



CRIME IMPACT STATEMENT

Ancoats Green, Jersey Green and
Prussia Street Arm Greenway

Public Realm Improvements

For: **Manchester City Council**

Version A: **09/11/22**

Ref: **2022/0446/CIS/01**

Greater Manchester Police

design**for**security

Ancoats Green, Jersey Green and Prussia Street Arm Greenway Public Realm Improvements, Manchester.

2022/0446/CIS/01

EXECUTIVE SUMMARY

Development Supported

GMP & Design for Security welcome the investment in this part of Manchester.

The immediate neighbourhood around the site does suffer from high levels of crime and disorder and movement predictors, such as bridges which can be exploited by criminals.

I have made several recommendations to improve security within the scheme, and these are set out in section 3.3 of this report and are summarised as follows:

- Ensure clear lines of sight are maintained across the green spaces.
- Proposed furniture and play space equipment should be robust to withstand casual acts of vandalism.
- Ensure existing and proposed lighting proposals provide

The success of this proposal will be largely dependent on the adoption of effective management practices, as highlighted in section 5 of this report, together with continuing liaison with local police and other partners.

Greater Manchester Police are happy to support the proposals.

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1 Visual Audit

The development site is indicated by the red outline on the plan adjacent and is supported with existing site context photographs taken around the site.

The site is located in the Ancoats district on the outskirts of M/cr city centre. The wider site is made up of two separate spaces connected via the existing road network. The two distinct spaces already exist as green spaces/parks. The proposal seeks to enhance, redevelop and connect the spaces via upgrading the road network and new pathways as the programme of the surrounding masterplan allows.

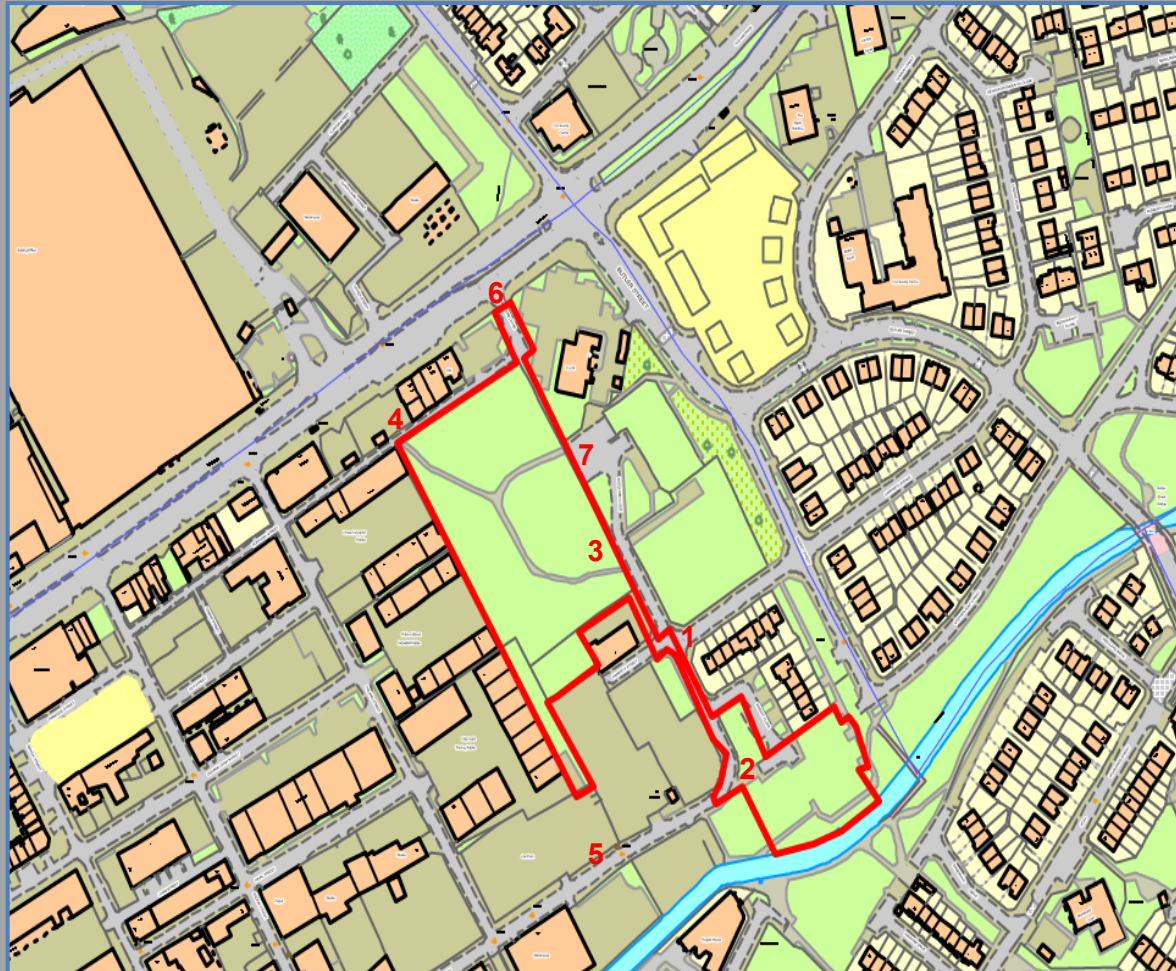
Ancoats Green (largest site), is an established green park space with footpaths crossing the space from Wadeford Close to Portugal St. The park contains a number of mature tree species with dense foliage to the periphery of the site.

