



28/07/2025.

# Crime Impact Statement

Sunlight House, Manchester

## Document Control:

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## 2 Executive Summary

This Crime Impact Statement (CIS) provides a detailed assessment of the current and projected security conditions for a proposed **leisure-led, mixed-use redevelopment** located at **Sunshine House, Little Quay St, Manchester M3 3HP, United Kingdom**. The assessment was conducted in **July 2025** and draws on a combination of site analysis, consultation with stakeholders, and review of local crime trends and environmental context.

The proposal involves the **conversion of the lower floors of Sunlight House into a multi-level leisure and entertainment venue**, incorporating bars, games areas, performance zones, and themed social spaces. This report identifies potential security vulnerabilities, evaluates crime risks associated with city centre hospitality uses, and outlines practical, proportionate strategies to enhance the safety and security of the development, its staff, and future patrons.

Key security considerations—including external lighting, CCTV coverage, access control, and perimeter treatments—have been reviewed with reference to **Secured by Design (SBD)** and **Crime Prevention Through Environmental Design (CPTED)** best practices. These measures are intended to reduce the risk of crime, antisocial behaviour, and unauthorised access.

The project is currently at **RIBA Stage 2**, with early spatial planning and concept design underway. As it progresses into **RIBA Stage 3**, detailed design input will be required to ensure that all proposed security measures—such as access control, surveillance, and crowd flow management—are technically robust, operationally practical, and architecturally sympathetic to the listed building context. The success of these measures will rely on a coordinated approach involving the client, design team, operational leads, and local policing and licensing representatives.

Adopting the security recommendations set out in this report will support the creation of a resilient and secure development that upholds the safety of occupants and enhances community assurance.

**Note:** Manchester Borough Council may consider attaching a planning condition to ensure the delivery of the physical security measures described within this statement.

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## 3 Introduction

Welcome to the Crime Impact Statement report for the proposed leisure redevelopment at Sunlight House. This report provides a comprehensive examination to identify, assess, and enhance the security measures that will help protect the community, staff, and patrons. Located at Little Quay Street, Manchester M3 3HP, the development transforms part of a landmark Grade II listed building into a vibrant, multi-level entertainment venue—where safety and security are fundamental to creating a high-quality, inclusive, and well-managed leisure experience for all visitors.

### 3.1 Background

Sunlight House, located on Little Quay Street in the heart of Manchester (M3 3HP), is a landmark Grade II listed Art Deco building within the Castlefield and Spinningfields area. Positioned in a highly accessible part of the city, the location benefits from excellent pedestrian footfall, proximity to major office districts, and a vibrant night-time economy. The surrounding area includes a mix of high-end commercial spaces, hospitality venues, retail units, and cultural attractions.

The site lies within walking distance of Deansgate and Spinningfields, with convenient access to Manchester Deansgate and Salford Central train stations, as well as extensive Metrolink and bus networks. This connectivity supports both daytime and evening activity, with strong footfall from local offices, nearby hotels, and leisure attractions.

Sunlight House has recently undergone a significant refurbishment, including a sustainability-led upgrade to its upper floors for Grade A office use, while the basement, ground and mezzanine floors are now proposed to be converted into a high-quality leisure venue. The internal layout includes bars, game zones, performance areas, and themed seating distributed over three levels, with appropriate service infrastructure and staff zones provided.

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## 4 Positive Impacts of the Proposed Scheme

### **Development of a Multi-Level Leisure Venue at Sunlight House, Manchester M3 3HP**

The proposed redevelopment of the lower floors of Sunlight House into a high-quality leisure destination is expected to generate a range of positive impacts for the city centre, including improved security, diversification of night-time uses, heritage activation, and economic growth.

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### **Enhanced Safety through Design-led Principles**

The scheme adopts a modern security-conscious design approach in line with Secured by Design (SBD) and Crime Prevention Through Environmental Design (CPTED) principles. Enhanced lighting, natural surveillance, and controlled access between front-of-house and back-of-house areas are all embedded within the spatial layout. The inclusion of staff-only circulation routes, secure storage, clear sightlines across public zones, and managed entry points will contribute to a safe and well-managed visitor environment.

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### **Contributing to the Night-Time Economy and City Centre Vibrancy**

As a multi-purpose leisure venue featuring games, events, themed bars, and social zones, the scheme supports the city's aspiration to maintain a thriving, safe and diverse night-time economy. It will attract a wide demographic, from local professionals to tourists, and serve as an activation point that complements surrounding uses in Spinningfields and Castlefield.

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## **Improved Accessibility and Sustainable Reuse**

Located in a highly walkable and well-connected part of Manchester, the venue will promote sustainable access via public transport, walking and cycling. The retention and conversion of the lower levels of Sunlight House also represents a model of sustainable reuse of heritage buildings. Upgraded facilities, inclusive design, and DDA-compliant access routes will ensure the venue remains accessible to all users.

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## **Heritage Activation and Optimal Land Use**

By repurposing the historically significant basement and podium levels of this iconic building, the scheme brings previously underutilised areas into active use. Original architectural features—such as ceiling coffers, tiled finishes, and decorative details—will be retained and enhanced through sensitive fit-out strategies. This ensures that the cultural and architectural value of Sunlight House continues to contribute to the evolving character of central Manchester.

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## **Broader Impact**

This leisure-led redevelopment forms part of the wider reinvestment and regeneration of Sunlight House and surrounding city blocks. The proposal contributes to Manchester's cultural vibrancy, creates new employment opportunities in hospitality and venue management, and supports sustainable growth by intensifying activity within an already serviced and accessible location. It represents a positive and respectful reimagining of a historic asset for contemporary urban life.

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## 5 Crime Impact Statement - Requirements

Nasr Haque of Graphite Security Ltd acted as SQSS for this Crime Impact Statement.

Nasr is listed as an SQSS by BRE, as shown at [Graphite-Security: SQSS](#).

Nasr is listed as a fully licensed Secured by Design consultant, as shown at [Graphite-Security: SBD Consultant](#).

**‘Be provided by a third party that is able to offer an impartial and objective view’**

Graphite Security is a third party which offers an impartial to objective view.

**‘Highlight crime and disorder issues in the immediate vicinity of the development. Include crime statistics and analysis.’**

A crime analysis was therefore completed using open-source crime data, including crime statistics from police.uk.

