



CRIME IMPACT STATEMENT

9 No. Apartments

541 WILBRAHAM ROAD, CHORLTON-CUM-HARDY, M21 0AH

For: Southway Devco
Version A: 27/10/2025
Reference: 2025/0337/CIS/01

designforsecurity

541 Wilbraham Road, Chorlton-Cum-Hardy

URN: 2025/0337/CIS/01

EXECUTIVE SUMMARY

Changes recommended

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. Recommendations can be found in section 3.3 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.



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Contents

1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Local Crime Summary	
	2.2 Local Domestic Burglary: Risk Analysis	
	2.3 Local Vehicle Crime: Risk Analysis	
	2.4 Local Crime Rate Comparisons	
	2.5 General Risk Factors	
	2.6 Common Use-Specific M.O.s (Modus Operandi)	
3	Layout Appraisal.....	9
	3.1 Proposed Development	
	3.2 Positive Aspects of the Proposal	
	3.3 Points for Further Consideration	
4	Physical Security	10
	4.1 Doors	
	4.2 Windows	
	4.3 Glazing & Building Fabric	
	4.4 Alarms	
	4.5 Access Control	
	4.6 Bicycle Stores	
	4.7 Landscaping	
	4.8 Lighting	
5	Management & Maintenance	12
6	Construction	12
7	Useful References	12
	7.1 Secured by Design (SBD)	

Appendix

A	Contact Register.....	13
B	Associated Documents.....	13
C	CIS Version History	13
D	Glossary	14

