



Crime Impact Statement

Site/Project:	Change of use for 18 Sadler Street from retail unit into x15 dwellings to include single storey vertical extension.
Location:	18 Sadler Street, Middleton, Manchester. M24 5UJ.
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Date:	18 th April 2022 V1.0



Mason and Marlowe

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1: Introduction

This Crime Impact Statement:

- Has been produced by Dobson Owens Security Consultants, an independent consultancy who have not been involved in the design process prior to this instruction.
- Analyses the existing crime and disorder in the surrounding areas to the site and any potential impacting factors.
- Assesses the proposed development against the principles of CPTED (Crime Prevention through Environment Design) to offer proposals to reduce opportunities and the negative perception or fear of crime.
- Provides recommendations to reduce the proposed development's and the surrounding area's vulnerability to crime.
- Provides physical security standards based upon the Secured by Design test standards and British Standards/PAS.
- Will assist in reducing resistance to the development from the local communities and help maintain positive links between the developer and the affected stakeholders.

2: Executive Summary

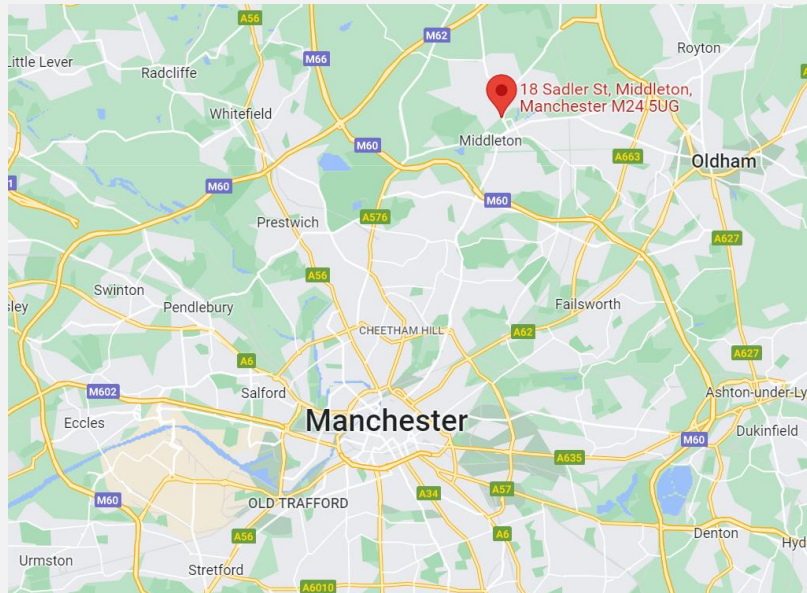
This application has been assessed against the existing crime environment and the potential concerns created by project activity and proposed residential use.

A crime analysis in the immediate vicinity of the proposed site and broader neighbourhood area has been conducted in line with the anticipated use and controls from the proposal. Based on this intelligence, the existing condition of the property and the extensive residential facilities already in the area, there are no enhanced crime risks presented and the project will likely have a positive impact on the neighbourhood, the likelihood and fear of crime.

3: Proposal Overview

The proposal is to convert and vertically extend an existing warehouse on Sadler Street, Manchester into an apartment block incorporating 15 one-, two- and three-bedroom units over three floors as well as three standalone office facilities.

The proposed site is located on the northern edge of Middleton, which is a town in the Metropolitan Borough of Rochdale, Greater Manchester. It lies approximately 8.5km north of Manchester city centre, 5km west of Oldham and 7km south of Rochdale. The links into and out of the city are very good being just 2km from the M60 outer ring road and this also facilitates onward northern, southern and eastern travel.



The site sits adjacent to a cul-de-sac where there is no vehicular access from the south (Wood Street). Access is gained via Long Street or Rectory Street, onto the connecting Dunford Street and then down Sadler Street.

The surrounding properties are largely commercial units, particularly to the south and on the opposite side of Wood Street. However, there are residential properties nearby on Long Street and a much larger expanse of domestic housing begins approximately 100m northwards up Sadler Street.

To the rear of the property there is a large walled garden/waste area that is attached to a commercial property on Long Street that was formally Middleton Conservative Club and more recently the Kohinoor Tandoori Restaurant.



