

CRIME IMPACT STATEMENT

REDEVELOPMENT OF ALL SAINTS LIBRARY
OXFORD ROAD, MANCHESTER

For: Manchester Metropolitan University
Version A: 28th November 2025
Reference: 2020/0187/CIS/02

designforsecurity

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GREATER MANCHESTER POLICE

All Saints Library, Oxford Road

URN: 2020/0187/CIS/02

EXECUTIVE SUMMARY

Recommendations made

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED - http://designforsecurity.org/about/crime-prevention-through-environmental-design/), in order to reduce the opportunities for crime and the fear of crime.

The proposed development is acceptable in general; however the following points should be addressed:

- The proposed building overhang to the front façade could potentially generate misuse if it provides shelter from the elements, which can attract loitering and vagrancy. Due to the height of the projection the risk is relatively low, but measures should be put in place to deter misuse.
- Access control should be carefully considered to ensure that access is restricted into the building, and to specific areas/rooms, to genuine users. Audit trails must be maintained to see who has accessed which areas in the event of an incident.

More details can be found in section 3.3 where there are there are a number of recommendations made which would enhance the security of the development and it is highly recommended that these are considered. It is also recommended that the development is built to Secured by Design standards.

[redacted]

Patrick Babb

Consultant

[redacted]

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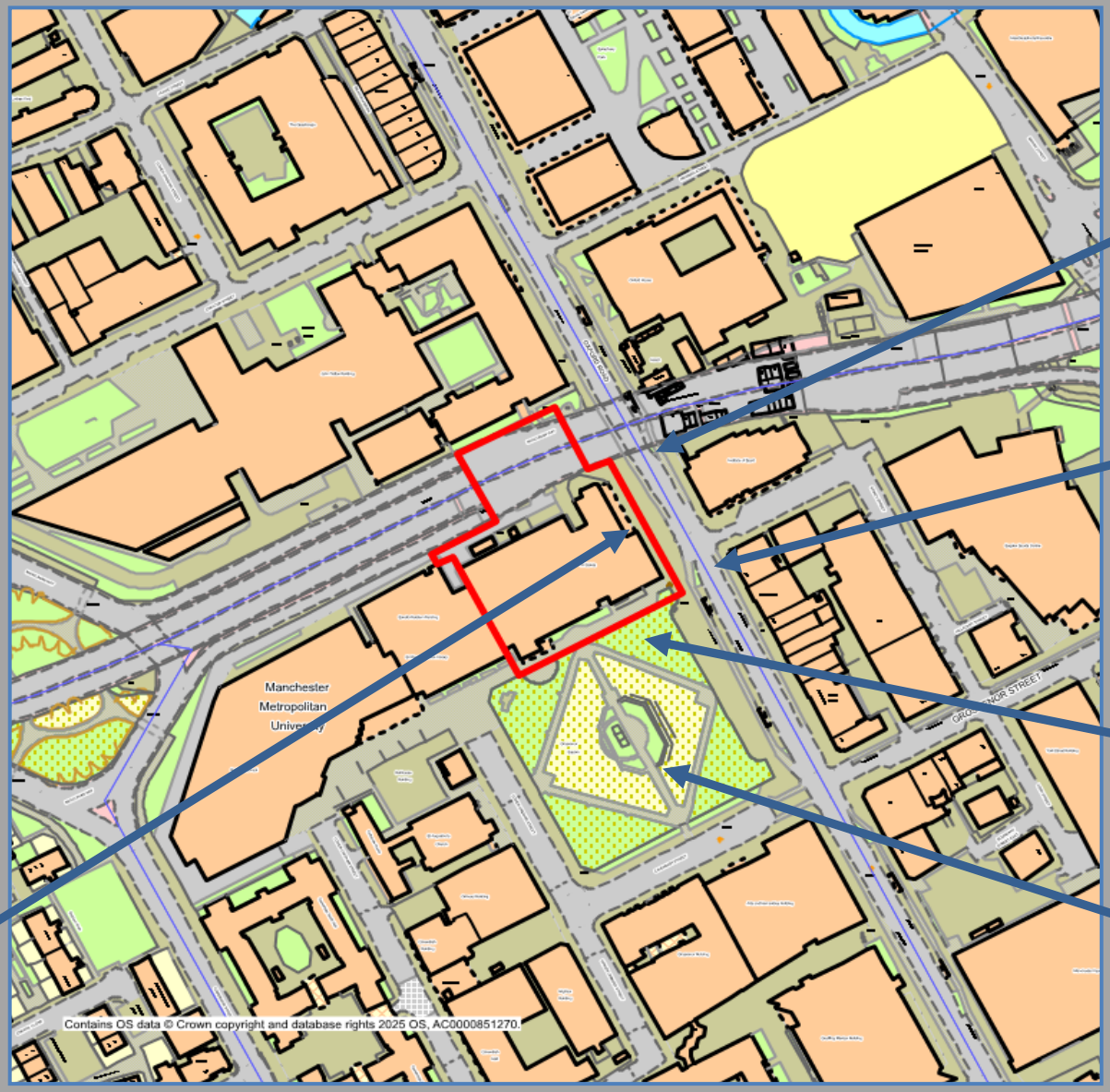
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located in Manchester, close to the city centre within the Manchester Metropolitan University campus.

