



CRIME IMPACT STATEMENT

10 x APARTMENTS

299 BOARSHAW ROAD MIDDLETON MANCHESTER

For: Goodier McDermott Middleton Holdings LTD

Version A: 15th October 2025

Reference: 2025/0375/CIS/01

designforsecurity



299 Boarshaw Road Middleton Manchester

URN: 2025/0375/CIS/01

EXECUTIVE SUMMARY

Minor security additions/improvements required

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime.

The layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 3.3 of this report are addressed, namely:

- The sides and rear of the building should be restricted to residents via a secure fence and gate.
- The bicycle store should be of robust construction and the door should be self-closing and self-locking. It should also operate on an access control system, operated with resident's key card/fob. Bicycle racks should allow both wheels and the frame to be secured.
- Consideration should be given to the vehicular entrance to the car park being fitted with an automatic vehicular gate/s, to prevent unauthorised access.

If these issues can be addressed as described within the report and the other physical security measures are incorporated, we would be happy to support the development.

Please note: Greater Manchester Police Design for Security will recommend to the local planning authority that a planning condition is added that reflects the physical security specification listed within Section 4 of this report.

Matt Granelli

Design for Security Consultant

Contents

1	Visual Audit.....	4
2	Crime Statistics & Analysis.....	5
	2.1 Local Crime Summary	
	2.2 Common Use-Specific M.O.s (Modus Operandi)	
	2.3 Risk Factors - Residential	
	2.4 Crime Rate Comparison	
	2.5 Domestic Burglary: Risk Analysis	
	2.6 Vehicle Crime: Risk Analysis	
3	Layout Appraisal.....	10
	3.1 Proposed Development	
	3.2 Positive Aspects of the Proposal	
	3.3 Points for Further Consideration	
4	Physical Security	11
	4.1 Doors	
	4.2 Windows	
	4.3 Glazing	
	4.4 Alarms	
	4.5 Access Control	
	4.6 Bicycle Parking Areas	
	4.7 Lighting	
	4.8 Car Parking Areas	
	4.9 CCTV	
	4.10 Other	
5	Management & Maintenance	13
6	Construction	13
7	Useful References	13
	7.1 Secured by Design (SBD)	

Appendix

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

1 Visual Audit

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

The site is located at the road junction of Boarshaw Rd & Stanycliffe Ln. The site is currently occupied by a vacant nunnery.

The site is bound by Boarshaw Rd & Stanycliffe Ln with the above roads forming the south and east boundaries respectively, defined by a masonry wall. The west boundary is shared by an existing church and north boundary is shared by a new build residential property. Both defined by timber fence panels between concrete posts.

The surrounding buildings are mainly residential developments, the site benefits from good levels of natural surveillance. there is a school to the north along Stanycliffe Lane and a cemetery to the east along Boarshaw Rd.



2 Crime Statistics & Analysis

The data below is based on crimes recorded between 1st October 2024 to 30th September 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
6	<5	24	90	<5	<5	<5	<5	<5	<5

- 2.1.1 The volume of crime in the local area is not particularly high, with the exception of criminal damage and less serious woundings (i.e. assaults).
- 2.1.2 As this Crime Impact Statement relates to a proposed residential scheme, the more detailed analysis below will focus on local domestic burglary and vehicle crime.

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

- 2.2.1 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).
- 2.2.2 Entering apartment buildings by means of insecure doors/ tailgating residents and gaining access to communal areas.
Possible Solution - There should be 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.
- 2.2.3 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.

