



CRIME IMPACT STATEMENT

Levenshulme Road, Gorton

31 No. Apartments & 6 No. Houses

FOR: Jigsaw Homes Group

VERSION A: 8th October 2022

REFERENCE: 2022/0486/CIS/01

Greater Manchester Police

designforsecurity

Levenshulme Road

2022/0486/CIS/01

EXECUTIVE SUMMARY

Points for Further Consideration

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), to reduce the opportunities for crime and the fear of crime. The development is broadly acceptable, in terms of designing out crime; however, the points raised in section 3.3 should be addressed including the following:

- Access to the side/rear of the apartment building should be restricted to residents.
- Exposed gable ends of houses can generate misuse and should be avoided.
- It is recommended that the houses and apartment building should be built to Secured by Design standards.

If the recommendations contained within section 3.3 are implemented, we would be generally supportive of the planning application.



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1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in the Gorton area of Manchester.

The site is roughly triangular, and it is bound by railway lines to the North-East, to the South the site is bound by Lowfell Walk, and to the East the site is bound by the rear boundaries of properties on Levenshulme Road. The site will be accessed between no. 121 & 131 Levenshulme Road.

The site is currently undeveloped and is seeded over with some shrubbery to periphery of the site. The site boundary is a c. 1800mm high palisade/industrial style fencing. The local area is typically residential with the majority of dwellings being semi-detached houses. To the South of the site are allotments.



2 Crime Statistics & Analysis

All data below is based on crimes recorded between 1st October 2021 – 30th September 2022.

2.1 Crime Summary

Recorded Crime within 500m of Site									
Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
47	<5	87	364	36	18	7	15	18	<5

- 2.1.1 The overall crime rate for the local area is average for Manchester, with an exception to vehicle crime which is low. Less serious wounding, criminal damage and domestic burglary have been the highest recorded crimes in the area.
- 2.1.2 Less serious woundings have taken place throughout the local area with a hotspot occurring to the north of the proposed site, around Gorton. Assaults and public order offences have been the highest recorded less serious woundings taking place in the local area with domestic incidents and incidents between known associates being the most common M.O (modus operandi).
- 2.1.3 Domestic burglary is high for Greater Manchester, with offences taking place throughout the residential estates, particularly to the north of the proposed site. Offenders have mostly used force on the rear doors and windows of properties in order to gain entry and remove items from within. Offenders often target the rear of the property as there is less natural surveillance taking place.
- 2.1.4 Criminal damage has taken place throughout the local area with offenders mostly targeting vehicles and dwellings. Offenders have targeted glazing in windows and doors of both vehicles and dwellings, using implements to smash glazing. Offenders have also targeted internal features of properties, mostly doors and paint and body work of vehicles.

2.2 Common Local M.O.s (Modus Operandi)

- 2.2.1 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments
Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24).
- 2.2.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.
Possible Solution - There should be access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.
- 2.2.3 Exploitation of insecure windows and doors to gain access into communal areas and apartments
Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