**‘Offer bespoke crime prevention advice to minimise the risk to future users of the development and also consider the impact of the new development on the surrounding community’**

Please refer to sections 10 and onwards.

**‘Ensure that the personal safety of users is considered, both the approach to and throughout the development’**

Please refer to sections 6 and 10.

**‘Identify risks to the proposed site and demonstrate how they can be mitigated’**

Please refer to sections 9 and onwards.

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**‘Consider the impact on the local police force (eg access routes, both vehicular and pedestrian)’**

Please refer to sections 4 to 6.

**‘Identify design solutions based on analysis of the crime issues in the area that will reduce the proposal’s vulnerability to crime’**

Please refer to sections 9 and onwards.

**‘Help an applicant to adapt a development to avoid/ or reduce the adverse affects of crime and disorder and reduce the long-term resource costs for the local authority and the wider community’**

Please refer to sections 10 and onwards.

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## 5.1 Purpose

The purpose of this Crime Impact Statement is twofold:

- **To Evaluate the Proposed Design:** This report assesses the planned architectural and operational design for the proposed leisure redevelopment at **Sunlight House, Manchester**. By reviewing detailed floorplans, circulation layouts, and use zones, we aim to identify strengths in the design that support safety and highlight any areas where security enhancements may be required.
- **To Identify and Mitigate Potential Threats:** Through a thorough analysis of the venue's city centre location, user groups, and operational context, we identify potential crime and disorder risks that may affect patrons, staff, or the wider community. This includes assessing the likelihood of such threats and outlining proportionate strategies to reduce opportunities for criminal activity and anti-social behaviour, while ensuring a welcoming and inclusive leisure environment.

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## 5.2 Scope

This assessment covers a wide range of security aspects, including, but not limited to:

- **Physical Security:** Examining the effectiveness of barriers, locks, access control systems, lighting, and surveillance technologies.
- **Emergency Preparedness:** Evaluating the readiness to respond to emergencies and crises, from natural disasters to human-caused incidents.
- **Territoriality:** This can be the actual definition or subconscious assertion that the development belongs, although not formally, to a legitimate user group.
- **Maintenance:** Ensuring an area remains well-maintained in the future will reduce the likelihood of further ASB, loitering and criminality.

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### 5.3 Methodology

Our approach to this assessment is comprehensive and multifaceted, incorporating:

- On-site inspections and physical walkthroughs.
- Review of historical security incidents and response effectiveness.
- Comparative analysis with security best practices and standards.

This assessment is cognisant of ISO 22341 concepts with relevant interventions included, whilst also using the principles of Crime Prevention Through Environmental Design (CPTED).

Physical protection elements are designed to achieve, as a minimum, the requirements of Secured by Design. The principles of the SABRE scheme are also considered, so where physical protection elements may be restricted, then adequate and appropriate mitigation is required to provide sufficient levels of protection.

## 5.4 Visual Audit - Site Survey

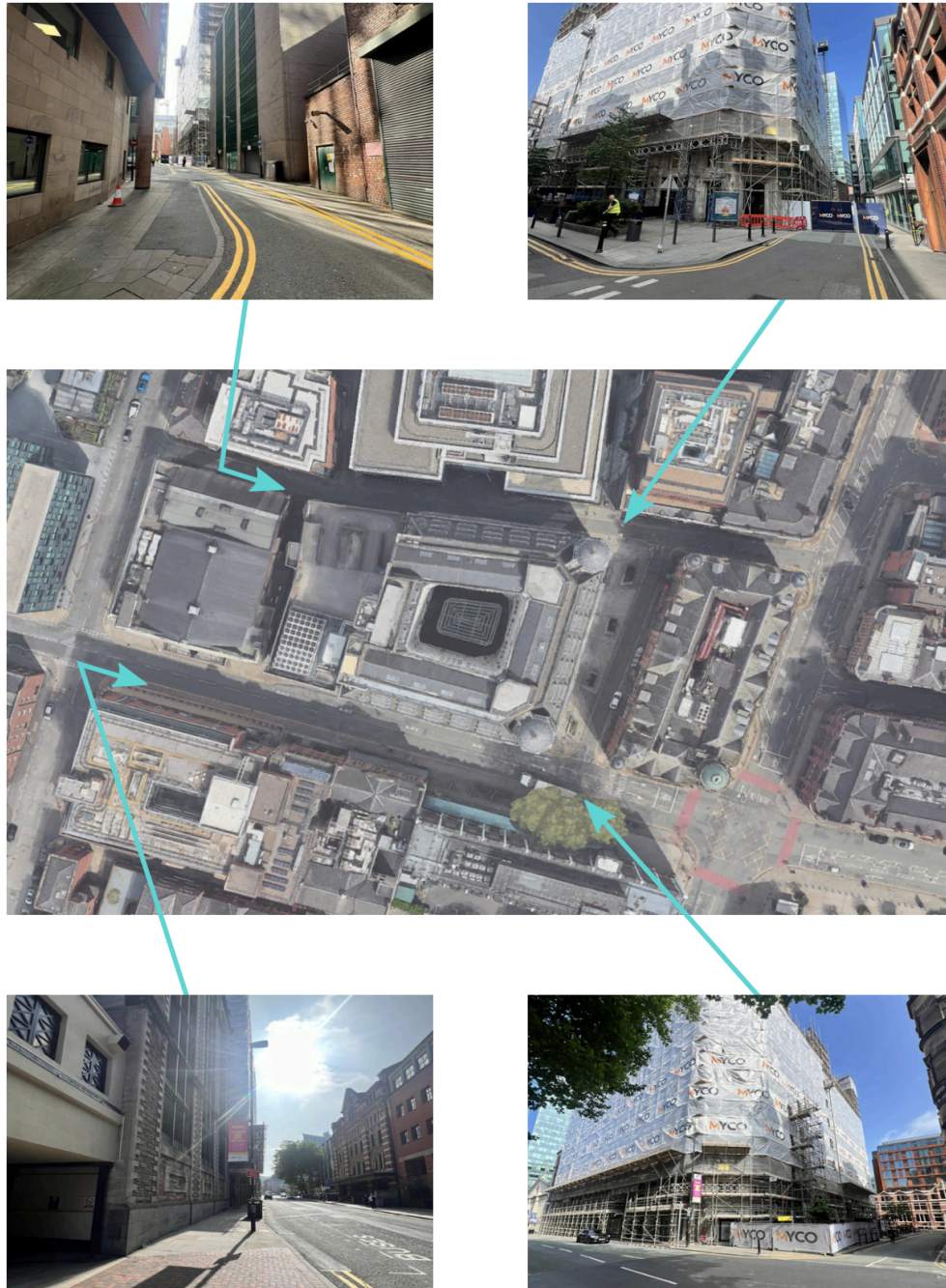


Figure 01 - Site Survey (Source: Google Maps)

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## 5.5 Enhancing Security Through Multilayered Strategies

**Perimeter Defence:** The initial layer of defence encapsulates the establishment's physical borders. It utilises various mechanisms such as barriers, fences, walls, and controlled access points, including gates, to thwart unauthorised access.