The second (smaller) green space referred to as 'Jersey Green' is sited next to the canal and is much more open, visually and contains a smaller number of mature trees. Adjacent to this space is an existing public bridge crossing the canal.

Parts of the Ancoats area are heavily pedestrianized and in parts, traffic free. Several buildings provide commercial/retail ground floor uses, some with external seating areas onto the pedestrianized streets supporting the area as a cultural & vibrant destination.

Parking is in high demand within the area, partly due to the proximity to the city centre and the high density of dwellings in the area, together with limited on-street parking.

There was visual evidence of graffiti in and around the site and the dense foliage has been used for rough sleeping and drug taking.



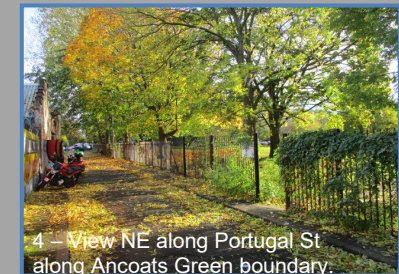
1 – View into the site off Wadeford Close.



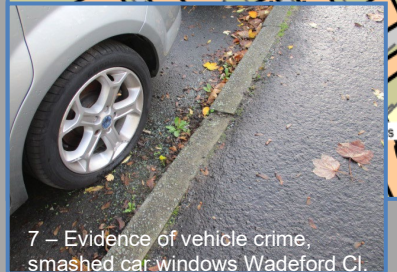
2 – View east on Jersey St to existing green space in boundary.



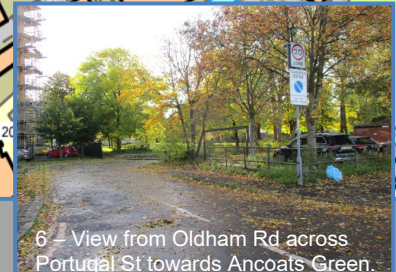
3 – View West within Ancoats Green.



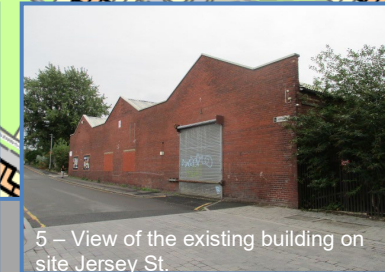
4 – View NE along Portugal St along Ancoats Green boundary.



7 – Evidence of vehicle crime, smashed car windows Wadeford Cl.



6 – View from Oldham Rd across Portugal St towards Ancoats Green.



5 – View of the existing building on site Jersey St.

2 Crime Statistics & Analysis

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

2.1 Crime Summary

Figure 1: 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
56	30	132	249	104	22	5	179	29	27

- 2.1.1 The general volume of crime in the local area is high for the Manchester district, with the most prevalent types of crime being less serious wounding, as well as vehicle crime, criminal damage and theft. These types of crime are typical of those experienced in or within close proximity of city centres – where there is often a concentration of residential, retail, commercial and licensed premises, leading to a concentration of crime and disorder issues.
- 2.1.2 Less serious woundings, have taken place throughout the local area - with particular hotspots occurring to the west of the site along Oldham Road and Henry Street, as well as to the south around Redhill Street and New Islington Marina. Assaults and public order offences have been the most commonly occurring, with domestic incidents and incidents between intoxicated individuals or groups, largely during the late evening and early morning.
- 2.1.3 Vehicle crime in the area is high; however, this is likely because of the large car parks located in the area. Vehicles parked within close proximity of the City Centre are mostly used by commuters leaving vehicles unattended for long periods of the day.