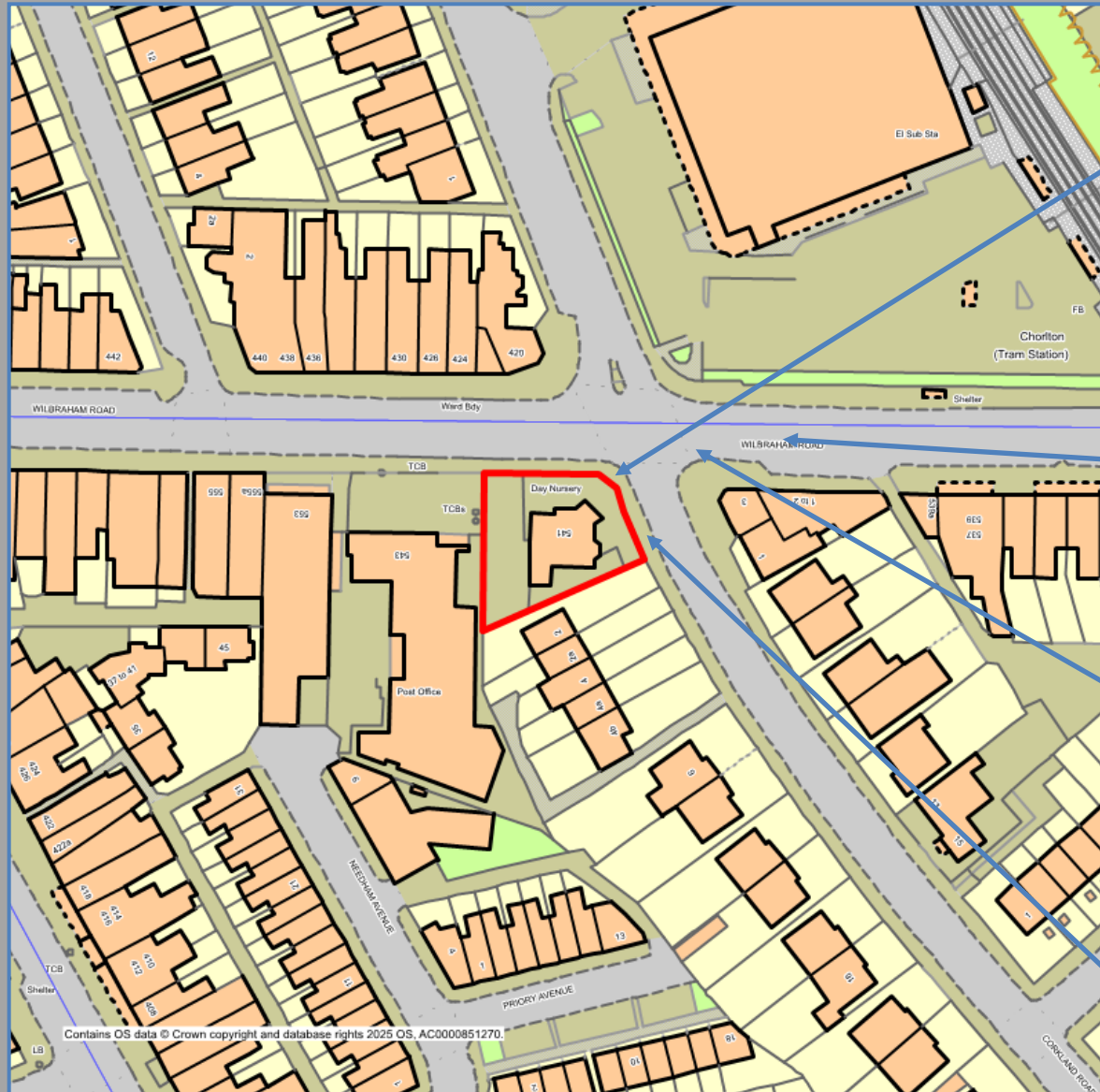
1 Visual Audit

The proposed development site can be seen on the adjacent map, edged in red. The site is located within the district centre of Chorlton, Manchester.

The site is positioned on the prominent junction of Wilbraham Road and Corkland Road, which form the North and East boundaries of the site. To the South is no. 2 Corkland Road, and to the West is Chorlton Post Office.

The site is currently occupied with a single large, detached, Edwardian villa which has most recently been used as a children's day nursery (Gablenook). The property is set back from the public footway and the site boundary is defined with a brick wall and timber fence. There are a number of trees to the front of the property, which screens the building from the main road.

The site is well positioned in a busy location where it is subject to high levels of passive surveillance from those passing by on Wilbraham Road. There are a number of retail and F & B offering in the local area which generate activity during the day and in the evening.



2 Crime Statistics & Analysis

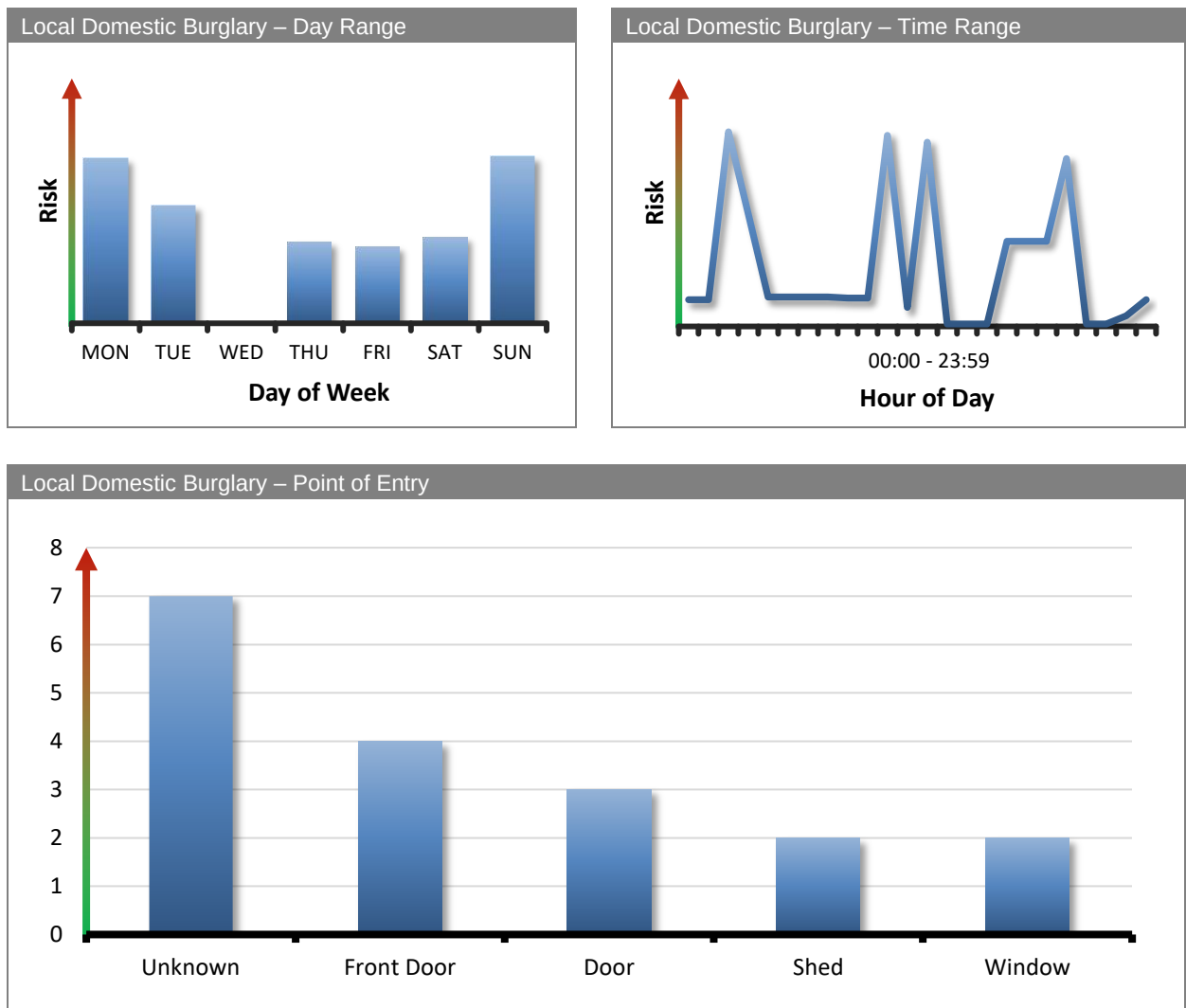
The data below is based on crimes recorded between 1st September 2024 to 31st August 2025 within 500m of the site.