**Entry Regulation:** A pivotal element in security, entry regulation oversees the admission and departure within the premises. It encompasses technologies like biometric recognition systems, card readers, security checkpoints manned by personnel, and keypads to ensure controlled access to buildings or designated areas.

**Surveillance Systems:** Continuous monitoring through security cameras and surveillance technology plays a crucial role in overseeing activities, acting as a deterrent, and facilitating investigations post-incident.

**Intrusion Detection:** These systems are engineered to identify any instances of unauthorised access or breaches in security. They integrate sensors and alarm systems to promptly notify security teams of any intrusion.

**Illumination for Security:** Proper lighting is vital in deterring potential intruders and enhancing visibility, making well-illuminated areas less susceptible to criminal activities.

**Internal Safeguards:** This layer includes robust security measures such as reinforced windows, secure doors, safes, and locking mechanisms aimed at protecting specific valuables or zones within the premises.

**Security Personnel:** The presence of trained professionals, including guards and reception staff, is essential for monitoring access, managing incidents, and upholding security regulations.

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**Policies and Procedures for Security:** The backbone of effective security, these well-crafted guidelines and protocols dictate the execution and management of security practices, including incident response, access regulation, and emergency protocols.

**Emergency Response Planning:** Preparedness for any emergency, be it a natural disaster, fire, or security violation, is imperative. This encompasses evacuation strategies, fire control systems, and mechanisms for emergency communication.

**Visitor Oversight:** The meticulous screening and monitoring of guests are crucial, involving sign-in protocols, issuance of visitor badges, and possibly escorted access within protected zones.

**Staff Security Awareness:** Educating employees on security measures and protocol compliance is a fundamental aspect of a comprehensive security strategy.

Each layer plays an integral role in fortifying the security of an establishment. Organisations must evaluate their unique requirements and risks to tailor these layers effectively. This multilayered approach significantly enhances protection over-relying on singular security measures.

## 5.6 Importance

The security and well-being of all users of the venue are of paramount importance. This Crime Impact Statement is a critical step in ensuring that the **redevelopment of Sunlight House into a multi-level leisure destination** delivers a safe, secure, and well-managed environment for visitors, staff, and the wider community. By identifying potential vulnerabilities and applying the recommended security measures, we aim to protect patrons, safeguard staff, preserve the integrity of the historic building, and uphold the high standard of hospitality and operational excellence that the development aspires to achieve.

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## 6 Crime Data Analysis for Sunlight House

### 6.1 Executive Summary

This section examines crime risk factors relevant to the proposed leisure redevelopment at **Sunlight House, Manchester (M3 3HP)**. Although the **Police.uk** platform has historically served as a primary source of location-specific crime statistics, it has not published data for Manchester since **Greater Manchester Police (GMP)** withdrew from national reporting in **2019**. As such, this report draws upon **open-source government datasets, published statistics from GMP, and city-centre safety strategies** to provide a realistic, contextualised picture of crime trends impacting hospitality venues in the area.

The site lies within **Manchester's night-time economy (NTE) zone**, and this assessment focuses on risks associated with high-density urban footfall, licensed premises, and proximity to public transport infrastructure. It provides a qualitative understanding of how these factors influence crime and outlines corresponding mitigation strategies.

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## 6.2 Source of Crime Data

Due to the absence of granular, postcode-specific statistics from **Police.uk** in the Manchester region, this assessment draws on the following data sources:

- **Greater Manchester Police (GMP) quarterly and annual reports**, especially the “City Centre Policing Strategy” and NTE-focused briefings.
- **Manchester City Council reports** on community safety, licensing, and night-time economy management.
- **Office for National Statistics (ONS)** datasets on crime by type and geography, including urban violence and theft trends.
- **SafeGM / Business Crime Reduction Partnership (BCRP)** reports, which offer insights on repeat locations and offender behaviour in the city centre.
- **Academic research and open-source commentary** on the spatial relationship between leisure venues and crime in urban cores.

This multi-source approach ensures that the assessment remains balanced, current, and relevant to the planning context.

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### 6.3 Local Area Context and Its Impact on Crime

**Sunlight House** is located in a key urban corridor between **Deansgate, Quay Street, and Spinningfields**, surrounded by a high concentration of licensed venues, hotels, retail, and public transport hubs. This location presents a **dual dynamic** in crime risk:

#### **High Footfall & Alcohol-Related Offences**

The area is well-known for its dense night-time economy. Risks include:

- Theft of unattended personal items (phones, bags, jackets)
- Alcohol-fuelled violence or anti-social behaviour
- Occasional drug-related offences linked to night-time venues

#### **Urban Risk Factors**

- **Crowding and queuing** at entrances/exits may increase confrontation risk
- **Limited passive surveillance** in some lower-ground areas
- Risk of **opportunistic offending** during closing hours or shift transitions

Manchester City Centre has benefitted from consistent policing presence, particularly through the **CityCo BID, Pubwatch schemes**, and GMP's **Licensing Unit**, but vigilance is still essential in hospitality settings.

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## 6.4 Data Analysis Methodology

Given the absence of postcode-level Police.uk data, this analysis uses a **risk-based assessment** methodology grounded in:

- **Environmental context and land use**
- **Known crime typologies** relevant to NTE zones
- **Stakeholder insight**, such as feedback from GMP and local authority licensing teams
- **Comparative analysis** with other high-footfall urban leisure zones

The absence of specific street-level crime figures is mitigated by drawing on wider city-centre patterns, venue profiles, and previously published community safety strategies.