2.3 Risk Factors - Residential

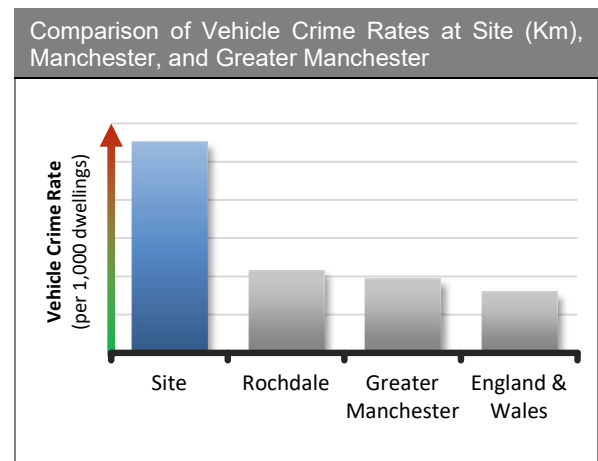
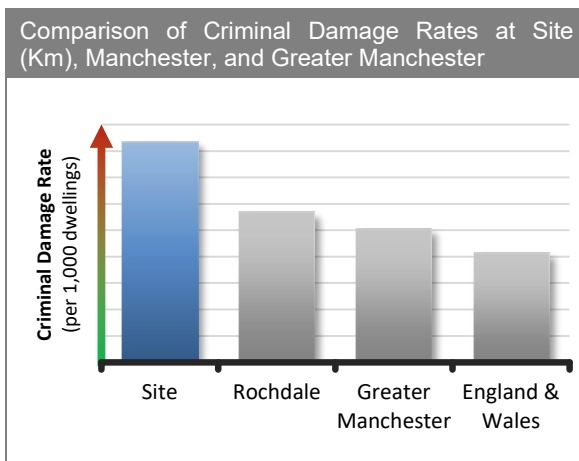
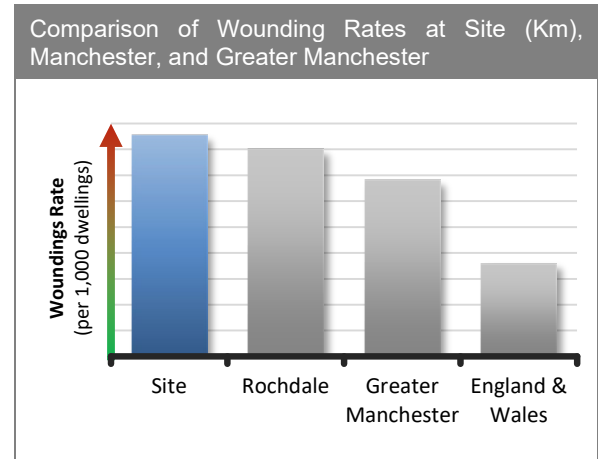
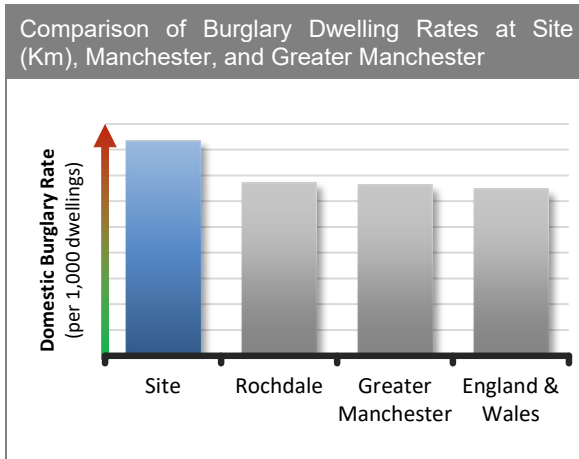
The typical security risks for a development of this nature are:

- 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

2.4 Crime Rate Comparison

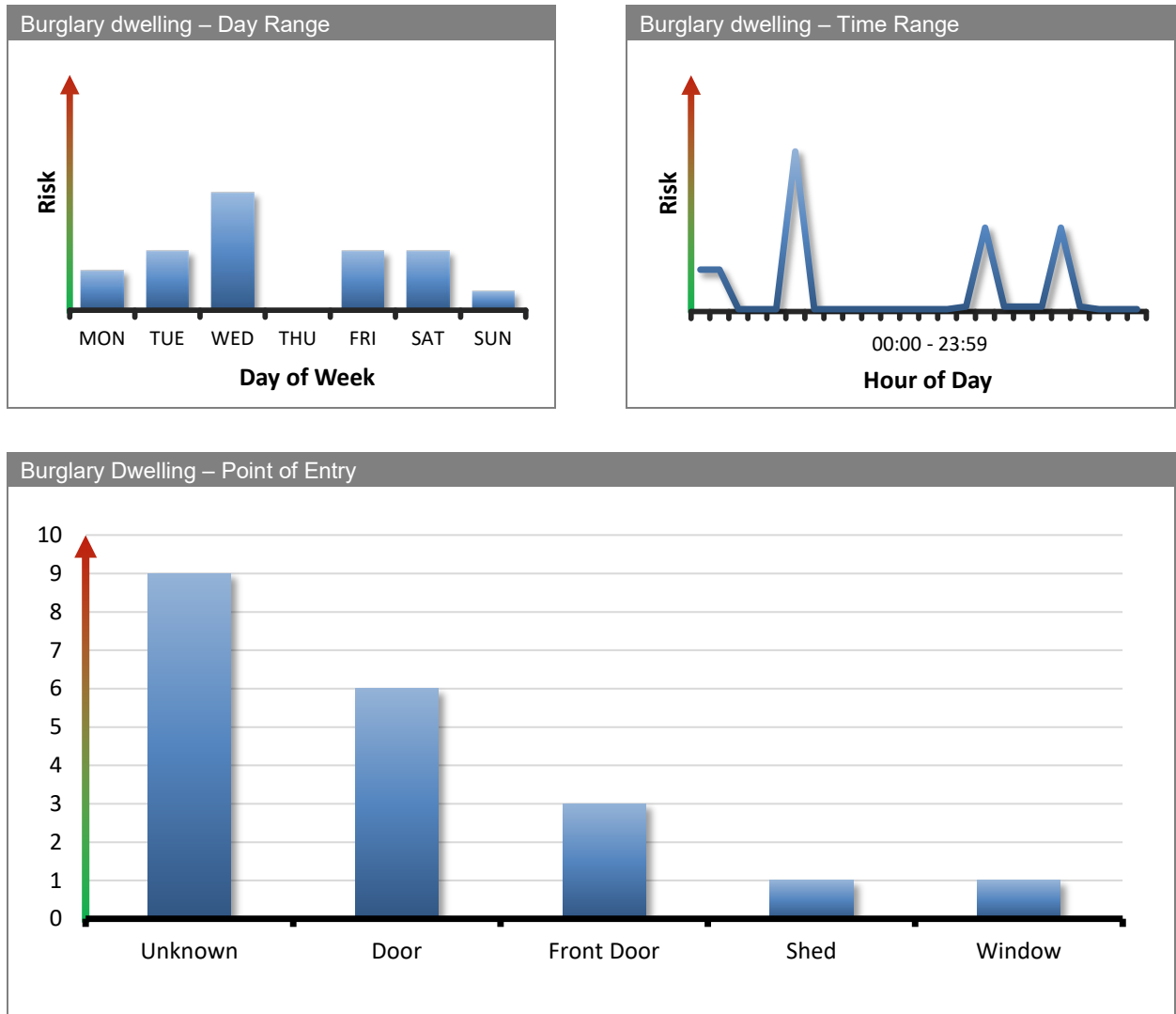
The rates below relates to crime committed within 500m of the site. England & Wales data was last recorded for January – December 2021.



- 2.4.1 The rate of domestic burglaries per 1000 dwellings is **24% higher** than Rochdale as a whole, **26% higher** than Greater Manchester and **29% higher** than England & Wales.
- 2.4.2 The rate of woundings per 1000 dwellings is **7% higher** than Rochdale as a whole, **25% higher** than Greater Manchester and **140% higher** than England & Wales.
- 2.4.3 The rate of incidents of criminal damage per 1000 dwellings is **47% higher** than Rochdale as a whole, **66% higher** than Greater Manchester and **101% higher** than England & Wales.
- 2.4.4 The rate of incidents of vehicle crime per 1000 dwellings is **157% higher** than Rochdale as a whole, **187% higher** than Greater Manchester and **248% higher** than England & Wales.

