



CRIME IMPACT STATEMENT

Erection of a 15-storey office building with ground floor commercial uses, landscaping, and waste and servicing area

AT Number 3, Circle Square, Manchester

FOR: **Bruntwood**

VERSION A: **14.07.22**

2019/0673/CIS/03

Greater Manchester Police

design**for**security

EXECUTIVE SUMMARY

Development supported

We welcome the redevelopment of the site and consider an office-led scheme appropriate. The development will bring additional, high-quality office accommodation to Circle Square, consolidating its position as an important centre for commerce at the heart of the city and a vibrant mixed-use neighbourhood. The commercial units will add to the vibrancy of the development and help retain footfall in the area long into the evening. The plans for a high-quality, public realm are well-considered, with particular attention to detail, including the use of automated and static bollards, street furniture and trees to control access and the speed of traffic on the shared surfaces within the development. The building has been well-designed from a crime prevention perspective and includes a number of features that will reduce the risk of crime and disorder, including: maximising activity and animation of all elevations; restricting access to the offices to single point; deploying staff in the reception area; using speed gates to control access into the core; and, providing secure, cycle facilities.

There are no significant issues to address but we recommend the following:

- install security-rated, external doors
- fit laminate glazing to facades
- ensure Cloak Street and the space under the Mancunian Way are monitored with CCTV, and brightly illuminated
- install an access control system to control movement into and through the building
- install CCTV and intruder alarm systems

At the planning application stage, Greater Manchester Police will request that a condition be included to require the development to achieve Secured by Design accreditation and, having reviewed the scheme, there is no reason why this could not be achieved.

Adrian Murphy *MRTPI*

Consultant

e: adrian.murphy@designforsecurity.org

Contents

1	The Site and Surroundings.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Crime in the neighbourhood	
	2.2 Crime at office premises in Manchester	
	2.3 Crime at retail and café/restaurant premises in Manchester	
	2.4 Modus operandi used in committing burglary and theft at office and other commercial premises in Manchester & recommendations to reduce risk	
	2.5 Environmental features that can influence crime patterns	
3	Development Appraisal	9
	3.1 The proposed development	
	3.2 Features of the development that will promote safety and security	
	3.3 Recommendations to improve the security of the development	
4	Physical Security	12
	4.1 Doors	
	4.2 Glazing	
	4.3 Access control	
	4.4 Bollards	
	4.5 Lighting	
	4.6 CCTV	
	4.7 Alarm	
5	Management & Maintenance	13
6	Construction	13
7	Secured by Design (SBD)	14

Appendix

A	Contact Register	14
B	Associated Documents.....	14
C	CIS Version History	14
D	Glossary	15

1 The Site and Surroundings

The development site and its surroundings are shown on the plan and photographs below. The site, edged in red on the plan, comprises land on the eastern and southern fringes of Circle Square, as well as the entire length of Newman Street, in Manchester city centre. The A34, Princess Street, defines the eastern boundary of the development site. It is a heavily trafficked route that connects the city centre with the inner-city housing estates, to the south-east, and the eastern fringes of the Manchester University and Manchester Royal Infirmary. The University of Manchester's Institute of Biotechnology is located within the John Gartside Building, opposite the site on the eastern side of Princess Street. The building immediately south and west of the site forms part of the Circle Square development; it includes a public, multi-storey, car park, with a Premier Inn hotel occupying the upper floors. Access to both the car park and the hotel is gained from the Princess Street. There is a secondary pedestrian access to the car park on the north-western corner of the building. Manchester Technology House, an office building with ground floor retail uses, occupies the plot west of the site. Hatch, a series of retail, and food and beverage outlets, adjoins technology House and occupies space beneath the Mancunian Way. A series of contemporary, high-rise buildings, office and residential buildings, all of which form part of the Circle Square development stand north of the site, facing Oxford Road, Charles Street of Symphony Park. The Park, is situated centrally and is a stepped garden set on top of a pavilion that houses a gym and a food and beverage outlet. The river Medlock flows past the north-eastern corner of the site, to the north of which are two residential blocks, Montana House and Princess House, both of which are undergoing refurbishment.