The site is rectangular, and the boundaries are defined by the Mancunian Way to the North, Oxford Road to the East, to the South the site is bound by All Saints Park, and to the West the site is bound by the Sandra Burslem Building and what will remain of the existing library. The site also includes land beneath the Mancunian Way, which is currently fenced and used as a vehicle and cycle parking area.

The site is currently developed and occupied by the existing library building which is set to be partially demolished prior to the construction of the new library.













2 Crime Statistics & Analysis

2.1 Local Crime Summary

The data below is based on crimes recorded between 1st November 2024 to 31st October 2025.

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
32	42	94	591	228	45	16	109	10	98

2.1.1 Within a 500-meter radius of the site, crime patterns indicate a significant prevalence of violent incidents compared to other crimes. Less Serious Wounding is the most frequent offence in the statistics with 591 recorded cases, suggesting that assaults and physical altercations are a major concern in this area. Violent crimes of higher severity, such as Robbery (45 cases) and Serious Wounding (16 cases), occur less frequent but occur at a higher rate than other areas.

2.1.2 Violent crime is often linked to alcohol consumption and late-night social activities. Nighttime economy areas, such as the surrounding area, typically see elevated levels of minor assaults and disorderly behaviour.

2.1.3 Property crimes are also frequent, particularly Theft with 228 cases, followed by Theft from Motor Vehicle (109 cases) and Bicycle Theft (98 cases). This is typical of areas where students and visitors frequently use bicycles, may leave valuables unattended, and rely on public spaces for socialising. Opportunistic theft is a well-documented issue in areas with a high density of licensed premises and within university campuses.

2.1.4 Criminal Damage accounts for 94 incidents, indicating recurring vandalism or damage to property. Burglary-related crimes are less frequent but still relevant, with non-residential properties being targeted more frequently than residential properties.

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

Having looked at the crime data for the site and the surrounding area, the most frequent M.O's (modus operandi) used by offenders when targeting education facilities and university buildings are listed below, along with suggested measures to reduce the risk of them being utilised at the proposed development:

2.2.1 Offenders have forced open doors using bodily pressure and implements / tools, smashed glazed panels within doors or targeted them when left insecure by staff.

Possible Solution – All external doors should be certified to a relevant security standard (see section 4.1 for more details. All glazing in doors (and windows) should be laminated and certified under BS EN 356.

2.2.2 Offenders have climbed onto the roof of single-storey building elements and gained access through the roof itself or through high level roof-lights / windows.

Possible Solution – Where possible eaves heights should be high enough to prevent roofs from being easily climbed. Any single storey elements should have a reinforced roof to prevent an offender from damaging it to gain entry.

2.2.3 Where the point of entry is unknown / legitimate, this is likely to have been when offenders have gained access to insecure rooms / areas unnoticed, before targeting equipment (such as laptops, media / musical equipment, tools etc.).

Possible Solution – All internal doors into rooms should be robust and capable of being locked. Consideration should be given to installing a burglary resistant doorset into any rooms containing/storing valuable equipment.

2.2.4 Theft of insecure property belonging to students and staff, as well as school equipment.

Possible Solution – Students and staff should be provided with lockers so that they can secure their property. All classrooms should be capable of being locked when not in use.