2.2 Common Use-Specific M.O.s (Modus Operandi)

2.2.1 Criminal damage carried out against buildings and landmarks by means of graffiti.

Possible Solution - A protective coating should be applied to any areas that may be vulnerable to graffiti (such as large expanses of blank walls and inside toilets) in order to facilitate rapid removal. Any proposed street furniture should be robust and vandal resistant. Flame retardant timber should be used where possible.

2.2.2 Glazing in windows and doors has been smashed.

Possible Solution – Any windows should be protected with external shutters, integral to the structure. All shutters should be certified to a recognised burglary-resistant standard (i.e. LPS 1175 SR 2). Shutters certified to this standard can resist most attempts by offenders to gain access with the use of force. In high risk situations, shutters rated to a higher standard of resistance should be installed.

2.2.3 Theft of personal property in the local area by means of pickpocketing and distraction methods.

Possible Solution – Footpaths / viewing areas should be as wide as possible so that unsupervised pedestrians do not have to pass too closely by others which could leave them vulnerable to thieves. The entrance to the facility and approaches should be illuminated to a high standard and CCTV should be provided.

2.3 Risk Factors

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

- Personal robbery
- Theft of personal belongings
- Criminal damage to adjoining properties
- Arson
- Violence towards the public and staff
- Unauthorised access to buildings / private spaces
- Rowdy and inconsiderate behaviour
- Antisocial behaviour
- Loitering groups
- Alcohol and drug misuse
- Alcohol related disorder
- Rough sleeping

2.4 Criminal Damage (Parks): Risk Analysis

The data below relates to criminal damage offences within / against parks, recorded in the Manchester area during 2018 - 2019.

2.4.1



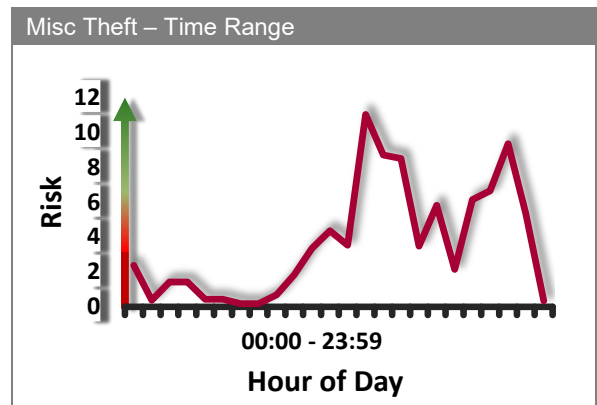
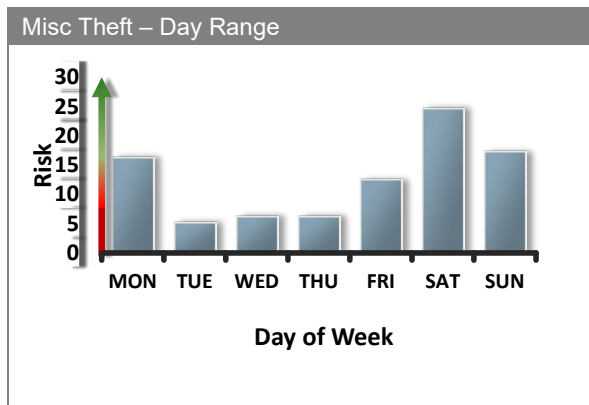
2.4.2 **Day / Time Range:** The risk of criminal damage peaks on a Saturday and Sunday during the afternoon and into the evening, peaking between 8pm – 9:30pm. Offenders often carry out criminal damage in the evening when there is less footfall in the area, giving offenders the perception that they are less likely to be identified. Offenders also use the cover of darkness in order to enter the area and exit the area unseen.