2.5 Domestic Burglary: Risk Analysis

The data below relates to domestic burglaries committed within 500m of the site.



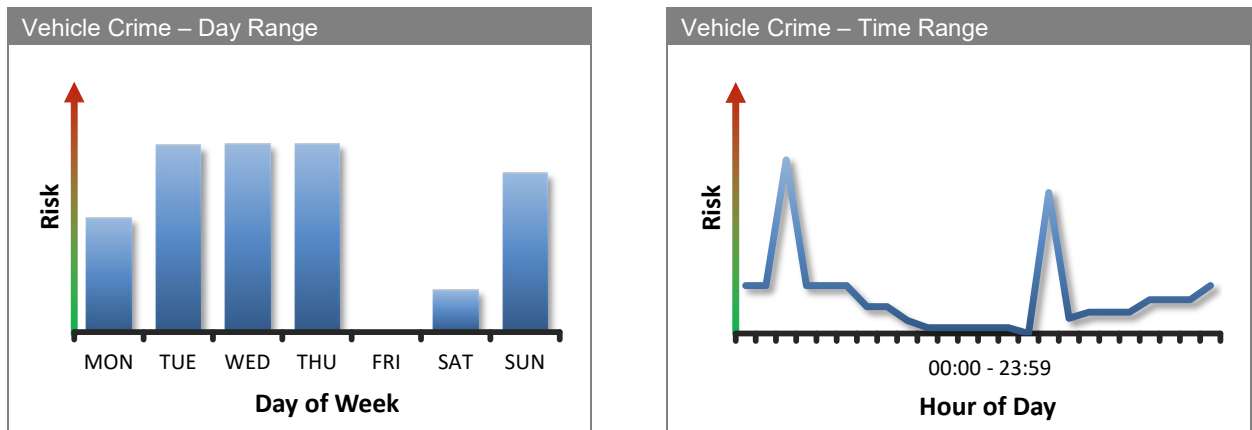
2.5.1 **Day/Time Range:** The risk of domestic burglary is highest on Wednesday in the morning (05:00-06:00). Offenders often target dwellings in the evening when it is dark and there is less footfall in the area, giving them the perception that they are less likely to be caught or identified.

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

- In cases where the entry point has been recorded as 'unknown', it is likely that the offenders has exploited insecure windows or doors.
- Smashed glazing in the windows and doors.
- Using bodily pressure or implements in order to force open secure windows and doors.

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 Wednesday to Thursday in the early hours of the morning (02:00-03:00) and in the afternoon (15:00-16:00). Offenders tend to target vehicles at these times when they are often left unattended and out of sight of the owners for long periods of time, either whilst they are working or asleep at night.

3 Layout Appraisal

3.1 Proposed Development

- 3.1.1 The redevelopment will see the conversion of a 2-storey building into 10 apartments. The apartments will have a cycle store, bin store and 7 parking 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 proposal will bring additional legitimate activity to a currently vacant site. Redevelopment with housing and repopulation of the site should help to generate a sense of ownership and responsibility and improve informal policing of the area.
- 3.2.2 The proposed development will bring activity, overlooking and surveillance to the area during the day and night.
- 3.2.3 The internal areas of the building appears to be generally free of obstacles, thus an intruder would find difficulty in hiding within the communal parts of the buildings. All communal doors within the corridors should include glazed elements to improve sight lines. Installation of mirrors should be considered to improve sight lines around blind corners in certain locations. The proposed development will bring additional activity and surveillance to the area, at varying times of the day and night.
- 3.2.4 Access controls can easily be deployed at the communal entrance door to the property, in order to restrict access to residents and authorised visitors only.
- 3.2.5 The principal entrance to the building will be located in a prominent position and will be capable of being clearly seen from the public realm.