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## 6.5 Appendices

- **Appendix A:** Summary of GMP-reported city-centre crime categories affecting leisure venues (2022–2024)
- **Appendix B:** Manchester City Council night-time economy strategy crime-related excerpts
- **Appendix C:** Risk typology table for licensed premises (venue density, visibility, crowd management)

## 6.6 Conclusion

Despite the lack of postcode-specific Police.uk data, available evidence and professional insight confirm that **leisure venues in central Manchester** face a well-established set of crime risks: alcohol-related disorder, opportunistic theft, and occasional violence. The proposed venue at **Sunlight House** must therefore adopt robust but proportionate security measures aligned with national good practice and local expectations.

This includes:

- Comprehensive **CCTV coverage** and monitoring across three levels
- **Access control** between public and staff/service areas
- Clear **incident response procedures** for management and door staff
- Integration into local safety networks such as **Pubwatch** and **CityCo BID**
- Regular review of crowd flow, blind spots, and exit points as the layout evolves

The Crime Impact Statement provides a framework for mitigating risks while enabling a vibrant, inclusive, and safe leisure experience in one of Manchester's most iconic buildings.

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# 7 Threat Identification in ‘Sunlight House’

## 7.1 Overview

The identification of potential threats associated with the proposed leisure venue at **Sunlight House, Manchester M3 3HP**, is critical to ensuring a safe and secure operating environment. This section explores the most likely risks, drawing from local crime patterns, venue type, and environmental conditions in Manchester’s city centre. The development’s location within a high-footfall urban zone and its role within the night-time economy necessitate a focused, dynamic approach to threat identification and response.

## 7.2 Key Threats Identified

### Violence and Alcohol-Related Incidents

Leisure venues operating in central Manchester are statistically more likely to encounter incidents of violence or aggression linked to alcohol consumption, particularly during late hours. Risk factors include queuing areas, dance floors, and bar counters—spaces where crowding and intoxication can escalate minor disputes into physical altercations.

### Theft and Pickpocketing

City-centre leisure venues often attract opportunistic theft, especially in high-traffic areas where patrons may be distracted (e.g. while dancing, ordering drinks, or using shared social spaces). Mobile phones, wallets, bags, and jackets are common targets. Layouts that create visual obstructions or poorly monitored corners may increase vulnerability.

### Anti-Social Behaviour and Loitering

External spaces near venue entrances (e.g. side streets, smoking areas, rear service doors) may attract loitering, unauthorised gathering, or street-level ASB. Incidents may include shouting, substance misuse, vandalism, or nuisance behaviour affecting local amenity. Such behaviour can harm public perception and licence compliance.

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## Drug-Related Activity

Like many city-centre hospitality venues, there is a latent risk of recreational drug use or dealing within toilet areas or quieter corners of the venue. While not unique to Sunlight House, its scale and multi-level nature increase the need for proactive measures such as regular staff patrols and secure internal zoning.

### 7.3 Contributing Factors

A combination of local environmental and operational elements contribute to the threats identified:

- **High Footfall & Night-Time Economy Pressures:** The area's popularity for bars and late-night venues brings increased risks related to crowd behaviour, alcohol misuse, and theft.
- **Complex Internal Layout:** The venue spans three floors, including a basement and mezzanine, which could create surveillance challenges and reduced visibility in certain areas.
- **Shared Urban Context:** The venue is located in a mixed-use block with commercial and office space above. Care must be taken to manage noise, crowd dispersal, and queuing to minimise impacts on neighbouring occupants.
- **Historic Building Constraints:** As a Grade II listed building, certain security upgrades (e.g. external lighting, cameras, signage) may be restricted or require sensitive integration into heritage fabric.

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## 7.4 Threat Assessment Methodology

Due to the absence of postcode-specific crime data from Police.uk for Manchester, threat identification has been based on:

- **Professional insight into known risks affecting similar leisure venues**
- **Greater Manchester Police (GMP) reports**, especially those addressing alcohol-related crime and city-centre disorder
- **ONS and Manchester City Council publications** on urban crime typologies
- **Observational analysis** of venue layout, site access, and circulation patterns
- **Security planning principles** aligned with Secured by Design and CPTED

This approach ensures a venue-specific risk profile rather than a postcode generalisation, supporting tailored and effective mitigation strategies.

## 7.5 Conclusion

The threat landscape at Sunlight House is shaped by its central location, intended use as a leisure venue, and proximity to Manchester's busiest hospitality and transport corridors. The primary threats identified—alcohol-related incidents, theft, anti-social behaviour, and drug misuse—are consistent with those observed across city-centre venues nationally.

Mitigating these threats requires layered security interventions, including well-trained staff, physical design measures (e.g. surveillance lines, lighting, defensible space), operational protocols (e.g. ID checks, ejections, patrols), and ongoing liaison with Greater Manchester Police and licensing authorities.

A responsive and well-integrated approach will ensure that the development delivers a safe, inclusive, and compliant leisure environment while contributing positively to the wider urban context.

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## 8 Security Recommendations for Sunlight House

### 8.1 Doors

- **Mandatory** Requirement:

All final entry/exit doors, including staff entrances, emergency exits, and service access points, must comply with one of the following security standards to protect against unauthorised access and forced entry:

- LPS 1175 Security Rating 2 (LPS1175 SR2 {B3})
- STS 202 Burglary Rating 2 (STS 202 BR2)
- LPS 2081 Security Rating B
- BS EN 1627 Resistance Classification 3 (RC3)
- BS PAS 24:2022 (for residential-style or internal doors where appropriate)

Doors to VIP areas, storage zones, and staff-only circulation routes should include electronic access control and be fitted with robust mechanical locking where necessary.

### 8.2 Windows

**Mandatory** Requirement:

- All openable windows accessible from the ground floor or within 3.5m of an adjacent climbable surface must meet **PAS 24** standards. Where applicable, restrictors and laminated glazing should be applied to prevent unauthorised entry or misuse.

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### 8.3 Glazing Units

#### **Mandatory Requirement:**

- Glazing within public-facing areas, bar fronts, and vulnerable zones (e.g. entrances or areas adjacent to queuing) must incorporate at least one pane that complies with **BS EN 356 P1A**, offering resistance to opportunistic physical attack or vandalism.