Looking south along Princess Street towards the site on the right, hidden between Montana House and Princess House apartments and a hotel/MSCP



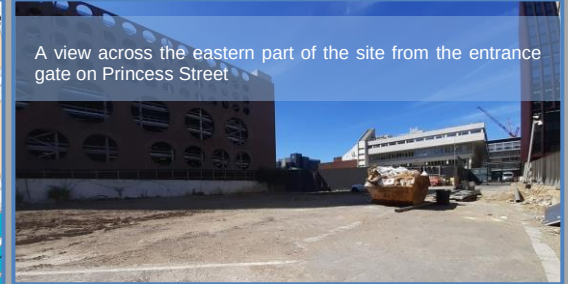
Newman Street - looking east towards Princess Street with the site on the right, John Gartside Building in the centre and student accommodation on the left



The site, partly enclosed with tall hoardings, and the Premier Inn and MSCP behind



A view across the eastern part of the site from the entrance gate on Princess Street



Circle Square comprises a series of residential and office buildings



The southern part of the site includes the circulation route around the MSCP, amenity land, sub-stations & refuse storage buildings, & land beneath the Mancunian Way



The development site itself comprises three distinct areas. Firstly, the main part of the site, north of the MSCP/hotel, is an area of hardstanding, including a section of Newman Street and all of Cloak Street, enclosed with tall hoardings and gates, (Cloak Street adjoins the north side of the MSCP). It was most recently used as a site compound, with portacabin offices, used during the construction phases of the adjacent buildings within Circle Square. All that remains on the site is a skip filled with waste, some aggregate and the odd parked vehicle. The second area within the site is that west and south-west of the MSCP/hotel. It includes a largely grassed amenity space with a refuse store used by Technology House and an electricity sub-station, as well as space beneath the Mancunian Way. The remaining part of the site comprises the entire length of Newman Street. It is a simply surfaced, one-way, service road that connects Oxford Road to the west with Princess Street to the east, bisecting the Circle Square site. In the past six years, it has been largely closed to public access and used by construction traffic only.

2 Crime Statistics & Analysis

2.1 Crime in the neighbourhood

The data below relates to crimes recorded between 1st June 2021 and 31st May 2022, committed within 500m of the site.

All crime

Domestic burglary	Non-domestic burglary	Criminal damage	Use, or threat, of violence	Theft - including shoplifting	Robbery	Drug offences	Theft from motor vehicle	Theft of motor vehicle	Bicycle theft
62	72	180	1153	1265	137	28	287	41	133

- 2.1.1 There were 4,208 recorded crimes in the neighbourhood around the development site during the period analysed. This volume of crime is extremely high but is typical for a neighbourhood within city centre Manchester, particularly one where there is a thriving night-time economy.
- 2.1.2 The most common crimes recorded were:
- the use, or threat, of violence – 43%
 - theft (including bicycle theft and shoplifting) – 36%
 - vehicle crime, i.e., theft of, theft from and criminal damage to a vehicle - 8%
 - criminal damage – 4%
 - drug offences 4%
 - robbery – 3%
 - burglary - 3%
- 2.1.3 Crimes involving the use or threat of violence and theft occurred throughout the area analysed, but there were concentrations at and near licensed premises on Oxford Street, Portland Street, Canal Street/Bloom Street, where large numbers of people congregate. Offences mostly occurred over the weekend period, and during the late evening and early hours of the morning, which reinforces the consumption of alcohol being a significant factor in determining when and where such crimes occur.
- 2.1.4 Incidents of theft have taken place throughout the area, with hotspots at Piccadilly Gardens, at food and drink premises on Whitworth Street, Peter Street, Oxford Street, Portland Street and Princess Street, and at retail premises in Market Street. As well as shoplifting, offenders used pick-pocketing and distraction techniques to steal mobile phones, bags, purses, and wallets.
- 2.1.5 The streets where the most crimes were recorded were:
- Princess Street – 544 crimes
 - Oxford Street/Road – 534 crimes
 - Bloom Street - 323 crimes
 - Sackville Street -249 crimes
 - Canal Street – 206 crimes
 - Whitworth Street 200 - crimes

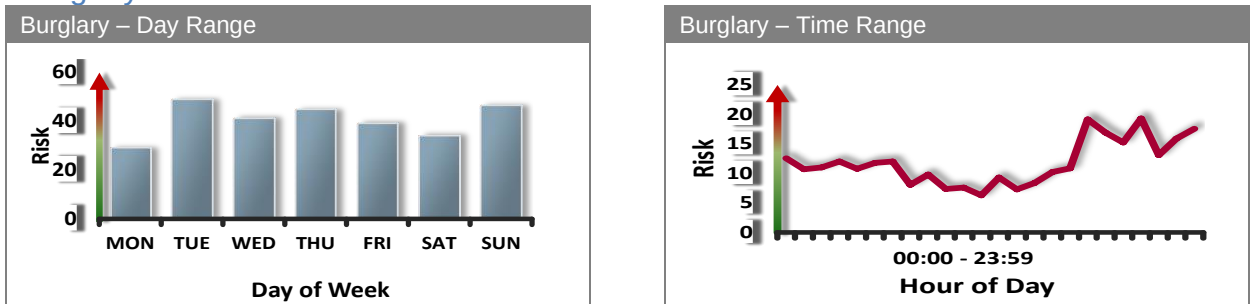
Crime at Circle Square

- 2.1.6 There were only 12 crimes recorded where it was clear that the offences occurred within the Circle Square domain. The offences included vehicle-related crimes, criminal damage, theft and the use or threat of violence.