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2.3 Risk Factors

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

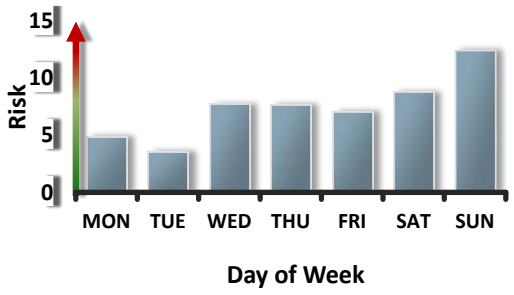
- Burglary
- Criminal damage to property and vehicles
- Unauthorised access to buildings and non-public areas
- Anti-social behaviour/loitering groups (particularly out-of-hours)
- Internal theft
- Theft of staff / pupil belongings
- Cycle theft
- Bullying
- Staff, pupil and parent safety
- Acts of criminal damage during the construction period

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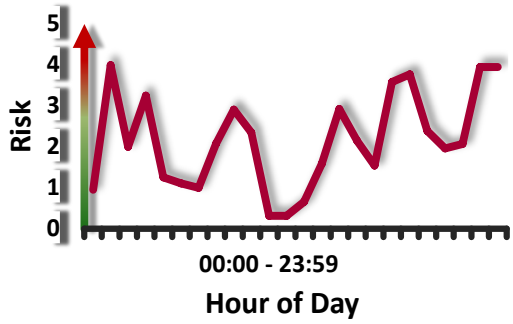
2.4 Burglary Risk Analysis

The data below relates to non-domestic burglary offences within / against educational facilities, recorded in the Manchester area.

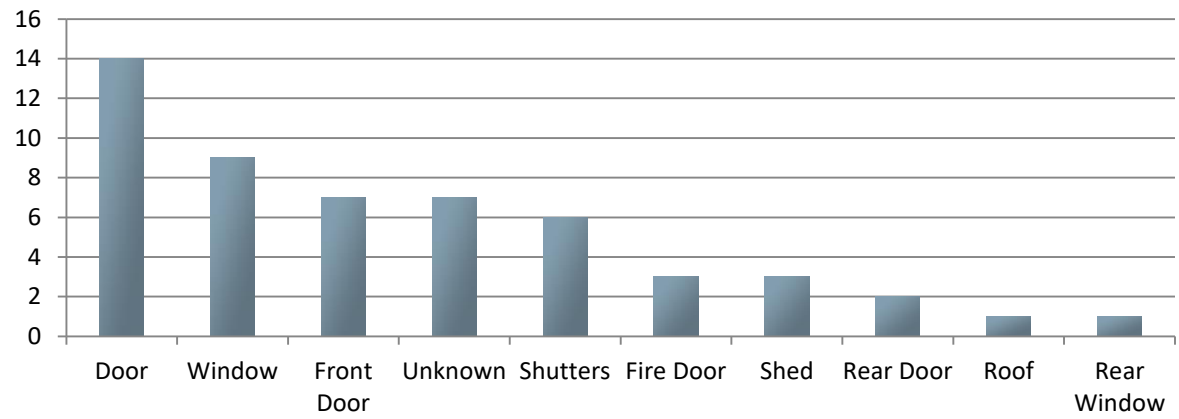
Educational Facility Burglary – Day Range



Educational Facility Burglary – Time Range



Educational Facility Burglary – Point of Entry



2.4.1 Day / Time Range: The risk of burglary at education facilities in the local area peaks on a Thursday, Friday and a Sunday. The risk is relatively high throughout the day, peaking in the late evening and early hours of the morning (9pm – 5am). Offenders target educational facilities during the evening when it is dark, streets are quieter as the risk of being caught / identified lessens.

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

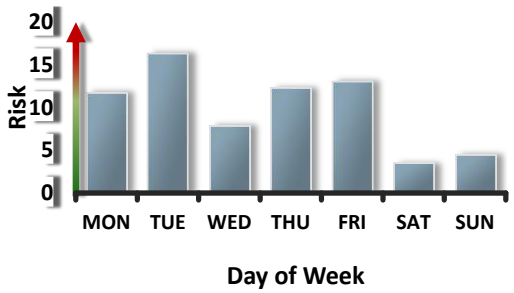
- Opening secure doors using bodily pressure and implements to gain access to the premises.
- Exploitation of insecure doors and windows to gain entry to the property.
- Climbing perimeter fencing to gain access to the grounds and approaching secure sheds use implements and bodily pressure to gain access.
- Climb onto roofing and remove tiles to gain entry to the premises.
- Force open shutters using bodily pressure and implements to gain access.
- Smashed glazing in windows and doors to gain entry to the property.
- In cases where the point of entry in unknown, offenders have often posed as legitimate students/ visitors and entered restricted areas by means of insecure doors.