### 8.4 Access Control and Core Protection

#### **Mandatory Requirement:**

Access control measures should be integrated into both public and staff areas to prevent unauthorised movement between zones. This includes:

- **Fob or keypad access** for staff-only doors and back-of-house corridors
- **Security zoning** of basement, mezzanine, and rooftop plant or break areas
- **Tenant-installed systems** should comply with **BS EN 60839-11-1** and be delivered via **NSI or SSAIB-accredited contractors**

Base-build provisions should ensure containment routes, power supply, and integration capacity to support these systems.

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## 8.5 Waste Storage and Back-of-House Areas

### **Mandatory** Requirement:

Waste bins must be stored within enclosed, lockable areas. Given the site's heritage nature and city-centre context, waste areas must be:

- Set back from public frontage
- Equipped with lockable lids
- Covered by **CCTV**
- Lit with **two-stage lighting** (minimum 5 Lux constant, 30 Lux motion detection)

Access should be fob- or keypad-controlled to deter unauthorised use, reduce fire risk, and prevent misuse by passers-by.

## 8.6 Emergency Egress Doors

### **Mandatory** Requirement:

- Emergency exits must meet either **BS EN 179** or **BS EN 1125** standards depending on public or staff-only use. Electromechanical components must provide at least **6kN (600kg)** of holding resistance. Doors must be alarmed where they open onto non-surveilled or high-risk external areas.

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## 8.7 Lighting

### **Mandatory** Requirement:

Lighting throughout public-facing areas must comply with **BS 5489:2020**, particularly for:

- Entrance/exit zones
- Circulation areas (including between floors)
- External areas (e.g. smoking zones, queuing spaces)
- Bin and staff access points

All lighting should be compatible with CCTV coverage and should avoid excessive glare or light spill into neighbouring properties.

## 8.8 Venue Circulation and Crowd Management

### **Mandatory** Requirement:

The venue must implement a **clearly defined internal circulation strategy** to prevent bottlenecks and ensure ease of movement between basement, ground, and mezzanine levels. Particular focus should be placed on:

- Entry/exit management during peak hours
- Controlled queuing to avoid footpath obstruction
- Staffing at key junctions (e.g. staircases, toilets, bar pinch-points)
- Barrier or rope guidance where needed for crowd control

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## 8.9 External Boundaries and Public Realm Interface

### **Advisory** Requirement:

While external fencing is not appropriate in this urban context, all rear access routes and side service doors should be:

- Equipped with reinforced doors and controlled access
- Monitored by CCTV
- Illuminated to public space standards (BS 5489)
- Discreetly secured in compliance with the building's listed status

No permanent barriers or gates are proposed to the public frontages, in keeping with heritage and city-centre access requirements.

## 8.10 Manual Security and Front-of-House

### **Advisory** Requirement:

The venue should provide a staffed reception or security point during operational hours. Recommended features include:

- Panic button for lone working
- Radio link to city-centre safety partnerships (e.g. Pubwatch)
- Clear line of sight to entry/exit points
- Security-trained personnel with incident logging procedures

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## 8.11 Electronic Security

### **Mandatory Requirement:**

All electronic security systems must be installed by **NSI** or **SSAIB**-accredited contractors. This includes:

- **CCTV** (compliant with **BS EN 62676**, minimum Grade 2)
- **Access Control Systems**
- **Intruder Alarms** (if installed)

Operators must be registered with the **Information Commissioner's Office (ICO)** where surveillance footage is retained or processed.

## 8.12 Conclusion

This security strategy supports the safe and secure transformation of **Sunlight House** into a vibrant leisure venue. By implementing the mandatory measures and considering the advisory enhancements, the venue can achieve alignment with **Secured by Design – Commercial 2023** principles while respecting the unique constraints of a **Grade II listed building**.

Any material change to the design or layout must be reviewed by a **Suitably Qualified Security Specialist (SQSS)** to ensure continued compliance with relevant standards and to preserve a high standard of venue safety and crime resilience.

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## 9 Security Recommendation - Quick Check List:

Notes for Use:

- **Requirement Type:** Distinguishes between 'Mandatory' and 'Advisory' for prioritisation.
- **Standard/Specification:** Lists the specific standards each security feature should comply with.
- **Key Points:** A brief description or crucial information regarding each security feature's requirements.

This table format allows for quick scanning of the security recommendations, standards to be met, and actionable items, making it a practical tool for clients and stakeholders to refer to throughout the project's planning and implementation phases.

| Security Feature                       | Requirement Type | Standard/Specification                                                  | Key Points                                                                             |
|----------------------------------------|------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Doors                                  | Mandatory        | LPS1175 SR2, STS 202 BR2, LPS 2081 SR B, BS EN 1627 RC3, BS PAS 24:2022 | All entry/exit doors must meet one of the specified security standards.                |
| Windows                                | Mandatory        | PAS24 specification                                                     | Openable or accessible windows must meet PAS 24 to resist entry.                       |
| Glazing Units                          | Mandatory        | BS EN 356 P1A                                                           | Glazing in public-facing and vulnerable areas should include laminated security glass. |
| Access Control                         | Mandatory        | BS EN 60839-11-1; NSI/SSAIB-accredited installation                     | Access to staff-only/service areas must be restricted via fob/keypad with audit trail. |
| Bin Storage                            | Mandatory        | Two-stage lighting (5–30 Lux), lockable lids, CCTV coverage             | Bin stores should be secure, well-lit, and inaccessible to the public.                 |
| Emergency Egress Doors                 | Mandatory        | BS EN 179 or BS EN 1125; 6kN holding force                              | Emergency doors must allow safe egress but resist forced entry and misuse.             |
| Lighting                               | Mandatory        | BS 5489:2020; ILP/CIBSE lighting guidance                               | All public, staff, and external areas must be well-lit and support CCTV visibility.    |
| Venue Circulation and Crowd Management | Mandatory        | Internal zoning, barrier management, stewarding                         | Circulation routes must avoid bottlenecks and support crowd control strategies.        |

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|                                            |           |                                                          |                                                                                               |
|--------------------------------------------|-----------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| External Boundaries / Rear Access          | Advisory  | CCTV, lighting, secure doors – listed building sensitive | Side/rear doors must be well-lit, secured, and monitored without damaging heritage fabric.    |
| Manual Security (Reception/Front of House) | Advisory  | Panic button, incident log, radio link to Pubwatch       | Staffed reception areas should offer a visible security presence and emergency communication. |
| Electronic Security                        | Mandatory | BS EN 62676 (Grade 2 CCTV), NSI/SSAIB, ICO registration  | All systems must be professionally installed and support venue-wide monitoring.               |

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## 10 Conclusion

It is concluded that the proposed security provisions across all areas of the Sunlight House leisure development are proportionate to the identified risks, with an appropriate level of protection achieved through the integration of physical security elements, operational controls, and management protocols. The additional layers of protection outlined in this strategy—including access control, CCTV, lighting, and zoning—will reinforce the physical security approach and support a safe, resilient operating environment within this prominent city-centre location.