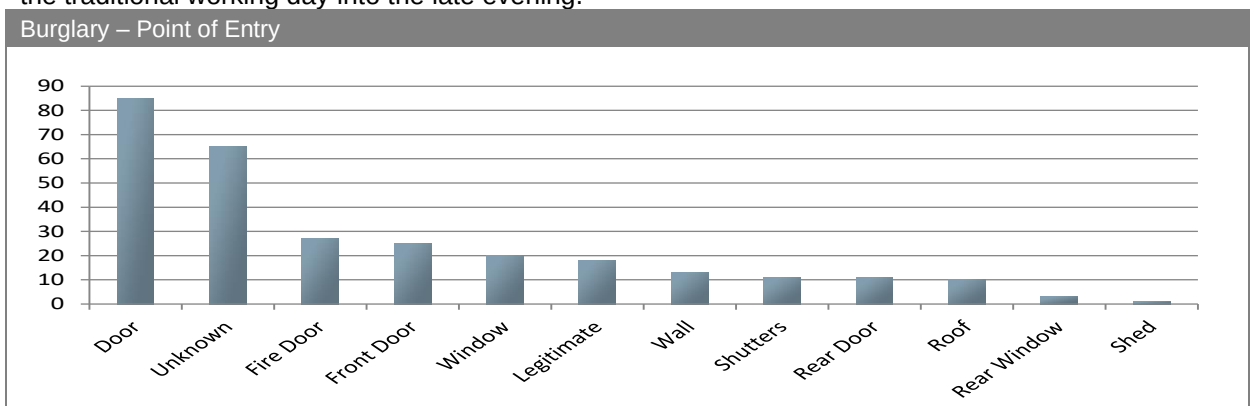
2.2 Crime at office premises in Manchester

The data below relates to crimes recorded between 1st January 2019 and 31st December 2019, committed within the City of Manchester.

Burglary

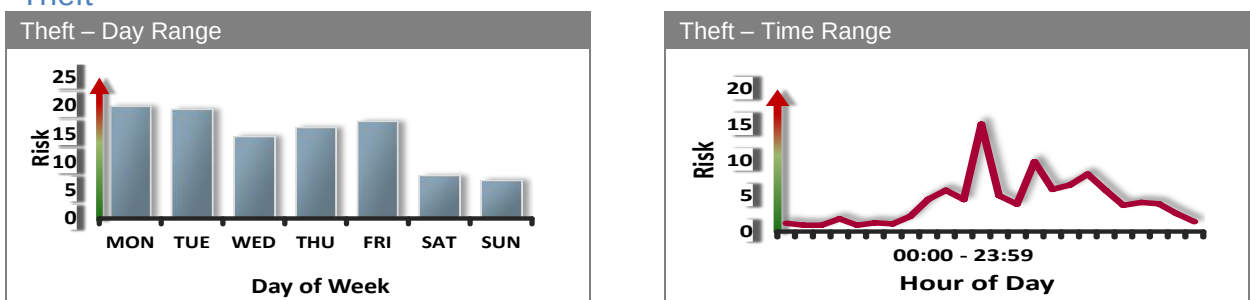


- 2.2.1 Of the 284 burglaries recorded at offices, in the year preceding the pandemic, the majority occurred at buildings within the city centre or neighbourhoods bordering the city centre. Across the city, the risk of burglary at office premises is consistent throughout the week. The risk rises significantly at the end of the traditional working day into the late evening.



- 2.2.2 More than half of the incidents of burglary involved the offender forcing a door. The next most common means of entry was 'unknown', which are likely to have involved offenders posing as legitimate customers, visitors or employees gaining access to staff-only areas through insecure doors or by tail-gating staff.

Theft



- 2.2.3 There were 116 incidents of theft at offices across Manchester. There was an appreciable drop in the number of incidents of theft at the weekend. Offences tend to occur during the standard working day from 09:00 until 18:00, with a significant rise in risk around lunchtime. Electronic goods, mobile phones and cash/wallets were most frequently stolen.

2.3 Crime at retail and café/restaurant premises in Manchester

The data below relates to crimes recorded between 1st January 2019 and 31st December 2019, committed within the City of Manchester.

- 2.3.1 There were more than 6000 crimes at retail and café/restaurant premises in the year preceding the pandemic, of which 66 occurred in the A1A4 Police beat, i.e., the beat in which the site is located. Almost all of the A1A4 beat crimes took place at premises on Oxford Road/Street, with those that

involved the use, or threat, of violence and theft/shoplifting equally common and made up the majority of offences; there were just two burglaries and one robbery.