2.3 Risk Factors

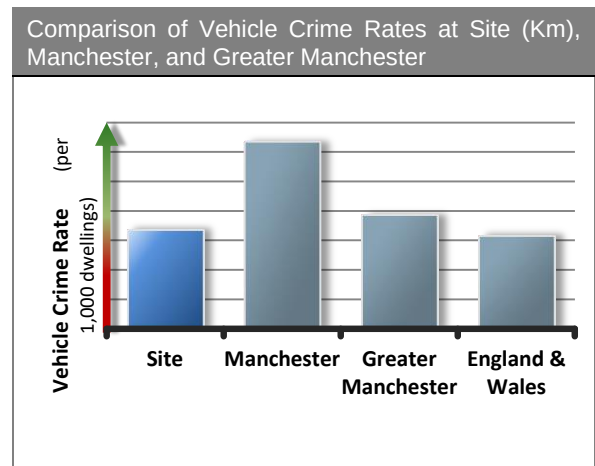
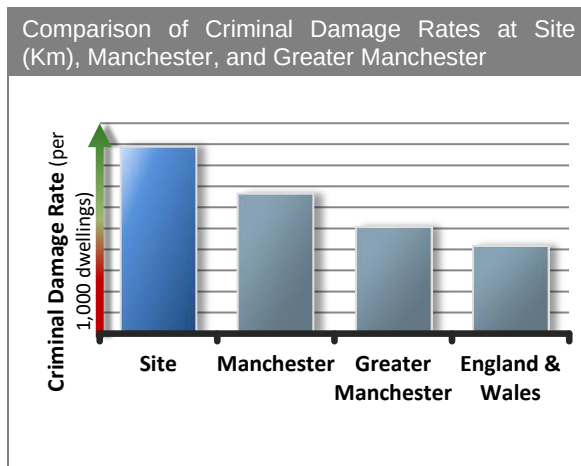
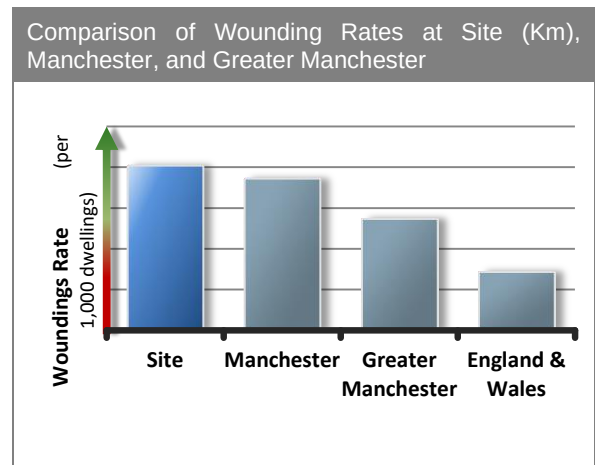
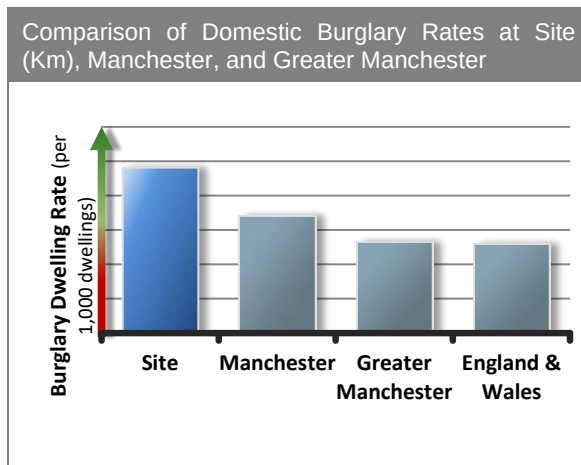
The typical security risks for a development of this nature are:

- Domestic burglary
- Theft from gardens, sheds or garages
- Criminal damage to dwellings and vehicles

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- Theft of, or from, vehicles
 - Bogus callers and distraction burglary
 - Anti-social behaviour
 - Neighbour disputes
 - Theft and criminal damage during the construction period
 - Unauthorised access to private spaces
 - Poor maintenance of access control systems

2.4 Crime Rate Comparison

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

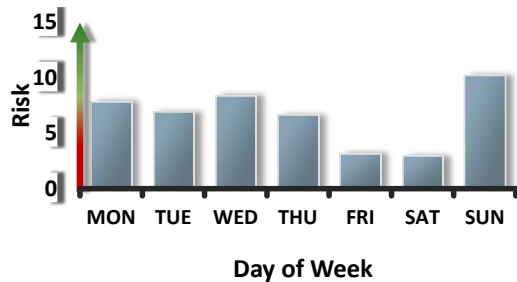


- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **41% higher** than Manchester as a whole, **81% higher** than Greater Manchester and **86% higher** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **9% higher** than Manchester as a whole, **48% higher** than Greater Manchester and **183% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **34% higher** than Manchester as a whole, **76% higher** than Greater Manchester and **114% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **47% lower** than Manchester as a whole, **12% lower** than Greater Manchester and **6% higher** than England & Wales.