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

- Graffiti on park statues and walls.
- Using implements in order to set fire to bins in public spaces.
- Damaging out houses by means of bodily pressure and implements, damaging doors/walls.
- Smashed glazing in windows and doors.
- Using bodily pressure and implements in order to damage fencing / netting surrounding the park.
- Using off road vehicles or cars to cause damage to grass fields within the park.

2.5 Theft (Parks): Risk Analysis

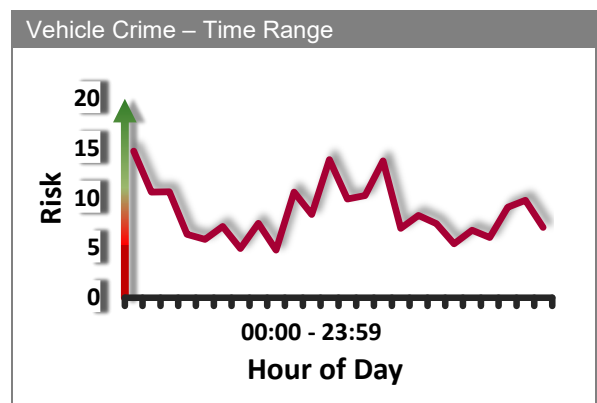
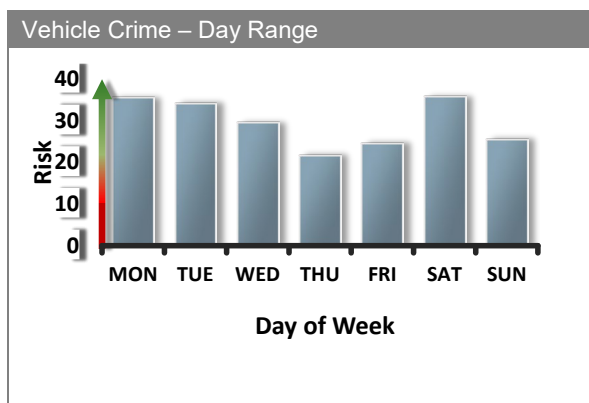
The data below relates to thefts within / against parks, recorded in the Manchester area during 2018 - 2019.



- 2.5.1 **Day / Time Range:** The risk of theft at parks in Manchester peak on a Saturday and Sunday during the afternoon and into the evening. Offenders have targeted properties located within the park, climbing on roofs and removing lead from the building. Offenders have also targeted insecure bikes, scooters, phones and bags, grabbing the property and making off out of the area.

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 Monday and Saturday during the morning and into the afternoon (10am – 3pm) and early hours of the morning (12am – 3am). Vehicles during these peak times are likely to be left unattended and out of sight of the owner for long periods of time (either over night or whilst the owner attends the City Centre) creating a perceived low risk opportunity for the offender(s).

Layout Appraisal

2.7 Proposed development

- 2.7.1 The proposal seeks to upgrade the existing green spaces and pathways as designated locations within the redline boundary.
- 2.7.2 Existing landscaping will be cutback where required allowing for wider pathways, gateways and new planting. New landscaping, furniture and a new designated children's play space will be incorporated into the main green space, 'Ancoats Green'.
- 2.7.3 The existing lighting will be reviewed and maintained where required. along with subtle lighting interventions which works in harmony with local ecology.
- 2.7.4 In addition to the landscaping works there will be significant highways redevelopment of the humpbacked bridge on Jersey Street which will be levelled, as set out within the approved planning application for the bridge removal (planning application ref. 133406/VO/2022) creating a continuous level datum along Jersey Street.