2.4 Modus operandi used in committing burglary and theft at office and other commercial premises in Manchester & recommendations to reduce risk

2.4.1 Doors of offices, including escape doors, have been forced open with bodily pressure and tools

To minimise the risk of offenders forcing doors:

- all communal entry doors, office suite entry doors, service doors and escape doors should be certified to BS PAS 24 security standard;
- communal entry doors, service doors and escape doors should be visible from the 'street' rather than set within deep recesses or on especially secluded elevations. Access to secluded elevations should be controlled. Offenders will be less inclined to target properties where their actions may be witnessed; and,
- defensible space within the building, in the form of a secure, ground floor, lobby and lobby/reception area to the office suites should be provided.

2.4.2 Glazing in windows and doors has been smashed

To minimise the risk of breaking and entering via glazed areas:

- laminate glass should be used throughout the development. Laminate glass is extremely difficult to break and penetrate sufficiently to reach in and open locks and, because of its structural properties; and,
- consideration should be given to installing security grilles to particularly vulnerable windows and glazed doors or omitting glazing in the most vulnerable.

2.4.3 Offenders posing as legitimate customers or staff to gain entry to offices or access staff-only areas and then stealing property

To minimise the risk of offenders posing as customers or staff to gain access:

- install access controls to prevent entry into the premises or back-of-house/ staff-only areas;
- locate a reception desk or sales counters such that staff can easily supervise the entrance doors and intercept and greet/register visitors/customers;
- install CCTV cameras to monitor movements in, out, and around the building;
- staff should wear a uniform or a lanyard with identification badge;
- overt signage should be used to assist in deterring casual entry into private areas; and,
- include space for employees to store personal/valuable items securely e.g., lockers.

2.4.4 Offenders have entered communal cycle stores

To minimise the risk of offenders entering cycle stores:

- cycle stores should be secure rooms or stores;
- appropriate CCTV and PIR lighting should be installed within a store; and,
- doors or gates to cycle stores should be fitted with good quality locks (ideally a maglock or similar with a resistance force of around 4500N), be self-closing and lock automatically upon closure.

2.4.5 Doors, windows, shutters and grilles on commercial properties have been forced open

To minimise the risk of offenders forcing entry:

- install LPS 1175 security-rated doors, window frames, shutters or grilles on commercial units; and,
- avoid designing windows or doors on secluded, poorly supervised elevations or in deep recesses on the building.

2.4.6 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.

2.5 Environmental features that can influence crime patterns

2.5.1 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 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?

2.5.2 Aspects of the local environment that might help to reduce the risk of crime and disorder on and around the site are as follows:

- the site is located in a mixed-use neighbourhood where significant developments have recently been completed. There are now much greater levels of activity and footfall on the streets around the site than previously and an increase in passive surveillance by staff, guests, and residents of these developments as well as by people walking through or along Oxford Road or Princess Street.
- The high-quality public realm within Circle Square, with its landscaping, traffic free streets, street lighting, and light spilling from buildings, makes the neighbourhood feel safe for pedestrians;
- the buildings within circle Square are of a very high quality and well-designed from a crime prevention perspective. Neighbourhoods where the environment is of a high quality tend to be respected by the public;
- Circle Square is actively managed with on-site security and maintenance staff, whilst the streets and spaces are monitored by CCTV cameras. Places that are supervised tend to deter criminal activity; and,
- there are an increasingly diverse range of land uses in the neighbourhood, broadening the appeal of the area and attracting custom throughout the day and into the evening;

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

- the site is located within an area where there is a high volume of recorded crime. Criminals are already attracted to, and active in, this area and may exploit other criminal opportunities;
- the site and area around it are very permeable, including pathways through and around the adjacent MSCP/hotel building and through Circle square onto Oxford Road, Charles Street and under the Mancunian Way onto Upper Brook Street;
- footfall past the site is constant and continues long into the evening. There may be offenders amongst the passers-by seeking out opportunities to commit crime at that moment or returning when activity, the passive supervision of others and daylight diminishes; and,
- the environmental quality of the nearby pathways beneath the Mancunian Way are currently poor, (largely due to on-going building works at a neighbouring property). The debris and refuse bins in the courtyard could be used to aid an offender in committing criminal damage or breaking and entering.