**With the inclusion of these measures and recommendations, I am satisfied that the planning requirement for a Crime Impact Statement (CIS) has been fully met.**

This report has been produced based on all available and relevant information at the time of writing, including but not limited to: architectural drawings, design proposals, site survey findings, environmental visual audit, and ongoing correspondence with the project team. Should any material change to the design, build specification, or operational layout occur, I must be notified so that this security assessment may be reviewed and updated accordingly.



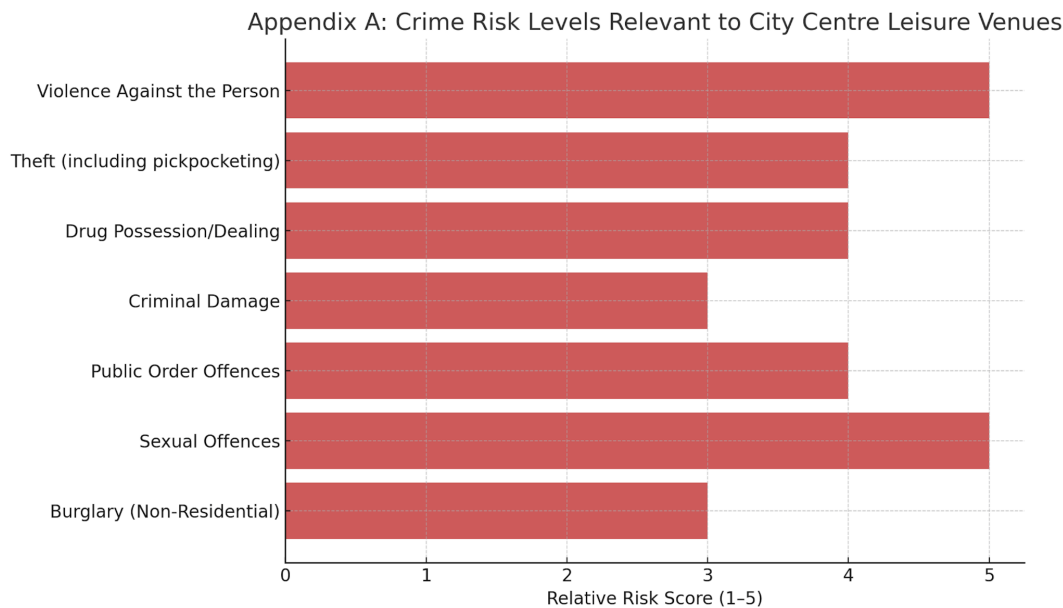
Nasr Haque

# 11 Appendix A

## 11.1 Crime Risk Levels Relevant to City Centre Leisure Venues

This chart visualises the relative severity of crime types typically associated with night-time economy (NTE) zones, including Manchester city centre where Sunlight House is located. The scores (1–5) are based on professional judgement, observed city-centre trends, and data from GMP and City Council safety briefings.

- Violence Against the Person and Sexual Offences carry the highest risk due to their severity and impact.
- Theft, Drug Offences, and Public Order Offences are common in high-footfall venues and require layered management strategies.
- Burglary and Criminal Damage present risks mainly to staff-only/service areas.