2.1 Local Crime Summary

Recorded Crime within 500m of Site									
Domestic Burglary	Non-Domestic Burglary	Criminal Damage	Less Serious Wounding	Theft	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Bicycle Theft
18	8	44	230	43	13	<5	16	7	10

- 2.1.1 The overall volume of crime in the local area has been average for the Manchester division, with less serious wounding, criminal damage and theft having been most reported. Most offences have occurred at locations close to and along Wilbraham Road, with a hotspot around the junction with Barlow Moor Road and at Chorlton Tram Stop.
- 2.1.2 Less serious wounding offences have occurred throughout the local area, particularly at the locations mentioned above, where assaults and public order offences have been most reported. These incidents have mainly involved disputes between both known associates and neighbours, as well as some cases of domestic violence.
- 2.1.3 Criminal damage offences have also taken place throughout the local area, with offenders targeting vehicles parked on the residential streets by using objects and implements to smash the windows and dent/scratch the bodywork. Offenders have also damaged gates and fences, as well as the doors and windows of properties, which have mainly occurred during disputes.
- 2.1.4 In cases of thefts, offenders have used pickpocketing and distraction techniques to remove items such as mobile phones or wallets from the person without them noticing until a later time. Offenders have also targeted insecure items (particularly mobile phones) left on or under tables in bars and restaurants.

2.2 Local Domestic Burglary: Risk Analysis

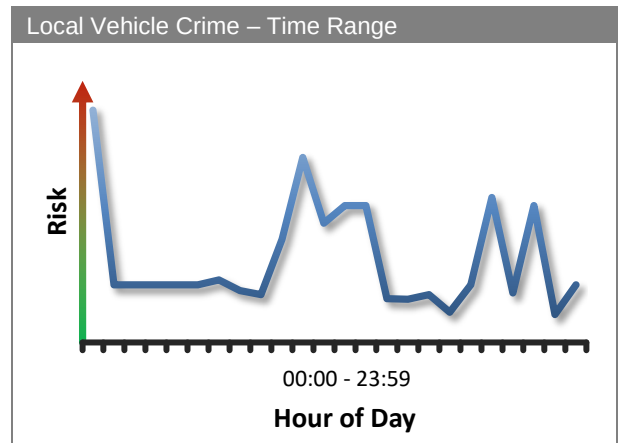
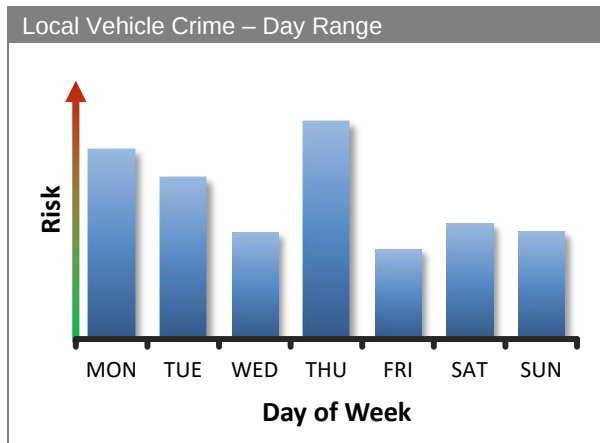


