present throughout the academic day.
- 3.2.3 The campus is secured overnight and at weekends and holidays.
- 3.2.4 An extensive CCTV system has been installed to monitor the campus.
- 3.2.5 The height of the building will make access to the roof extremely difficult for any intruders.
- 3.2.6 The building is well-designed, will be constructed with robust materials and has glazed elements on all facades to subtly promote surveillance, or at least the sense of it, over the adjacent courtyard, cycle parking, car park and the Thurloe Street entrance.
- 3.2.7 The internal layout of the proposed building is uncluttered, with straight corridors, simplifying surveillance and removing potential pinch points or secluded spaces.

3.3 Recommendations to improve the security of the development

Security lodge

- 3.3.1 The existing security lodge should be retained and, if necessary, re-positioned so as to remain very visible to visitors entering the campus from Thurloe Street.

Access controls

- 3.3.2 An audio-visual unit could be fitted at the main entrance door, ideally the door on the north elevation, to allow visitors to communicate with staff in the office reception or facilities management staff prior to gaining entry.
- 3.3.3 Staff within the office/reception/FM office should be capable of operating the locking mechanism of the main entrance door to allow *bona fide* visitors entry and when leaving.
- 3.3.4 Access controls should be fitted at entrance doors to restrict access to those staff and students who have reason to be present.

Door, window & glazing specification

- 3.3.5 All external doors, including plant room doors and means of escape doors, and all ground floor windows should be certified to a Secured by Design recognised security standard (PAS 24 or LPS 1175).
- 3.3.6 Laminate glass should be used in all external glazed doors, curtain walling, and all windows.

Lighting and CCTV

- 3.3.7 All elevations of the building including the entrance/escape plant room doors, and ideally the entrance lobby, should be monitored by CCTV, with a complementary, low intensity, lighting system to illuminate the building and approaches to it throughout the hours of darkness.

Intruder alarm

- 3.3.8 An intruder alarm should be installed.

Signage

- 3.3.9 Signage should indicate the name of the building and out of hours contact details. Signs should inform passers-by that the site is monitored by CCTV (with a response capability), and that the school is fitted with a monitored, intruder alarm.

4 Physical Security

The following specification sets out the requirements for the school to achieve Secured by Design accreditation.

4.1 Doors

- ☐ All external doors, including means of escape doors should be compliant with, and certified to, BS PAS 24, STS202, or LPS 1175 SR2. External doors should be self-closing and be capable of locking securely upon closure.
- ☐ All internal doors to labs, the office, chemical stores, prep rooms and the comms room, should have a solid core (minimum 44mm thick), with 3 hinges and a 5 lever, mortise, deadlock (to BS 3621/8621/EN 12209), so that the rooms can be secured when vacant.
- ☐ Doors to chemical stores and prep rooms should be self-closing and be capable of locking securely upon closure.

4.2 Access controls and visitor management

- ☐ An audio link may be fitted to the principal entrance door to allow visitors to communicate with staff or facilities management staff, as appropriate, prior to entry.
- ☐ The main entrance door should be fitted with an electronic lock, which can be operated remotely from the office or staff with an appropriately programmed fob. The door should be self-closing and self-locking.
- ☐ Contractors and visitors should sign a visitor book on entering and leaving the campus.
- ☐ Visitors, contractors, students and staff should be required to wear an ID card when on the campus.

4.3 Windows frames

- ☐ Wherever possible all window frames should be compliant with, and certified to, PAS 24 or LPS 1175 SR2. All other new window designs/dimensions should take account of the requirements of PAS 24/LPS 1175 SR2. In addition, opening windows should be lockable with a key, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.
- ☐ If any window grilles or shutters are to be installed, they should be tested and certified to LPS 1175 SR2 with shutter-boxes and guides should be built into the fabric of the building.

4.4 Glazing and building fabric

- ☐ All external glazing (curtain walling, windows, roof lights and door glazing) should incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g., 7.5mm laminated glass), or a glass compliant with BS EN 356 P1A-P4A. The remaining pane in a double-glazed unit may be toughened glass.

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- ☐ For reasons of security and durability, brick/blockwork external and internal walls are recommended, particularly the walls of rooms and rooms/offices where valuable equipment or sensitive chemicals are stored.

4.5 Intruder alarm

- ☐ The intruder alarm system should be installed and monitored. It should include contacts on all external doors and PIR detectors in all rooms on the ground floor with windows. The alarm signal should terminate at a security control room. The security control room should be able to deploy a patrol team to investigate any security issues outside of college hours.
- ☐ The alarm should have two secure signalling paths (one being GSM radio back-up), so that if either signalling path is tampered with by an intruder, or is faulty, the other continues to monitor for any further alarms and transmits them as 'confirmed activations' – extra confirmation that an intruder is on the premises and that the alarm isn't false.

4.6 Lighting

- ☐ Low intensity, dusk-to-dawn lights, operated by photoelectric cell/daylight sensor, should be installed to illuminate all building elevations, external doors, the adjacent car park, the cycle store, the surrounding pathways and the adjacent courtyard.

4.7 CCTV

- ☐ Suitable locations for cameras are each elevation of the building, with particular focus on entrance doors and the entrance lobby.
- ☐ The recording equipment should be securely housed in, for example, the security or Fm office, or recorded and stored at a suitable, off-site, monitoring station.
- ☐ To allow staff to actively monitor the system, CCTV images should be displayed on monitors located in appropriate offices within the school, for example, the security office or FM office.

4.8 Boundary walls and fencing

- ☐ The existing boundary walls and railings, and entrance gates, are appropriately well-designed, tall and robust and require no modifications.

4.9 Property marking and inventory

- ☐ All high-value equipment should be property marked and securely stored. A record should be kept of all such items.

5 Secured by Design

- ☐ Secured by Design focuses on crime prevention at the design, layout and construction stages of education buildings 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
20.04.23	Chi Leung, AA Projects	Request for Crime Impact Statement
09.05.23		Site first visited
29.05.23	Chi Leung, AA Projects	Additional plans received
31.05.23	Chi Leung, AA Projects	Report issued

B Associated Documents

This report is based on the following:

Drawing No.	Drawing Title	Date	Rev
6037-POZ-XX-ZZ-DR-A-2000	Proposed GA Plans	07/10/22	P03
6037-POZ-XX-ZZ-DR-A-3000	Proposed Elevations	07/10/22	P03
6037-POZ-XX-ZZ-DR-A-3800	Indicative Isometric View	06/04/23	P01
6037-POZ-XX-ZZ-DR-A-3801	Indicative Perspective View	06/04/23	P01
6037-POZ-XX-ZZ-DR-A-1021	Existing Site Plan	18/04/23	P02
6037-POZ-XX-ZZ-DR-A-1020	Site Location Plan	18/04/23	P02

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		31.05.23