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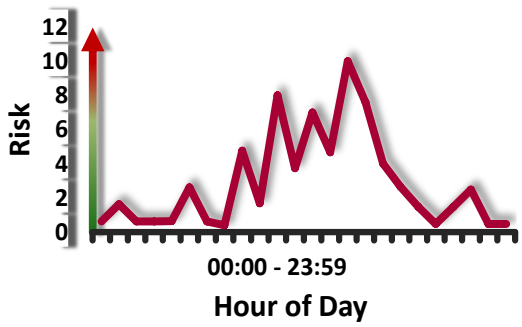
2.5 Theft Risk Analysis

The data below relates to thefts within / against educational facilities, recorded in the Manchester area.

Educational Facility Theft – Day Range



Educational Facility Theft – Time Range



2.5.1 Day / Time Range: The risk of theft at educational facilities peaks on a Tuesday during the morning and into the afternoon (8am – 4pm.) The thefts carried out involve thefts of personal items, mostly mobile phones and bags, as well as equipment owned by the facility, mostly laptops and computing equipment

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 is highest on Sunday in the evening (19:00-23:00). Offenders tend to target vehicles at this time when they are often left unattended and out of sight of the owners for long periods of time, creating a perceived low risk opportunity for offenders.

3 Layout Appraisal

3.1 Proposed Development

3.1.1 The proposed development is a new library building on the site of the existing MMU library, following the partial demolition of the existing building. The new building will be seven storeys tall with a gross internal area of 12,000sq m and space for approximately 2,000 study spaces.

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 The site is located in a prominent location on Oxford Road which is one of the busiest routes in the area for vehicular and pedestrian traffic. The high levels of footfall and vehicular activity will provide the building with high levels of passive surveillance which will deter offenders, or those antisocially minded, from operating.

3.2.2 The building footprint is rectangular and generally free of any features that could conceal an offender from view, such as recessed doorways or projecting features.

3.2.3 The library entrance will be taken from the Southern elevation where it can easily be seen from the surrounding public areas.

3.2.4 The operation of the building, as a facility that can be used 24 hours a day, will generate legitimate activity in the area, which can deter criminals from operating and deter misuse of the surrounding area.

3.2.5 The entrance to the library, and the library building, will overlook All Saints Park opposite providing high levels of natural surveillance of the park. The building will have a glass façade which will allow good views of the surrounding area from inside the building.

3.2.6 On the day of my site visit there were no obvious signs of antisocial behaviour at All Saints Park and it seemed to be very well used by pedestrians.

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3.2.7 The University have a security team that conducts regular patrols of the campus and monitors the surveillance systems. The presence of security staff can deter criminality, and misuse of the area. The ability for security staff to monitor CCTV coverage allows a quick response to any incidents that may arise.

3.2.8 Revolving doors will provide the primary access into the building with a pass door for secondary access. During the evening and at night the revolving doors can be secured, and the pass door can be used for access, restricted to genuine users.

3.2.9 Speed gates will restrict access from the lobby into the main library areas, which will restrict access to the library to genuine users.

3.2.10 The reception desk will overlook the main entrance into the building, allowing staff to vet those coming into the building and allowing them to survey the external spaces.

3.2.11 Lockers will be provided in the changing rooms, allowing those using the facilities to secure their property – leaving it less susceptible to theft.

3.3 Points for Further Consideration

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

3.3.1 The main entrance and front elevation of the building features a large overhang. Buildings with similar features in the city centre area have suffered from vagrancy (including the erection of tents), begging, and associated issues (i.e. drug/alcohol consumption, littering, and, intimidation of legitimate users). The design of this building, and the height which the building projects above, should be sufficiently high enough that it does not offer shelter from the elements which might be attractive to those misusing such spaces; however, it would still be prudent to install hight quality lighting and CCTV coverage as a deterrent.

3.3.2 There is a glazed façade to the rear of the building, allowing students/staff to view this area of the building which could potentially be vulnerable. To aid surveillance, and deter misuse, the rear of the building should be illuminated and there covered by CCTV.