3 Development Appraisal

3.1 The proposed development

- 3.1.1 The proposed development comprises the erection of a 15-storey office building, with ground floor commercial units, extensive landscaping works, including creation of a new public garden and additional works to Newman Street, Cloak Street and Princess Street, construction of a service route to serve Technology House and 'Hatch' and parking and refuse and storage facilities beneath the Mancunian Way.
- 3.1.2 The proposed building will occupy the space on the eastern part of the site, that which is currently enclosed with a hoarding. It will have a rectangular footprint with a chamfered corner at the north-western corner, at ground level only.
- 3.1.3 On the ground floor of the building there will be:
- 3 commercial units - two of which will have a mezzanine floor;
 - a generous reception area with host desk;
 - speed gates to restrict access from the reception area to the central core
 - a central core with eight lifts and two sets of stairs;
 - a cycle store with capacity for 118 bikes, to include lockers and electric bike charging points
 - management office;
 - reflection room;
 - goods in and out lobby;
 - accessible w.c. and shower room;
 - refuse stores;
 - storage rooms; and,
 - plant rooms.
- 3.1.4 A mezzanine floor will accommodate a shower and changing facilities, and a drying room for cyclist use, as well as space within two of the commercial units.
- 3.1.5 The open plan, office floors commence at level 01 and continue to level 13. On level 14 there will be an amenity area shared by tenants of the building. This floor will include meeting rooms and lounges and flexible space for functions or other activities.
- 3.1.6 The main entrance to the office will be located on the chamfered north-western corner of the building facing Newman Street, where a pair of revolving doors and an accessible, pass-door will control access. The cycle store will be accessed via a door on the Princess Street elevation. Cyclists will have to pass through a second, internal door to enter the store. The cycle store will have glazed elevations to Princess Street and Cloak Street
- 3.1.7 Two of the commercial units will have shopfronts facing Newman Street, one of which will be located at the corner of the building and will also have a shopfront on the Princess Street elevation. The third commercial unit will be located at the western side of the building with the potential for a link through to the office reception and external seating. This unit's shopfront will face Symphony Gardens, a new, landscaped, public space to be created between the proposed building and Technology House, as well as Cloak Street.
- 3.1.8 The reception area will have a large, glazed façade to Newman Street, seating areas and a host desk adjacent to the main entrance doors. Speed gates will restrict access to the stairs and lifts.
- 3.1.9 Plant rooms and bin stores will be located on the south side of the building with doors opening onto Cloak Street
- 3.1.10 A comprehensive CCTV system will be installed, and a 'smart' access control strategy has been developed.

-
- 3.1.11 Externally, Symphony Gardens, a densely-planted, rectangular garden, with seating, tables, and sun loungers, will add to the high-quality public space within Circle Square. The space beneath the Mancunian Way, at the southern end of the site, will be used for general storage, refuse storage, and servicing and parking associated with the adjacent Technology House and Hatch developments. The existing substations will be retained. Newman Street, Cloak Street, a section of Princess Street, and connecting pathways within the site, will be surfaced with high-quality materials, and illuminated. Trees, cycle stands, and timber seating will be introduced. Static and automated bollards will also be installed to restrict access along the pathways and service road. The public realm will be monitored by CCTV cameras.

3.2 Features of the development that will promote safety and security

- 3.2.1 The proposal will result in the redevelopment of a site currently unused, which detracts from the overall quality of the Circle Square development.
- 3.2.2 The development will continue to diversify land use in this part of the central Manchester, which will help to attract additional people, and add interest and activity throughout the day and at weekends.
- 3.2.3 In keeping with standards elsewhere in the Circle Square development, the public realm around the building will be of a very high quality, including: highway and footpath surfacing; lighting; measures to prevent anti-social/illegal parking; visitor cycle parking (Sheffield style stands) and automated bollards to restrict access to Newman Street and the service road to Technology House.
- 3.2.4 The glazed facades of the proposed building will support surveillance of the public realm, animate the surrounding streets and, at night, the light from within a building helps to illuminate the surrounding streets. The quality of an active frontage is important as it can significantly affect people's perceptions of a public space in terms of its safety, comfort, sociability and liveliness. The design team are cognisant of the benefits of animating all façades to maximise these benefits, particularly with reference to: a) lighting to the cycle store; b), the positioning and orientation of entrance doors, reception desk and seating within the office lobby; and, c) the positioning of the commercial space and associated shopfronts.
- 3.2.5 Plant has been restricted to the central part of the southern elevation, maximising active street level frontage on the most appropriate sides of the development.
- 3.2.6 The main entrance to office space and to the commercial units will be on the most prominent, elevations.
- 3.2.7 The generous lobby space will facilitate surveillance of the public space by staff employed within the reception area.
- 3.2.8 The ground floor indicates that the reception desk will be suitably located, so as to allow staff to monitor staff and visitor movements in and out of the building.
- 3.2.9 The proposed turnstile entry system restricting access to the core of the building will prevent unauthorised visitors gaining entry beyond the lobby.
- 3.2.10 A smart access control system will be installed to restrict access into the various elements within the office building, e.g., the cycle store, level 14 facilities.
- 3.2.11 Cycle parking and changing facilities have been provided in a secure part of the building.
- 3.2.12 Additional cycle parking has been provided in appropriate areas of the public realm around the building.
- 3.2.13 Bollards, gabions and street furniture will restrict access to shared surfaces in the core of the wider Circle Square development, protecting pedestrians from vehicle intrusion, including hostile vehicles.