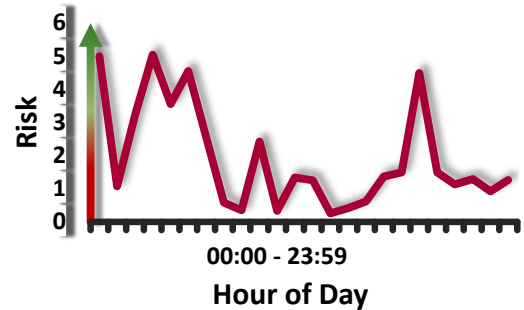
2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.

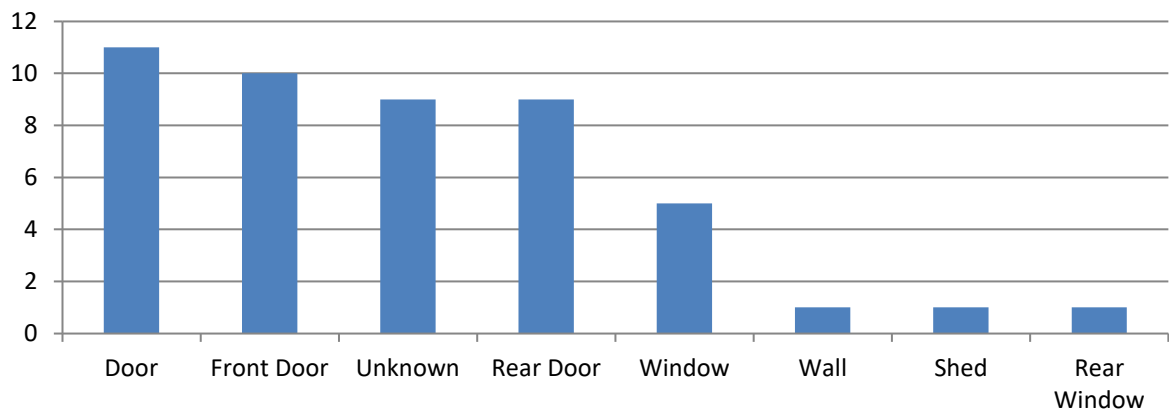
Burglary Dwelling – Day Range



Burglary Dwelling – Time Range



Burglary Dwelling – Point of Entry



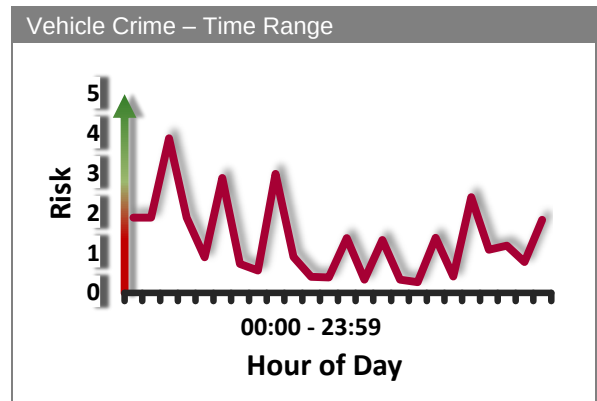
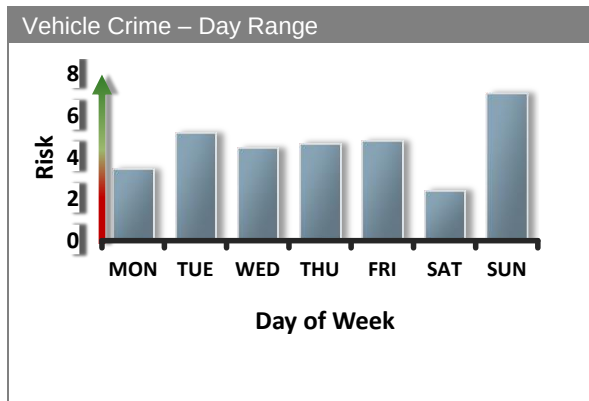
2.5.1 **Day/Time Range:** The risk of domestic burglary in the local area peaks on a Wednesday and Sunday during the early hours of the morning (12am – 6am). Offenders often target properties in the early hours of the morning when it is dark and there is less foot fall in the area, giving offenders the perception that they are less likely to be caught or identified.