3.3.3 Access control into the building should be carefully considered. When the reception area is staffed the risk of unauthorised access will be low, as staff can vet those entering the building. During the hours when the reception desk is not staffed (i.e. late evening, night & early morning) the revolving doors should be secured and the adjacent pass door should be used for access, opening on an access control system.

3.3.4 In the evening and at night, when staffing levels and the number of users is lower, restricting access to some floors would allow the security of the building to be managed with greater ease.

3.3.5 Doors into rooms restricted to staff should operate on an access control system, to restrict access to staff and genuine users. Doors into these rooms should have a door closer and lock automatically when closed, so that they cannot be left insecure. All staff rooms should have clear signage indicating that it is restricted to staff.

3.3.6 Flexible classroom space, podcast room, media room, meeting rooms, and similar, should operate on an access control system and booking system. These spaces should only be accessible to genuine users who have booked the spaces. The access control system should be fully auditable, this will allow staff to see who has been in these spaces in the event of any misuse/damage.

3.3.7 Computer/IT equipment has been targeted by thieves in other university buildings, and similar uses across the area. Outside of booked hours the IT suite should not be accessible unless authorised, to reduce the potential for theft. For additional security, any portable items could be stored in lockable containers to afford another layer of protection.

3.3.8 It is highly recommended that any valuable equipment is secured where possible so that it cannot be removed by an opportunist offender. All valuable equipment should be property marked, so that it can be identified in the event of a theft and to deter offenders. There should be an asset register, detailing all equipment and this should be regularly maintained.

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3.3.9 Consider providing lockers to allow students to store their property securely if they are using the library for longs periods of time and need to leave their desk for extended periods of time. Any lockers should be positioned where they can be clearly seen, and monitored by CCTV, to prevent tampering.

3.3.10 A clear desk policy could be implemented to deter students from leaving valuables unattended for long periods of time, which could leave them vulnerable to theft. Signage could be used to direct students to lockers and advising of their use.

4 Physical Security

The following checklist forms the physical security requirements for this scheme to achieve Secured by Design accreditation in addition to the layout issues highlighted within Section 3.3.

4.1 Doors

4.1.1 External doorsets including the main entrance pass door, cycle access door, bin store doors and escape doors should be compliant with, and certified to, BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. All of these doors should be self-closing and self-locking.

4.1.2 The revolving entrance doors should be tested and certified to LPS 1175 SR2.

4.2 Windows & Shutters

4.2.1 Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24 or LPS 1175.

4.2.2 Curtain walling panels should include laminated glazing (see below) and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

4.2.3 Any security shutters or grilles must be tested and certified to LPS 1175 SR2 (or SR1 if perforated laths are required).

4.3 Glazing & Building Fabric

4.3.1 All accessible glazing (i.e. below a height of 2000mm from external ground level) must incorporate an internal 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 external pane in a double-glazed unit may be toughened glass.

4.3.2 Any curtain walling panels should include laminated glazing and should be securely fixed directly to the floor slabs where possible, rather than to perimeter columns.

4.3.3 Any louvres at ground floor level to plant areas/refuge stores should be robustly constructed and fixed, to ensure they cannot be easily removed or damaged.

4.4 Bicycle Parking

4.4.1 Cycle stands should either be U-profile or Sheffield style stands to allow both wheels and the frame to be secured.

4.5 Access control

4.5.1 Access control systems should be operable by swipe card or fob, and not numeric keypads. The following doors should operate on access control:

- The revolving entrance door and any pass doors.
- All external doors.
- Turnstiles/speed gates and/or lifts.
- Meeting rooms, IT suites, teaching spaces, media room, podcast room, etc.
- Staff only areas.
- Plant areas and areas restricted to maintenance staff.

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4.5.2 The electric locking system to be used throughout the building should ideally be fully auditable (i.e. allows the retention of data, such as who accessed where and when), to allow for a better investigation into any incidents. Staff key-fobs/cards should be capable of being quickly activated or disabled when required, to ensure they are not misused. Staff should only be allowed access to areas required for their work.

4.5.3 Lockers should be provided in the changing rooms for staff to store personal items whilst changing/showering.

4.6 Lighting

4.6.1 Dusk-to-dawn lighting, operated by photoelectric cell/daylight sensor, and producing 'white' light, should be installed to all external doors of each building.