2.2.1 **Day/Time Range:** The risk of domestic burglary is highest on Sunday and Monday in the early hours of the morning (02:00-03:00) and around midday (12:00-13:00). Offenders tend to target dwellings in the afternoon during the working week when they are often left empty whilst the owners are at work. Offenders also target dwellings at night when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

2.2.2 **Point of Entry:** In the local area, the following entry points and MOs have been utilised most frequently:

- In cases where the entry point is recorded as 'unknown' it is likely that the offenders have exploited insecure doors.
- Forcing open secure doors using bodily pressure and implements.
- Smashed glazing in windows and doors.

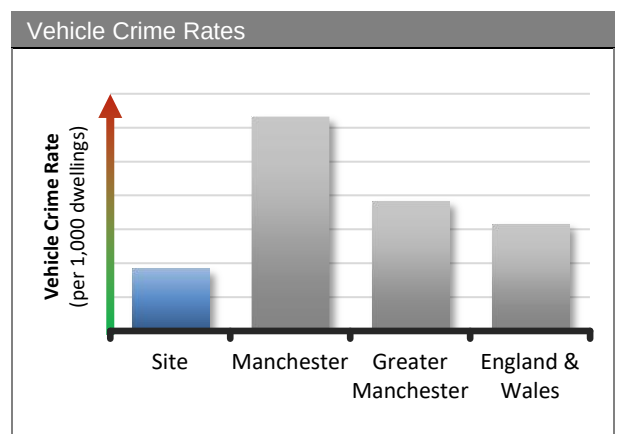
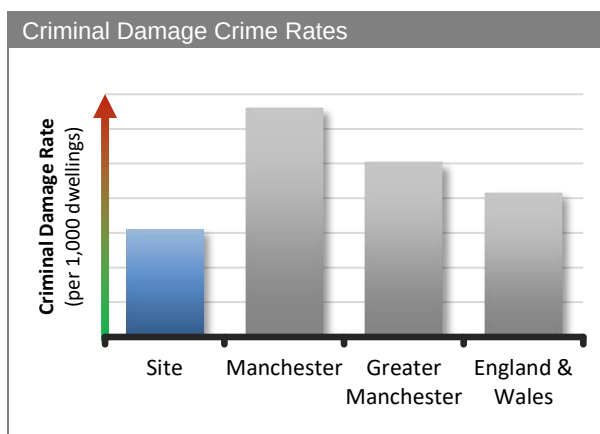
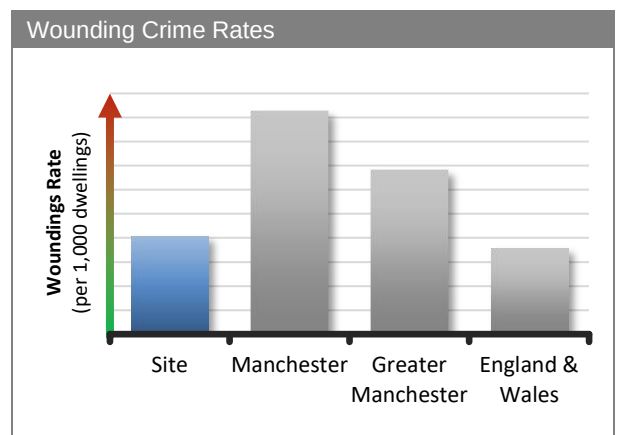
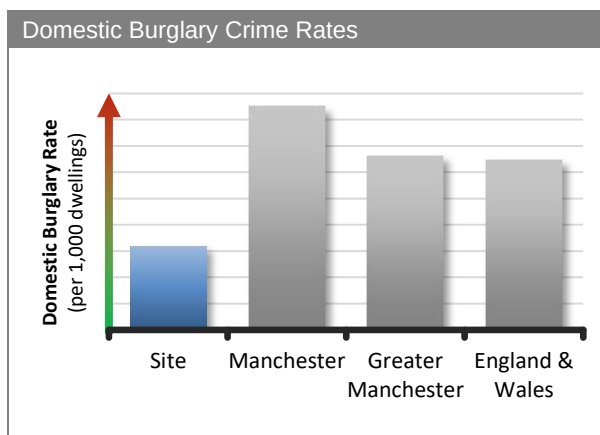
2.3 Local Vehicle Crime: Risk Analysis