2.8 Positive Aspects of the Proposal

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

- 2.8.1 The proposed development will positively add to the regeneration of the Ancoats district.
- 2.8.2 The proposed masterplan will see the development of a long-standing empty plot. The redevelopment of the site will remove a site which provides no street level activity.
- 2.8.3 The new public realm amenity spaces provide opportunities for communities and residents to meet and foster community relations within the local area. Schemes which have good social communities are less likely to tolerate inappropriate behaviour.
- 2.8.4 The regenerated public space is very likely to attract greater number of visitors, commuters & education groups which can add to the ambience of the place and improves passive surveillance and informal policing of the area.
- 2.8.5 The presence of a high-quality public space will improve the profile of the neighbourhood and stimulate further investment in the area, ideally in housing stock, business premises and other areas of the public realm.
- 2.8.6 The public realm central landscaped play park will be well-overlooked by the proposed buildings and should benefit from legitimate activity and passive surveillance at all times of the day and night, promoting a greater sense of safety in the public realm.
- 2.8.7 The layout has a relatively uncomplicated arrangement with good sight lines along the pathways and between spaces with no pinch points or potential hiding places which could be exploited by offenders. The choice of trees and other plant species should allow some visible permeability through the canopies and foliage so that people cannot be concealed within the public spaces.
- 2.8.8 Extensive landscaping of the public realm and green spaces will complement the wider and neighbouring Ancoats district
- 2.8.9 The scheme presents opportunities to incorporate lighting within the proposals, promoting a sense of safety within the area during the hours of darkness whilst also working in conjunction with the local ecology.
- 2.8.10 The proposed development provides the opportunity to include security features built into the design and construction of the building and avoid the need for obtrusive retro-fitted security measures that can increase the fear of crime. Security measures carefully incorporated into the design can ensure the building is reasonably secure, without visibly announcing that the design was concerned about crime.

2.9 Public Realm influences over crime patterns

- 2.9.1 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?

2.9.2 Aspects of the local environment that might help to reduce the risk of crime and disorder at the site are as follows:

- being located on well-trafficked streets and overlooked by routinely occupied buildings. the site is subject to surveillance by local residents as well as passers-by on foot and in cars. The casual observations by residents and passers-by may deter some offenders.
- the site is well connected to the core of the city centre. Local pedestrian routes are generally busy during the daytime, particularly that they pass along Jersey Street to Great Ancoats Street (a main road connecting to the city centre), and include residential properties, with largely 'active' frontages and regular pedestrian flows, especially during the working day.
- Part of the redevelopment proposal incorporates a designated play park. These features can act as a catalyst for developing new community engagement and creating a sense of community ownership of these space & structures. In addition, residents and community groups and are less likely to tolerate anti-social behaviour taking place around these spaces.
- People spend more time in well designed parks and green spaces. In turn this offers good levels of natural surveillance of the surrounding environment.

2.9.3 There are also some features that might facilitate crime and disorder and the fear of crime, these include:

- Although the volume of crime in the neighbourhood is already high. The redevelopment of the green spaces in this location, is likely to attract anti-social behaviour with the potential to cause disturbance to residents.

2.9.4 The design and layout of the public realm surrounding the blocks should be carefully considered. It should not include any hard/soft landscaping features that may impede surveillance opportunities. The following issues should be addressed with the public realm/landscaping strategy (also see Section 3.1):

- The proposed public realm features as well as benches and any other hard landscaping features, should be designed to deter and withstand any such treatment and to maximise surveillance opportunities of/from them.
- Public realm furniture items should be robust to sustain constant daily use and form part of the management and maintenance regime. Damaged features which are not tended to over a period of time can lead to further decline and respect for the area.
- In particular, the potential to foster nuisance and anti-social behaviour issues at night. The central public realm area will benefit from levels of footfall, activity and will rely on passive surveillance from the residential properties overlooking this area. The area must be well-lit and designed to maximise surveillance opportunities and eliminate hiding places.
- Any cycle parking areas located throughout the public realm area should be located where they can be overlooked from routinely occupied areas.

2.10 Changes 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.

2.10.1 Phasing. It is probable that the site will be redeveloped in phases, and it is crucial that the treatment of the edges of each section is not left vulnerable. It may be necessary to install interim boundary treatments in order to provide a robust level of security in such locations. The phasing should also be

considered in relation to the creation of hidden or concealed areas where disorder could occur unseen, which may cause nuisance to existing and new occupants of the site, and the protection of sight lines along pedestrian routes.

- 2.10.2 Landscape generally. Future soft landscaping growth and maintenance must be considered at the design stage. Hard landscape features and surfaces should be designed to withstand casual acts of vandalism which should be considered. Consideration should be given to the level of maintenance likely to be carried out when selecting landscape materials, in particular robustness and ease of repair or replacement following damage.
- 2.10.3 The proposed development works should help to increase the accessibility of such spaces to user groups who may feel more vulnerable in such spaces and who are of lower mobility. The greater the use of these spaces the less likely they will be populated by those acting anti-socially.
- 2.10.4 Consideration should be given to the waste collection, storage and disposal arrangements as part of the management strategy. It is not acceptable for bins to be left full for extended periods where they can breed a sense of mis-management and encourage further littering.
- 2.10.5 It is essential that all the physical security measures listed below are incorporated into the scheme. Integrated, risk-commensurate security measures aim to place secure physical barriers or surveillance in the path of the criminal – making crime harder to commit and raising the risk of detection and possible capture, as well as promoting a feeling of safety in users.