4.7 CCTV

Resolution and Identification

4.7.1 Select camera resolution based on identification requirements and field of view. More megapixels provide higher detail, but also increase bandwidth and storage requirements.

4.7.2 Recommended resolution levels:

- 1080p (2MP): General indoor and corridor surveillance.
- 4MP–8MP (4K): Entrances, exits, and high-security areas for facial or number plate recognition.
- >8MP: Large-area coverage or post-event digital zooming.

Image Quality

4.7.3 High-quality imaging is the foundation of effective CCTV. Selecting cameras with the right sensor size, lens aperture, and image processing capabilities ensures accurate visual data capture across lighting conditions.

4.7.4 Key considerations:

- Larger sensors and low f-number lenses capture more light and deliver better contrast.
- Use Wide Dynamic Range (WDR) cameras for scenes with bright and dark areas.
- Apply Day/Night and IR-capable cameras for low-light performance.
- Frame rates between 25–30 fps are recommended for motion clarity.

Camera Placement and Coverage

4.7.5 Camera placement directly affects image usability. Ensure coverage overlap and proper mounting height to minimise blind spots.

4.7.6 Placement principles:

- Mount indoor cameras between 2.5–3 m to prevent tampering while retaining facial detail.
- Outdoor cameras should be positioned to avoid glare and direct sunlight.
- Slight overlap of camera fields ensures seamless coverage.
- Combine wide-angle lenses for area coverage and narrow lenses for detail zones.

Environmental and Housing Considerations

4.7.7 Outdoor and exposed cameras must withstand environmental and mechanical impacts. Select housings rated for weather and vandal resistance.

- Minimum IP65/66 for outdoor use.
- IK10 or equivalent vandal-resistant enclosures.
- Integrated IR or OptimizedIR functions for low-light areas.
- Avoid steep downward angles; maintain clear facial perspective.

Network and System Design

4.7.8 Design the video system architecture around IP-based network cameras for scalability, reliability, and flexibility.

4.7.9 Core design elements:

- Use Power over Ethernet (PoE) to simplify installation.

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- Calculate bandwidth and storage based on resolution, frame rate, and retention time.
- Apply compression standards (H.264/H.265) to optimise storage.
- Ensure strong cybersecurity: password protection, encryption, network segmentation.

Maintenance and Quality Assurance

4.7.10 Routine inspection and maintenance are critical to sustaining image quality and reliability.

- Perform day/night checks post-installation.
- Clean lenses regularly and inspect mounting fixtures.
- Review recorded footage to confirm identification quality.

4.7.11 Update firmware and review network security periodically.

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5 Management & Maintenance

5.1.1 A comprehensive security regime for the management of the library must be prepared and remain in place for the day-to-day running of the units. There should be regular reviews/exercises to ensure that it remains accurate, workable and up to date. All staff should understand and accept the need for security measures, and it should be made easy for people to raise concerns or report observations. The operating/maintenance plan should focus on issues such as:

- Opening and closing of premises, including staff arrival and departure;
- Details of staff security training;
- Location and management of any smoking areas;
- Repairing damaged external and internal fittings, particularly security features e.g. alarm system, CCTV cameras etc;
- Cleaning and prompt removal of graffiti, litter etc; and
- Refuse collection arrangements.

5.1.2 Any high value equipment (e.g. computers/TVs, tools etc.) should be property marked and securely fixed or stored to deter damage/theft. An accurate record should be maintained which logs all such items.

5.1.3 Adequate signage should be deployed in all areas not only to direct people throughout the site and each of the premises, but also to deter unauthorised access to resident or staff-only areas.

5.1.4 Refuse collection arrangements should not require bins to be left accessible for extended periods. Servicing activities should also not require any service doors to remain open and unattended for prolonged periods.

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 Security Industry Authority (SIA) 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. Please see Secured by Design - Secured by Design for more information. To apply for the SBD Award for your development in Greater Manchester, please visit Apply for Secured by Design – Design For Security.