2.5.2 **Point of Entry:** In the local area the following entry points and MO's have been utilised most frequently:

- Forcing open secure windows and doors using bodily pressure and implements in order to gain access.
- Exploitation of insecure windows and doors.
- Smashing glazing in windows and doors using implements.
- Entering the rear garden of the property and using bodily pressure and tools gain access to the garden shed.

2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



- 2.6.1 **Day/Time Range:** The risk of vehicle crime in the local area peaks on a Sunday during the early hours of the morning (2am – 6am). Offenders often target vehicles during the late evening and early hours of the morning when vehicle owners are less likely to have sight of the vehicle, reducing the likelihood that the offender will be caught.

3 Layout Appraisal

3.1 Proposed development

- 3.1.1 The proposed development is of 31 no. apartments and 6 no. houses.

3.2 Positive Aspects of the Proposal

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 Front doors of the houses and the communal entrances to the apartment building are positioned where they can be easily seen.
- 3.2.2 Car parking will be provided for the residents of the apartments, to the front of the buildings where it can easily be viewed
- 3.2.3 There will be cycle stores provided for residents within the apartment building.
- 3.2.4 Secure rear gardens will be provided for the houses and bins can be stored in the rear garden.
- 3.2.5 The ground floor apartments at the front of the apartment building will be provided with a small garden area which will form a defensible space buffer between the access road and the front elevation of the apartment building.
- 3.2.6 There will be no access from Lowfell Walk or adjacent land, restricting access into the development to the main access point on Levenshulme Road.

3.3 Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

Apartments

- 3.3.1 Ground floor patio/French doors are generally not recommended as they can be easily left open or insecure by residents leaving them susceptible to distraction/stealth burglaries.
- 3.3.2 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and

capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification.

- 3.3.3 Access into the building should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- 3.3.4 Access to the side and rear of the apartment building/amenity space should be secured with access only for residents, to prevent misuse of the amenity space and to protect the apartments positioned at the side and rear of the building. Gate should be of robust construction (i.e. metal railings) and it should operate on access control (i.e. secured with a maglock), or be key lockable, the gate should be self-closing and self-locking so that the gate closes automatically behind residents and cannot be left insecure.
- 3.3.5 There should either be a secure postal lobby for mail delivery or secure through-the-wall mailboxes should be provided for residents.

Houses

- 3.3.6 The front garden boundaries for the proposed houses should be defined with a low boundary (i.e. metal railings to an approximate height of 1000mm) or shrubbery.
- 3.3.7 Exposed gable ends can attract anti-social behaviour such as congregation or ball games. For this reason it is highly recommended that the gable end of plot no. 2 is protected with a low boundary or shrubbery.
- 3.3.8 It is highly recommended that the rear boundaries of plots no. 1 & 2 incorporate a visually permeable boundary treatment so that parked vehicles can be seen from inside the dwellings. These parking spaces should be illuminated.

Externals

- 3.3.9 The proposed access roads should be illuminated to adoptable standard, to reduce the potential for crime and fear of crime. The access road should have a change of surface colour, or texture, at the entrance from the public highway as a symbolic barrier and signalling that the area beyond is private.
- 3.3.10 The apartment car parking areas and any pedestrian routes in the site should be illuminated in accordance with BS 5489.
- 3.3.11 Landscaping should be carefully considered so that sightlines are not obscured and no areas that are concealed from view are created.
- 3.3.12 The proposed dwellings and apartments should be built to Secured by Design standards.

4 Physical Security

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

4.1 Doors (Apartments)

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access into the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, or LPS 1175 SR2. Apartment entrance doors must have a door viewer.

- ☐ External apartment entrance doors should not be capable of being opened externally without a key. These doors should have a fixed external handle or a split-spindle.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, or LPS 1175 SR2. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Doors (Houses)

- ☐ Front and rear doors to dwellings must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, or LPS 2081 SRA
- ☐ Any external French/double doors or sliding doors must be compliant with and certified to BS PAS 24.
- ☐ Front doors to properties should have fixed external handles or split spindles, meaning access is only possible with a key.
- ☐ Front doors should have either fixed sidelights or door viewers.
- ☐ Chain limiters are recommended but not generally essential.
- ☐ Letterboxes within doors must be located a minimum of 400mm away from internal handle and locking hardware.