3 Physical Security

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

3.1 Landscaping

- ☐ Street furniture should be designed to withstand casual acts of vandalism. When selecting or designing street furniture, consider how easily and quickly items can be repaired or replaced following damage. When commissioning bespoke street furniture and public artworks it is also important to be mindful of the potential for attack and ease of repair. These features are best positioned where there is plenty of formal and informal surveillance, so any criminal acts are more likely to be witnessed.
- ☐ Use of 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).
- ☐ Public open space areas 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.
- ☐ Design of Chicanes, Chicanes should be considered at locations near schools to support the reduction of cycle speeds which is already an issue between pedestrians and cyclists along the paths. Chicanes also reduce the opportunity for cyclists and illegal motorbikes to undertake high speeds over long stretches, thus reducing conflict and/or injury between users.
- ☐ Ease of repair. It is likely that furniture will be subject to criminal damage. The design should be sufficiently robust to withstand this kind of attack, but also should be capable of rapid repair. Use of bespoke components may create delays in obtaining replacements.

3.2 Lighting

- ☐ External lighting should be provided in accordance with local ecology. The spread of lighting should be evenly distributed with no areas of shadowing or pooling. Levels should be sufficient to support the ecology within the area. The position of light sources must not create glare or be dazzling at eye level.

3.3 Other

- ☐ Signage should be provided advising people of what to do if they get into difficulties or simply to report faults or offensive graffiti.

- ☐ Site wide signage should be consistent throughout the area. It should help direct users to the safest/most convenient routes to and from key areas of the site, for example; bus stops and nearest points of interest where further assistance may be found.
- ☐ Surfaces that could be vulnerable to graffiti should be formed of a resistant material or have a resistant coating applied at the outset in order to facilitate rapid removal, e.g. 'easy-on' (see www.urbanhygiene.com for details).

4 Management & Maintenance

- 4.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within the area. Aspects of a development, which are left to deteriorate, have the potential to attract further crime. A maintenance plan should be drawn up to address issues such as:
 - Litter and graffiti removal to ensure that the site remains in good repair.
 - Regular inspection, service and repair to communal security features (lighting, signage, fencing & gates)
 - Trimming and pruning to shrubs and trees to ensure that sight lines are maintained and coverage of lighting is not impaired.
- 4.1.2 Ensure that the site management of the play space, furniture and landscaping are robust and able to cope once the proposals remains in place.
- 4.1.3 Information regarding security features (such as specifications of materials and structures and systems performance) should be conveyed to the ultimate owners or managers of the site to ensure that any future replacements continue to provide the same level of security and maintain any security accreditation for the development.
- 4.1.4 As the spaces are in a relatively quiet location, it will inevitably attract the attention of potential offenders, regular maintenance should be considered during the initial period, which can be reviewed and adapted as experience of site develops. The developer should liaise with the local policing team, and the site should be included in the patrols of the neighbourhood officers.

5 Construction

- 5.1.1 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.
- 5.1.2 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).

6 Useful References

6.1 Secured by Design (SBD)

- 6.1.1 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
05/09/2022	Deloitte	CIS instruction received
20/10/2022	Deloitte	CIS instruction received
24/10/2022	GMP	Invoice issued
07/11/2022	DfS	Site visit
15/11/2022	DfS	CIS version A completed.
26/01/2023	DfS	CIS version B completed.

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
2895-ID-013-01	Ancoats Green Site Plan		

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		
B	Additional planning text added	26/01/23

D Glossary

Burglary Resistance Standards

BS PAS 23-1, 1999

General performance requirements for door/window assemblies.

A performance standard for door sets and windows, 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/window assemblies.

An attack test standard for door sets and windows. 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.

STS201 Issue 4: 2012

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

STS202 Issue 3: 2011

Requirements for burglary resistance of construction products including hinged, pivoted, folding or sliding door-sets, 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.

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

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