# 12 Appendix B

## 12.1 Further crime statistics

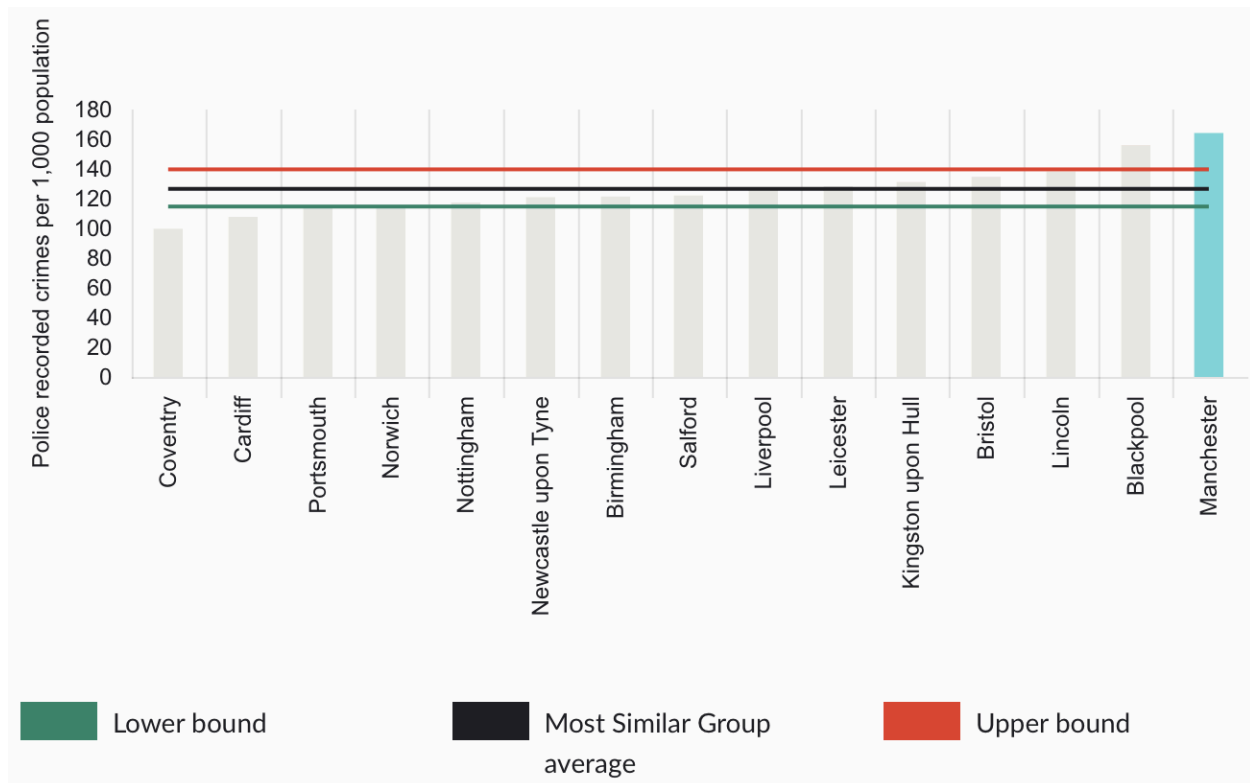


Figure 02 - Crime in Manchester compared with crime in similar areas (ending in Sep 2024).

In the year ending September 2024, the crime rate in Manchester was higher than the average crime rate across similar areas.

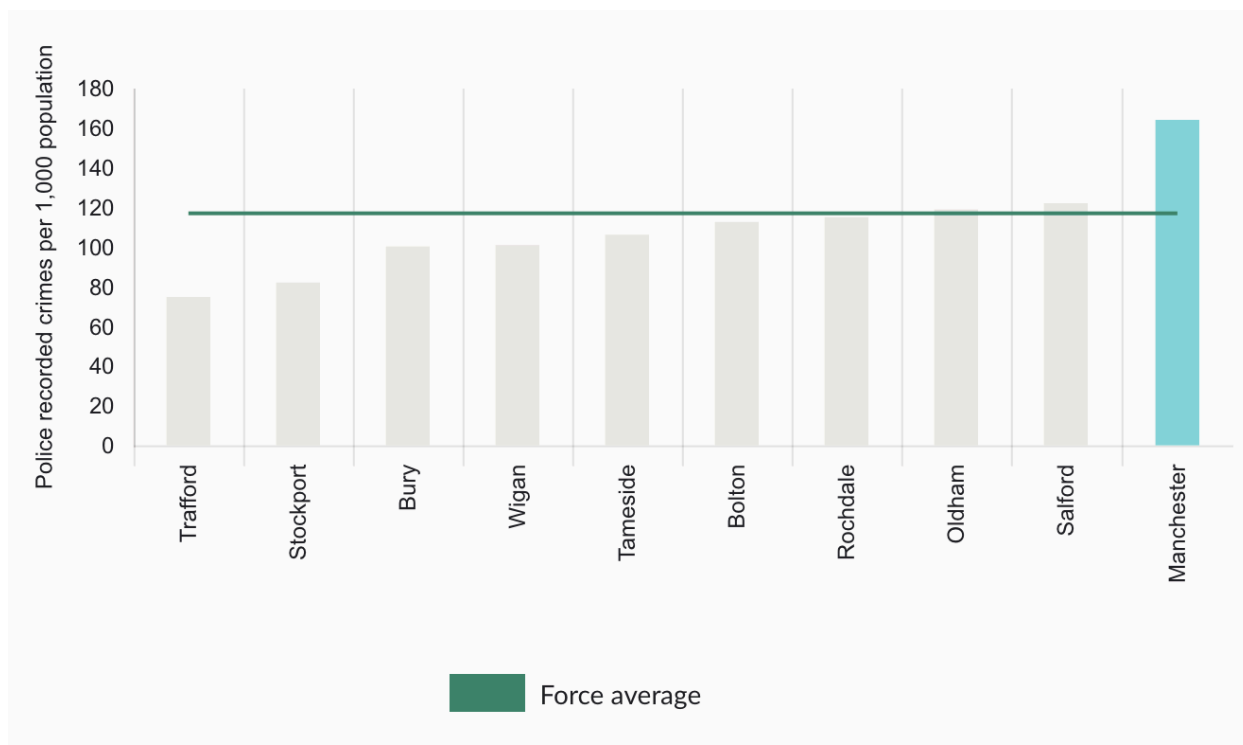


Figure 03 - Crime Stats of Manchester area compared to Greater Manchester Force Area (ending in Sep 2024).

In the year ending September 2024, the crime rate in Manchester was higher than average for the Greater Manchester area

This chart compares the crime rate in your local area to the average crime rate across the force area. It shows the total number of crimes over twelve months per thousand residents, for the crime type selected.

In the quarter ending September 2024, the crime rates were:

- down in Manchester
- down in the Greater Manchester force area

compared with the corresponding quarter in 2023



Figure 04 - Crime changes over time in Manchester and the Greater Manchester force area.

This chart shows how crime rates in your local area and police force area have changed over time. It also shows how the average crime rates in similar areas to your local area have changed over time.