3.3 Recommendations to improve the security of the development

Cloak Street

- 3.3.1 The design team have produced a scheme that provides four 'active' façades. However, the more secluded facades of buildings, in this case the Cloak Street elevation, often attract anti-social activities and criminals seeking to exploit any weaknesses in a building's security. Doors on secluded elevations may be targeted by burglars, glazing smashed through acts of vandalism or attempts at breaking and entry, and walls daubed with graffiti. Any sheltered spaces may be used by rough sleepers. Consequently, Cloak Street should be particularly well-lit and closely monitored using CCTV. Anti-graffiti coating should be added to elements of the façade that might be vulnerable.

The building

- 3.3.2 All external doors should be security-rated.
- 3.3.3 External, means of escape doors should include door closers, which fully engage the locking mechanisms upon closure. Glazed doors on the cycle store should be avoided.
- 3.3.4 Means of escape doors should be fitted with an audible alarm which sounds at the door as well as notifying facilities management staff that the door has been opened. These doors should not be used for exiting the building other than in an emergency.
- 3.3.5 Laminate glass should be used throughout the building.

Building management and access control

- 3.3.6 Employ front-of-house, staff in the office lobby, ideally, throughout the day and night.
- 3.3.7 Staff should wear a lanyard with identification card. Similarly, all visitors and contractors should be required to sign in and out and wear a lanyard with access authorisation card.
- 3.3.8 All visitors should report to reception for vetting by staff before gaining access through the speed gates and into the core of the building.
- 3.3.9 An audio-visual link should be included at the main entrance door, providing visitors and reception/facilities management staff a means of communicating outside of standard office hours, when the revolving doors should be secure, and the pass door used. The pass door should be operable only by holders of appropriate door release card/fob.
- 3.3.10 Similarly, doors to individual office suites should include electronic locks with audio-visual controls so that (reception) staff within each office can further verify visitors prior to allowing entry. A door viewer, or small glazed panel, is also recommended on these doors.
- 3.3.11 Access doors to the plant/service/storage areas should be fitted with auditable access controls or be secured with a key- operated lock, with keys restricted relevant building management and maintenance staff.

Staff lockers

- 3.3.12 Lockers should be provided to enable staff to store valuables within their office or place of work.

Storage containers and stand-alone refuse stores

- 3.3.13 Storage containers should be constructed from steel and meet the LPS 1175 standard (or at least adhere to the principles of LPS 1175 certification). Closed-shackle padlocks, that meet the Sold Secure Gold™ standard, should be used to secure the doors of the containers. In addition, the padlock should be shrouded to prevent access to bolt cutters.
- 3.3.14 The refuse stores should be secured and constructed using a fire resistant material.

Cycle store

- 3.3.15 The external door should carry a security rating and be particularly robust to withstand the daily buffeting by bicycles. The external and internal doors should be fitted with an electronic lock with a holding force of around 4500Newton.
- 3.3.16 The door connecting the cycle store to the lobby should be fitted with an electronic lock. A fob or card should be used to operate the lock to both enter and leave the store through this door.
- 3.3.17 Racks should allow cyclists to lock the frame and both wheels, and ideally sourced from a Secured by Design-approved supplier.

3.3.18 Lockers should be provided to enable staff to store valuables within the ground floor changing rooms.

Lighting, CCTV and intruder alarm

3.3.19 All external doors should be illuminated during the hours of darkness.

3.3.20 The building, and each office suite within it, should be fitted with an intruder alarm.

3.3.21 A CCTV system should be installed to monitor the public realm (including the space under the Mancunian Way), building entrances, escape and service doors, ground and upper floor lobbies, and the cycle store.

Commercial units

3.3.22 When the café is closed for business, a security shutter or glass partition wall should be installed to segregate the café from the reception area

3.3.23 The units should be fitted with security-certified external doors, including service doors.

3.3.24 The shopfront should include laminate glazing.

3.3.25 Provision should be made for the inclusion of an intruder alarm and CCTV.

4 Physical Security

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

4.1 Doors

- ☐ All external hinged doors that provide access into the building should be compliant with, and certified to, BSI PAS 24, STS 202 or LPS 1175 SR2. These include the pass door at the main entrance, commercial entrance doors, external bin store doors, means of escape doors, external cycle store door, and the doors into the wash/store and goods in/out.
- ☐ Where possible revolving doors should be tested and certified to ENV 1627 (RC2+). They should be fitted with Integrated internal shield door for night-locking
- ☐ External doors to the sub-stations, stores, and the refuse store where there is no through-access into the building need not be security-rated but should be fabricated in steel within a steel frame fitted with two locking points to each door leaf.
- ☐ Entrance doors into the office suites should be either PAS24-rated, be solid-core (minimum 44mm thick), or comprise of toughened-laminate glass. Doors should have multi-point locking and, where appropriate have a door viewer fitted to allow staff to scrutinise visitors prior to allowing entry.
- ☐ Internal doors to the storerooms, the management office and utility/plant rooms should be solid-core with 3 hinges and fitted with a British Standard, 5-lever, mortice deadlock.