- 2.3.1 **Day/Time Range:** The risk of vehicle crime is highest on Thursday just after midnight (00:00-01:00). 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.

2.4 Local Crime Rate Comparisons

The graphs below compare the local rates of crime (i.e. crimes per 1,000 dwellings) with the average rates for Manchester, Greater Manchester and England & Wales.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **63% lower** than Manchester as a whole, **52% lower** than Greater Manchester and **51% lower** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **56% lower** than Manchester as a whole, **40% lower** than Greater Manchester and **14% higher** than England & Wales.

-
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **53% lower** than Manchester as a whole, **38% lower** than Greater Manchester and **25% lower** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **71% lower** than Manchester as a whole, **52% lower** than Greater Manchester and **42% lower** than England & Wales.

2.5 General Risk Factors

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

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

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

2.6.1 Forcing open secure doors using bodily pressure and implements in order to gain access to apartments

Possible Solution - All apartment entrance doorsets should be certified to a burglary resistant standard (i.e. BS PAS 24). External doors should be located where they can be overlooked by other properties or be seen from the public highway. External doors should be illuminated with a dedicated lighting source.

2.6.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.

Possible Solution - There should be two access controlled secure doorsets restricting access to the circulation core of the building to reduce the possibility of would-be offenders from tailgating residents and visitors into the building.

2.6.3 Exploitation of insecure windows and doors to gain access into communal areas and apartments

Possible Solution – All ground floor communal doors should be fitted with door closers and lock automatically, to prevent these doors from being left open and insecure. Any publicly accessible apartment entrance doors should be fitted with a split-spindle, or fixed external handle, to prevent them from being opened from the outside when unlocked. Any accessible windows should be restricted in opening to prevent them from being fully opened if left insecure.

2.6.4 Theft of parcels from communal areas

Possible solution – There should be a secure parcel store with access restricted to residents. The parcel store should be covered by CCTV which can be reviewed in the event a parcel goes missing.

3 Layout Appraisal

3.1 Proposed Development

- 3.1.1 The proposed full planning application for is for the demolition of existing building and erection of a three-storey, 9 unit, apartment scheme for social rent.

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 on the prominent junction of Wilbraham Road and Corkland Road where it will be subject to high levels of passive surveillance
- 3.2.2 There are a mix of uses in the local area which will generate activity during the day and in the evening, which can deter offenders from operating.
- 3.2.3 There will be a cycle store in the rear amenity space.
- 3.2.4 The proposed apartment development is appropriate for this area which is predominantly residential.

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 to the apartment building is taken from the rear where it cannot be seen from the public highway and is not afforded any natural surveillance from surrounding properties. There is a gate into the rear of the property, which can be used to restrict access to residents. This gate should have an access control system to restrict access to residents and have an intercom for residents to vet visitors.
- 3.3.2 The cycle store should be a secure, weatherproof enclosure, with access restricted to residents. Cycle stands should be 'Sheffield' style, or similar, so that both wheels and the frame can be secured, the stands should be securely anchored to a concrete base. The entrance to the cycle store, and inside the cycle store, should be illuminated.
- 3.3.3 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock operating with an electronic access control system.
- 3.3.4 Access into the building should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- 3.3.5 Secure through-the-wall mailboxes should be provided for each apartment so that postal workers do not need to access the building to deliver mail.
- 3.3.6 The developer should also consider installing a modest CCTV system, with cameras capable of monitoring the communal entrance doors, entrance lobbies, and the cycle store. Images should be recorded, securely stored and retained for 30 days for review and for use as evidence in any prosecutions arising.
- 3.3.7 Landscaping within the development should be carefully considered, to enable good sightlines and facilitate natural surveillance, and avoiding the creation of hiding spaces. Shrubbery should be limited in height to 1000mm, and tree canopies should fall no less than 2000mm.
- 3.3.8 The building should be built to Secured by Design standards.