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A Contact Register

Date	Contact With	Summary of Contact
23/05/2025	Alex Grafton	Meeting
03/11/2025	Alex Grafton	CIS application confirmed
21/11/2025	Alex Grafton	Update/latest drawings
26/11/2025	Nicholas Birchall	Minor revisions

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
1350B-HBA-SW-XX-DR-A-080010	Site Location Plan	December 2025	DRAFT
1350B-HBA-SW-XX-DR-A-080020	Existing Site Plan	December 2025	DRAFT
1350B-HBA-SW-XX-DR-A-080030	Proposed Site Plan	December 2025	DRAFT
1350B-HBA-XX-00-DR-A-080110	GA Plan Level 00	December 2025	DRAFT
1350B-HBA-XX-01-DR-A-080112	GA Plan Level 01	December 2025	DRAFT
1350B-HBA-XX-02-DR-A-080113	GA Plan Level 02	December 2025	DRAFT
1350B-HBA-XX-03-DR-A-080114	GA Plan Level 03	December 2025	DRAFT
1350B-HBA-XX-04-DR-A-080115	GA Plan Level 04	December 2025	DRAFT
1350B-HBA-XX-05-DR-A-080116	GA Plan Level 05	December 2025	DRAFT
1350B-HBA-XX-06-DR-A-080117	GA Plan Level 06	December 2025	DRAFT
1350B-HBA-XX-07-DR-A-080118	GA Plan Level 07	December 2025	DRAFT
1350B-HBA-XX-M0-DR-A-080111	GA Plan Level M1	December 2025	DRAFT
1350B-HBA-XX-RF-DR-A-080119	GA Plan Main Roof	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080200	Proposed North Elevation	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080201	Proposed East Elevation	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080202	Proposed South Elevation	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080203	Proposed West Elevation	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080300	Proposed Section AA	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080301	Proposed Section BB	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080350	Bay Study A	December 2025	DRAFT
1350B-HBA-XX-ZZ-DR-A-080351	Bay Study B	December 2025	DRAFT
1350B-HBA-SW-XX-DR-A-080010	Site Location Plan	December 2025	DRAFT
1350B-HBA-SW-XX-DR-A-080020	Existing Site Plan	December 2025	DRAFT

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	Date	Revisions
A	25/11/2025	

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D Glossary

Physical Security Standards

PAS 24

Enhanced security performance requirements for doorsets and windows in the UK. Doorsets and windows intended to offer a level of security suitable for dwellings and other buildings exposed to comparable risk. It is designed to mimic an attack by an opportunist burglar, using tools which are easy to conceal.

STS 201

Enhanced security to satisfy the requirements for certification of doorsets, equivalent to test standard to PAS 24.

STS 202

Requirements for burglary resistance of construction products including doorsets, windows, curtain walling, security grilles, garage doors, roller shutters, fences and barriers. Products are rated via the term Burglary Resistance (BR) and range from BR1 (lower security rating) to BR6 (higher security rating).

LPS 1175

Physical security for products manufactured for perimeter, façade, internal spaces and entrapment protection. The higher the security rating, the more formidable the security product.

Developed following extensive consultation with stakeholders, the most recent issue sees the previous single digit performance classifications (i.e. Security Ratings 1 to 8) extended to one formed of two elements that illustrate performance in terms of:

- *Threat level (first element) – Letter (A to H) corresponding with the tool kit used to evaluate the product's intruder resistance and number of attackers involved.*
- *Delay (second element) – Numeric value (1, 3, 5, 10, 15 or 20) corresponding with the minimum delay (in minutes) provided by the product when placed in a locked condition.*

BS EN 1627

European standard for the burglary resistance of pedestrian doorsets, windows, curtain walling, grilles and shutters. It defines six resistance classes, from RC1 to RC6, with RC1 being the lowest level of resistance and RC6 the highest. These classes indicate the level of resistance to forced entry, with higher classes requiring more time and specialized tools to breach.

BS EN 356

European standard that specifies the resistance of laminated glazing (i.e. two or more layers of glass bonded together with a plastic interlayer) to manual attacks, such as might occur during forced entry or vandalism. It classifies laminated glass into different resistance levels, ranging from P1A to P8B, with P1A being the lowest and P8B the highest.

Useful Websites

Design For Security – Designing Out Crime *– apply for Crime Impact Statements or the Secured by Design Award from Greater Manchester Police*

Secured by Design - Secured by Design *– SBD Award Scheme, Design Guides and Member Companies*

ParkMark - Home *– Park Mark Safer Parking Award Scheme*

NBS Source *– find, select and specify building products (including security-certified products)*

RedBook Live - LPCB Red Book *– search for LPS 1175 certified products*

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