4.2 Glazing

- ☐ All glazing must incorporate a pane of glass with a 1.5mm PVB interlayer (e.g., 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.
- ☐ Curtain walling panels should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

4.3 Access control

- ☐ Access control systems should be operable by swipe card or fob, and, ideally, not numeric keypads unless in restricted access, back-of-house areas. The following should be fitted with an access control system:
 - The main entrance doors to the office building (out-of-hours and if the host desk is not staffed)
 - Speed gates
 - The cycle store entrance doors and the doors connecting the cycle store lobby to the reception

- Doors connecting the office lobby to the commercial unit
- The doors connecting the bin store to the core
- Doors to each of the office suites
- Changing room entrance doors
- Doors connecting commercial units to back of house service corridors
- Automated bollards.

4.4 Bollards

- ☐ Bollards should be compliant with, and certified to, the BSI PAS 170 standard.

4.5 Lighting

- ☐ Lighting operated by photoelectric cell/daylight sensor must be provided to all external doors.
- ☐ 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.

4.6 CCTV

- ☐ A CCTV system should be installed. Suitable locations for cameras would be: all of the building elevations; entrance doors to the offices and to the commercial unit; escape doors; the reception area; lobbies on all floors; and, the cycle store entrance doors and cycle store itself.
- ☐ Images should be recorded and retrievable on-site or off-site by a suitable monitoring/management company. The reception staff/concierge at the ground floor reception should be able to monitor images from all cameras located in common areas, via a monitor on the reception desk, a secondary monitor should be available to staff in the facilities management office.

4.7 Alarm

- ☐ An intruder alarm should be considered for the building, for the commercial unit and for each of the office suites. Alarm contacts should be fitted to all doors with PIR detectors on all accessible rooms with windows.
- ☐ It is strongly recommended that alarm systems are monitored.

5 Management & Maintenance

- ☐ A plan should be drawn up to address maintenance and repairs to internal and external areas of the development; it should include reference to: access controls; lighting; CCTV; intruder alarm; signage; and, removal of litter and graffiti.

6 Construction

- ☐ The developer should take appropriate measures to secure the site during construction, and control pedestrian and vehicular access in and out.
- ☐ The contractor should be a member of the 'Considerate Constructors Scheme'.
- ☐ Site security contractors should be Security Industry Authority (SIA) approved, (see <http://www.sia.homeoffice.gov.uk/pages/acs-intro.aspx>).

7 Secured by Design (SBD)



Secured by Design focuses on crime prevention at the design, layout, and construction stages of 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	Summary of Contact
08.06.22	Rachel Hopkins, Deloitte	Meeting to discuss the proposals
10.06.22	Rachel Hopkins, Deloitte	Crime Impact Statement commissioned
20.06.22		Site visited
14.07.22	Rachel Hopkins, Deloitte	Report issued

B Associated Documents

This report is based on the following drawings:

Drawing No.	Drawing Title	Date	Rev
CS3-BAR-03-00-DR-A-04-0100	Proposed ground floor plan	March 2022	-
CS3-BAR-03-MZ-DR-A-04-0101	Proposed mezzanine floor plan	March 2022	-
CS3-BAR-03-ZZ-DR-A-04-0102	Proposed typical upper floor plan (PP 01-13)	March 2022	-
CS3-BAR-03-14-DR-A-04-0103	Proposed 14th floor plan	March 2022	-
CS3-BAR-03-XX-DR-A-04-0200	Proposed elevations North & East	March 2022	-
CS3-BAR-03-XX-DR-A-04-0201	Proposed elevations South & West	March 2022	-
1502a-PLA-XX-XX-DR-L-0001	Landscape masterplan wider context	15-12-21	P01
1502a-PLA-XX-XX-DR-L-0002	Landscape masterplan zoomed in	15-12-21	P01
1502a-PLA-XX-XX-DR-L-0003	GA with tracking	15-12-21	P01
1502a-PLA-XX-XX-DR-L-0002	GA – under Mancunian Way	18-01-22	P01
1502a-PLA-XX-XX-DR-L-1000	Hardworks – wider context	15-12-21	P01
1502a-PLA-XX-XX-DR-L-1100	Hardworks – zoomed in	15-12-21	P01
1502a-PLA-XX-XX-DR-L-2000	Softworks – wider context	15-12-21	P01
1502a-PLA-XX-XX-DR-L-2100	Softworks – zoomed in	15-12-21	P01
1502a-PLA-XX-XX-DR-L-3000	Site sections	15-12-21	P01
1502a-PLA-XX-XX-DR-L-3100	Levels plan – zoomed in	15-12-21	P01
1502a-PLA-XX-XX-DR-L-4000	Furniture and secure line – wider context	15-12-21	P01
1502a-PLA-XX-XX-DR-L-4100	Furniture – zoomed in	15-12-21	P01
1502a-PLA-XX-XX-DR-L-4200	Irrigation and power – wider context	15-12-21	P01
1502a-PLA-XX-XX-SK-L-0001	Brancaster Road level options	15-12-21	P01