4 Physical Security

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

4.1 Doors

- ☐ External communal access doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system, these features should be permitted under the scope of the certification. Access into the build should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- ☐ Where secure postal lobbies are to be created, the secondary communal door must be to the same specification as the outer door - certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222, including a lock capable of being operated via an electronic access control system.
- ☐ Apartment entrance doors must be compliant with and certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. Apartment entrance doors must have a door viewer.
- ☐ Construction of internal walls surrounding internal apartment entrance doors (600mm either side of the door set) should incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism. The resilient layer should be timber (minimum thickness of 9mm) or expanded metal.
- ☐ External escape-only doors (as with external doors in general) should be certified to BS PAS 24, STS201, LPS 1175 SR2, LPS 2081 SR B, or STS 222. It is crucial that the door ironmongery is permitted for use on these doors under the security certification of the product.

4.2 Windows

- ☐ Ground floor and easily accessible windows must be compliant with and certified to BS PAS 24, LPS 1175 SR2, LPS 2081 SR A, STS 204, or STS 222.
- ☐ Ground floor and easily accessible opening lights (escape requirements permitting) must be key-lockable and have fixed/lockable opening restrictors (not releasable from the outside) limited to 100mm.

4.3 Glazing & Building Fabric

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.
- ☐ 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.
- ☐ There should be a block work wall or material of similar strength (e.g. welded-steel mesh) behind or within any new cladding/insulated panels to the building, to a minimum height of 2000mm from ground level, to ensure that the fabric of the building itself is not vulnerable to attack.

4.4 Alarms

- ☐ If an alarm is installed, then it should comply with either:
 - BS EN 50131 and PD 6662 for wired systems
 - BS 6799 for wireless systems
- ☐ If an alarm is not to be provided, there should be a 13amp, non-switched fuse spur to allow future residents to connect an alarm.

4.5 Access Control

- ☐ Access control systems should be operable by swipe card or fob, and not numeric keypads. The following areas/doors should operate on access control:
 - Communal entrances
 - Circulation cores
 - Cycle store

4.6 Bicycle Stores

- ☐ Cycle stands should either be U-profile or Sheffield style stands. If rack storage is used it should be possible for both wheels and the frame to be secured.

4.7 Landscaping

- ☐ There should be no hard landscaping that could inadvertently create seating or loitering spots (except within secure designated or otherwise-controlled areas). These features can encourage anti-social behaviour and raise the fear of crime.

4.8 Lighting

- ☐ External lighting must be provided to pedestrian routes within the development in accordance with BS 5489. Lighting should be taken from a variety of sources and levels (i.e. columns, up lighting) to provide a greater level of coverage and avoid shadows/pooling.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.
- ☐ Dusk 'til dawn lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors.

5 Management & Maintenance

- 5.1.1 The upkeep of a development over its lifetime can be crucial to the level of security and safety within. Aspects of a development, which are left to deteriorate, have the potential to attract further crime – a process known as ‘the broken window theory’. A maintenance plan should be drawn up to address issues such as:
- Litter/graffiti removal
 - Repair to communal areas (access controls, lighting, signage etc.)
 - Trimming and pruning to shrubs and trees
- 5.1.2 Any public open space or amenity areas not under the ownership of residents should be subject to an effective maintenance contract. This should ensure that all damage is rectified in a timely manner, and that any such space will not be detrimental to its surroundings.

6 Construction

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

A Contact Register

Date	Contact With	Summary of Contact
08/09/2025	Hannah Calderbank	CIS application confirmed

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
1105(PL)100 -	541 Wilbraham -Proposed Site Plan DRAFT		
1105(PL)100 -	541 Wilbraham -Proposed Site Plan DRAFT COLOURED		
1105(PL)101 -	541 Wilbraham -Proposed Ground & First Floor DRAFT		
1105(PL)102 -	541 Wilbraham -Proposed Second & Roof Plan DRAFT		
1105(PL)103 -	541 Wilbraham -Proposed Elevation 1of2 DRAFT		
1105(PL)104 -	541 Wilbraham -Proposed Elevation 2of2 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		

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