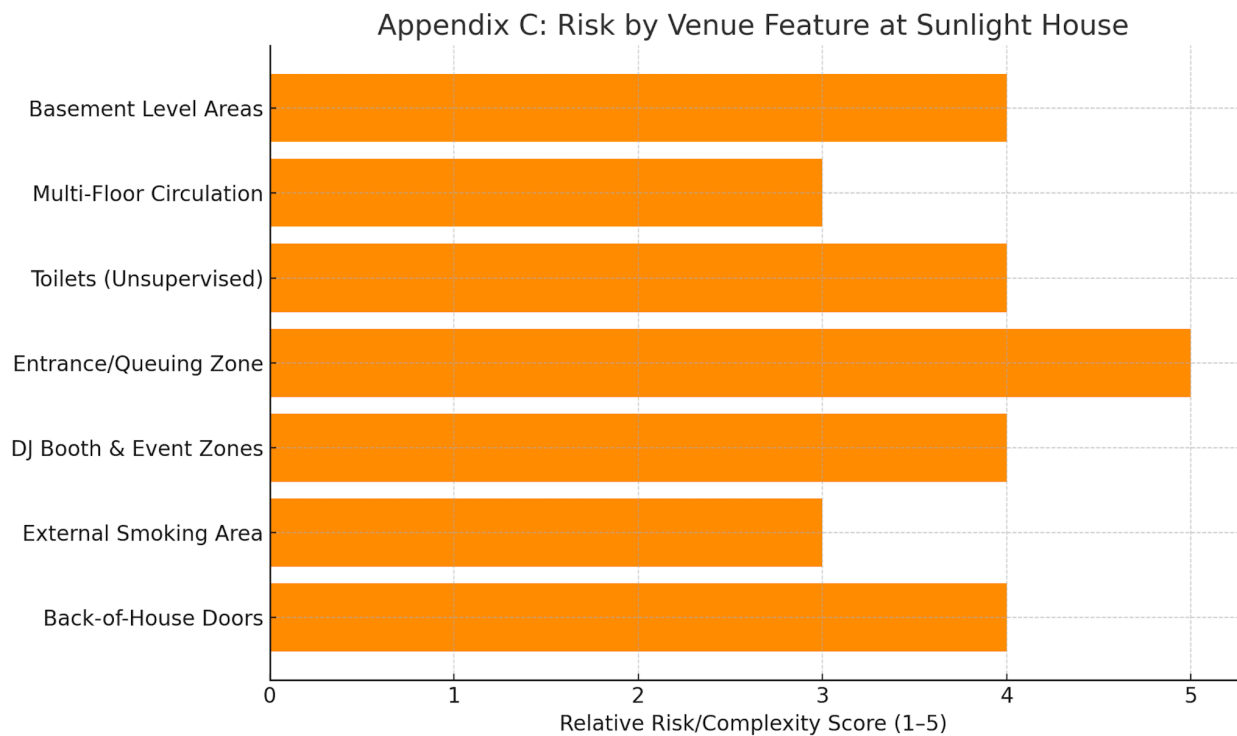
# 13 Appendix C

## 13.1 Risk by Venue Feature at Sunlight House

This chart illustrates the relative security risk and management complexity of key venue features within the proposed leisure redevelopment:

- The **Entrance and Queuing Zone** is rated highest due to its visibility, crowding, and potential for flashpoints.
- **Toilets, basement areas, and event zones** present elevated risks due to reduced surveillance or crowd dynamics.
- **Back-of-house doors** and **multi-floor circulation areas** require special attention to restrict unauthorised access and ensure safe movement.

These insights support the targeted application of CCTV, lighting, patrol routes, and access control measures throughout the venue.





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## Proposed Mezzanine Floor Plan

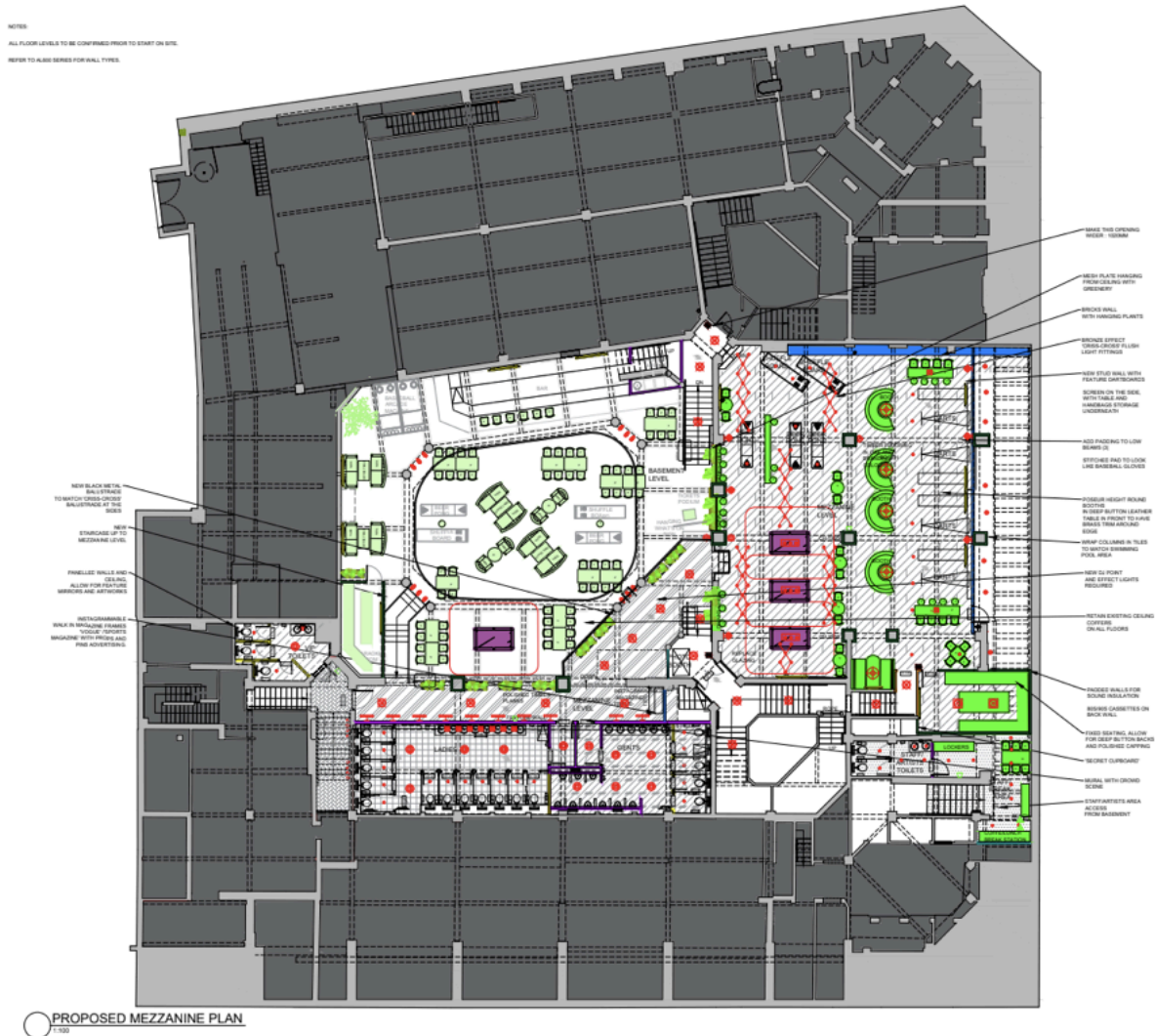


Figure 07 - Proposed Mezzanine Floor Plan (Source: Harrison Ince Architects)