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

C CIS Version History

Version	Revisions	Date
A		14.07.22

D Glossary

Burglary Resistance Standards

BS 7950, 1997

Specification for enhanced security performance of casement and tilt/turn windows.

BS 4873, 2005: Specification for aluminium windows.

BS 7412, 2007: Specification for plastic windows made from PVC-U extruded hollow profiles.

BS 644-1, 2003: Wood windows. Specification for factory assembled windows - various types.

BWF: TWAS: Timber window accreditation scheme.

BS 6510, 2005: Specification for steel windows, sills, window boards & doors.

BS PAS 23-1, 1999

General performance requirements for door assemblies.

A performance standard for door sets, which certifies that a particular door set is fit for purpose. Door products must also have BS PAS 24 certification.

BS PAS 24-1, 2012

General security performance requirements for door assemblies.

An attack test standard for door sets, which certifies that a particular door, frame, lock, and hardware set has withstood a series of physical tests. This is the minimum police requirement for Secured by Design dwellings, and is also applicable to French/double doors, and sliding doors.

ENV 1627-30 (Security Ratings WK1 to WK6)

Windows, doors, shutters - Burglar resistance Requirements and classification

The classification system used in ENV 1627-30 is aimed at the commercial market and is based on five elements:

- a) Resistance of glazing
- b) Performance of hardware
- c) Resistance to static loading
- d) Resistance to dynamic loading
- e) Burglary resistance by manual intervention

LPS 1175 (Security Ratings 1 to 6)

Specification for testing and classifying the burglary resistance of building components

This includes doors, shutters, garage doors and grilles typically for commercial premises and higher risk domestic premises and is acceptable to the ABI and the Police. The standard has 6 levels, 6 being the highest, with levels 1 and 2 equivalent in many respects to BS PAS 24 and BS 7950.

STS01 Issue 4: 2012

Enhanced security requirements for doorsets and door assemblies for dwellings to satisfy the requirements of PAS23 and PAS24

As the title suggests this is an equivalent test standard to PAS 24, incorporating PAS 23 (fitness for purpose), published by Warrington Certification.

STS02 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding doorsets, windows, curtain walling, security grilles, garage doors and shutters.

This specifies a broadly similar range of attack tools and times to those specified at the lower levels of LPS1175. However, STS02 does not extend to cover the higher levels of risk addressed within LPS1175 and the attack methods used differ.

EN 356, 2000 (Ratings P1A to P8A)

Glass in building. Security glazing. Testing and classification of resistance against manual attack.

A performance standard for manual attacks on glazing. P2A is comparable to the performance of a 6.8mm laminated glass, and P4A to that of a 9.5mm laminated glass.

Commonly Used Acronyms

CIT

Cash in transit (refers to vehicles, personnel and routines).

CPTED

Crime Prevention Through Environmental Design
(Learn more at www.designforsecurity.org/about/cpted)

CRS

Crime Reduction Specialist. Sometimes known as CPO (Crime Prevention Officer)

INPT

Integrated Neighbourhood Policing Team.

PVB/PolyVinyl Butyral (Glazing interlayer)

A commonly used interlayer used in the production of laminated glass.

LPCB (Loss Prevention Certification Board)

A brand of the BRE Global (Building Research Establishment) family. The LPCB work with insurers, Government, police, designers, manufacturers, contractors and end users to develop methods of assessing performance and reliability of security products to ensure their fitness for purpose.

UKAS (United Kingdom Accreditation Service)

The sole national accreditation body recognised by government to assess, against internationally agreed standards, organisations that provide certification, testing, inspections and calibration services.

Useful Websites

Design for Security

www.designforsecurity.org

Secured by Design

www.securedbydesign.com

RIBA Product Selector

www.ribaproductselector.com

LPCB – Red Book Live

www.redbooklive.com

Crime Reduction (Home Office)

www.crimereduction.homeoffice.gov.uk

DAC (Design Against Crime) Solution Centre

www.designagainstcrime.org

Building for Life

www.buildingforlife.org

CLG (Communities and Local Government)

www.communities.gov.uk