4.3 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable, and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm. Windows can be fully openable from the inside to allow ventilation of the dwellings in accordance with Approved Document O but the window restrictor must reengage when the window is closed.

4.4 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.5 Alarms

- ☐ If an alarm is installed, then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, (including internal doors into garages) and, PIR detectors should cover all ground floor rooms with windows.
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.6 Boundaries

- ☐ Rear boundaries should generally be 1800mm high and of close boarded timber construction. It is recommended that the top 300mm consist of trellis structure.
- ☐ Rear boundaries that are adjacent to public space should have a masonry (or other hardwearing) base, with timber fence above to a total height of 2100mm. It is recommended that the top 300mm consist of trellis structure
- ☐ Rear boundaries adjacent publicly accessible open space should have a strip of defensible planting to protect rear boundaries.
- ☐ Sub-divisional rear boundaries may be as low as 1500mm.

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- ☐ The fronts of properties should be demarcated by low boundaries such as planting and/or railings to an approximate height of 1000mm.
 - ☐ Any low boundaries that adjoin high boundaries should have transition panels/sections to prevent the low boundary being used as a climbing aid over the higher.
 - ☐ Gates into the rear curtilage of dwellings should be in keeping with the height of adjacent boundary treatments and incorporate either:
 - A pad lockable bolt to the midpoint of the internal face, or
 - A key operable deadlock

4.7 Landscaping

- ☐ In vulnerable locations such as entrances, parking areas and footpaths, low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2m from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. A maintenance agreement should stipulate that these planting dimensions would be adhered to.
- ☐ Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).

4.8 Lighting

- ☐ External lighting must be provided to the front and rear of dwellings, operated by photoelectric cell/daylight sensor (manual override is also permissible). PIR security lighting is not recommended for these locations and should not be employed unless advised.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Lighting fixtures must not be positioned to provide climbing aids over boundary treatments. Electrical and architectural layouts should be developed together to avoid this.
- ☐ The proposed access road should be illuminated to adoptable standards.
- ☐ Parking spaces positioned to the side of dwellings should be illuminated with dusk-til-dawn lighting.

4.9 Car Parking Areas

- ☐ Apartment car parking areas should be illuminated to a high standard.
- ☐ Car parking spaces should be clearly marked, and signage should indicate that these are for residents use only.

4.10 Other

- ☐ Meter cupboards should be located to the fronts of properties only, not in the private areas.
- ☐ Any rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

5 Management & Maintenance

- 5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as 'the broken window theory'. A maintenance plan should be drawn up to address issues such as:
 - Litter removal
 - Repair to communal areas (lighting, signage, access controls)

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- Trimming and pruning to shrubs and trees

5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

6 Construction

6.1.1 Untidy sites and their surroundings can be littered with debris accessible to vandals who often use loose materials as missiles to commit crime. The client should take measures appropriate to secure their site during construction, and control pedestrian and vehicular access in to and out of the site curtilage. It is also recommended that the contractor on this scheme is a member of the 'Considerate Constructors Scheme', who has committed to be a considerate and good neighbour, as well as clean, respectful, safe, environmentally conscious, responsible and accountable.

6.1.2 Site security contractors should be SIA (Security Industry Authority) approved to ensure professional standards are adhered to (please see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx> for more details).

7 Useful References

7.1 Secured by Design (SBD)

7.1.1 Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises and promotes the use of security standards for a wide range of applications and products. To apply for Secured by Design certification for your development, visit our online application form at: <http://www.designforsecurity.org/secured-by-design/sbd-accreditation/>

A Contact register

Date	Contact With	Summary of Contact

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
221310 01	Existing Site Plan	30/03/22	P2
221310 02	Proposed Site Plan	22/08/22	P15
221310 03	Proposed Floor Plans (Houses) Sheet 1 of 2	22/09/22	P1
221310 04	Proposed Floor Plans (Houses) Sheet 2 of 2	22/09/22	P1
221310 05	Proposed Floor Plans (Apartments) Sheet 1 of 2	22/09/22	P1

PLEASE NOTE - In the event of any subsequent material changes to the scheme, it will be necessary for Design for Security to reassess the comments made within this report.

C CIS Version History

Version	Revisions Made	Date
A		