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 sides and rear of the building should be restricted to residents via a secure fence and gate.
- 3.3.2 The bicycle store should be of robust construction and the door should be self-closing and self-locking. It should also operate on an access control system, operated with resident's key card/fob. Bicycle racks should allow both wheels and the frame to be secured.
- 3.3.3 Consideration should be given to the vehicular entrance to the car park being fitted with an automatic vehicular gate/s, to prevent unauthorised access.
- 3.3.4 External 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, these features should be permitted under the scope of the certification.
- 3.3.5 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.
- 3.3.6 There should be a secondary access-controlled door into the circulation cores of the building to reduce the potential for tailgating.
- 3.3.7 A secure mail delivery system should be supplied, to allow delivery without access to the whole building. Given the emerging trend of parcel thefts (particularly at apartment blocks).
- 3.3.8 The door to the bicycle store should be security-certified and be self-closing and self-locking. It should also operate on an access control system, operated with resident's key card/fob. Bicycle racks should allow both wheels and the frame to be secured.

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.
- ☐ 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.
- ☐ Where secure postal lobbies are 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. The post-boxes themselves should be certified to Door & Hardware Federation Technical Specification 009 (TS 009), with letter box apertures to a maximum size of 260mm x 40mm (incorporating anti-fishing measures). The Royal Mail should be allowed access to the lobby to allow for deliveries to the building. Consideration should also be given to a secure system for depositing parcels within a secure area, such as the smart parcel boxes used by the major internet shopping companies. All other deliveries should be made directly to residents via the access control system.
- ☐ 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.
- ☐ 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.

4.2 Windows

- ☐ Windows must be compliant with and certified to BS PAS 24.
- ☐ 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. Windows can be fully openable from the inside to allow ventilation of the dwellings in accordance with Approved Document O but the window restrictor must reengage when the window is closed.

4.3 Glazing

- ☐ Glazing to a height of 2400mm (or if otherwise accessible) must incorporate at least one pane of glass rated as P1A under EN 356. The remaining pane in a double-glazed unit may be toughened glass.

4.4 Alarms

- ☐ If an alarm is installed, then it should comply with either: BS EN 50131 and PD 6662 for wired systems or BS 6799 for wireless systems.
- ☐ If an alarm is installed, it should be linked to contacts on all external doors, (including internal doors into garages) and, PIR detectors should cover all ground floor rooms with windows.
- ☐ 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 entrance door
 - Secondary communal entrance door
 - Staff only areas
 - Bicycle store

4.6 Bicycle Parking Areas

- ☐ Doors into the cycle parking area(s) must include a lock capable of being operated via an electronic access control system, with access restricted to registered residents (i.e. genuine bicycle owners).
- ☐ 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 Lighting

- ☐ Lighting must be provided to all entrance doors, car park and the cycle store of the development.
- ☐ Fittings should produce 'white' light, as opposed to yellow/orange light. Metal halide (or bulbs with a comparable output) should be used, as these offer superior colour rendition over alternatives such as high- and low-pressure sodium bulbs.

4.8 Car Parking Areas

- ☐ Apartment car parking areas should be illuminated to a high standard.
- ☐ Car parking spaces should be clearly marked, and signage should indicate that these are for residents use only.

4.9 CCTV

- ☐ Consideration should be given to installing a modest CCTV system. Cameras should be placed where they are able to monitor:
 - all external doors.
 - mail room.
 - the cycle store.

4.10 Other

- ☐ Any rainwater pipes should be square in profile and fixed back to the building fabric to prevent climbing to upper floor windows.

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
25/09/2025	Grant Erskine Arch	CIS Application
25/09/2025	DfS	CIS Fee Proposal
25/09/2025	Grant Erskine Arch	CIS Confirmation
08/10/2025	DfS	Site Visit

B Associated Documents

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

Drawing No.	Drawing Title	Date	Rev
(-9)A010_PLNG	EXISTING DETAILS (2)		
(20)A010_PLNG	PROPOSED DETAILS (3)		

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		