4: Site Analysis

The proposed development is located in the north easterly section of Greater Manchester and whilst still considered a metropolitan area, the breaks in dense population are starting to appear and there are many more extensive green areas than closer to the city centre. Indeed, the site sits within a defined urban space of the Middleton Town Centre Conservation area. The Alkrington Woods and Nature Reserve is 1km to the east.

As discussed in Section 5 below, crime generally decreases as you move away from large, metropolitan areas and so this will have a positive impact in the area. That said, Middleton still has excellent links with Manchester city centre, being just 2km from the outer M60 ring road. There are also regular bus services with north and south directional bus stops immediately adjacent to the site on Long Street, approximately 100m away. Whilst this provides easy escape routes for adversaries, the prevalence of ANPR and associated traffic and public CCTV cameras in the surrounding areas will offer additional detection capabilities.

The buildings within a one-kilometre radius are largely residential to the north, east and west, with wider rural expanses developing the further travelled. There is however, the associated mix of small businesses, shops and some industrial units, which support this type of domestic development.

Immediately to the south of Sadler Street is principally commercial with an industrial estate, large supermarket, shopping centre and sports arena. There are also several schools, sports clubs and recreational spaces nearby which is indicative for this type of location and proximity to a large city.

The nearest high street and associated services such as bars, shops, restaurants, fast food etc. is on Long Street to the west of the site. However, this is somewhat sporadic in nature and more dense services and lively night spots are located on Oldham Road, approximately 600m to the south east of the site.

The building is detached with the immediate neighbouring properties being a translator business, a milk laboratory and a warehouse/workshop industrial unit.

Pedestrian and vehicular activity in this area will likely be at a peak between 0830-0930 in a morning and 1530-1730 on an evening for residents travelling to work and taking and collecting children from school. Evenings will have some activity, especially to the industrial area to the south of the site, with overnight periods being fairly quiet. There will likely be increased activity on a Friday and Saturday evening along the main high street areas.

Site Perimeter and External Areas

The proposed site is currently occupied and utilised as a warehouse, although its general appearance is somewhat dilapidated. Its industrial history as a warehouse has obviously also taken its toll with decaying window frames, peeling paint panels, rust stained metal caging to the ground floor and many skylights on the rear single storey elevation have been broken. Such characteristics are known to attract crime (Wilson and Kelling Broken Windows Theory).



The perimeter of the site is clearly demarcated by a wall, part of which is freestanding, and other areas, such as the east elevation, where this is created by the adjacent building shell. There is a positive elevation change east to west up this section of Sadler Street and at the front of the building, this results in the wall being lower in relation to its height from the footpath. This is topped by a metal gridded fence which helps in clearly demarcating the perimeter.

The buildings immediately adjacent to the building, whilst commercial, are generally better cared for with new cladding, grilles and roller shutters/doors installed (left below). This is with the exception of the large warehouse unit contiguous to the north west, which has a similar appearance to the proposed site, albeit without the windows (middle below). The following residential area and surrounding streets have properties that are all in very good condition and cared for. These are a mix of traditional terraced and semi-detached housing as well as blocks of flats (below right). The surrounding streets are illuminated with a variety of LPS and LED lamps and there will be residual lighting received from the adjacent road network to the south.



There are currently no visible signs of antisocial behaviour or graffiti in this area, although it is prudent to mindful that buildings in poor condition can attract such incidents and issues may develop. There are currently side and rear paths that are also hidden from view and unlit as well as an accessible roof area at first floor level that may be an attractive area for young people to gather when the building is closed or should it ever become vacant, especially on a sunny summer afternoon.



The new footprint, supplemental illumination from the site and the additional activity in the area would likely alleviate deter most of these potential issues.

There is no parking allocated for the site and residents will utilise on-street parking outside of the building. The lack of prescribed parking may potentially create an issue with vehicle crime, although parking areas are clearly designated with road lining and already used for this purpose during the day.

Building Design and Footprint

As highlighted above, the existing footprint of the building is somewhat complex, with a U-shaped first floor that creates a flat roof area to the rear. There are currently five access points; two double leaf doors on the north and south corner of the Sadler Street elevation, one single leaf emergency exit on the south side of the building and two further single leaf emergency exits to the rear.

The proposed design resolves the complex layout to create a much more uniform, rectangular footprint with straight lines and the addition of an upper level with windows will both aid natural surveillance.

The proposed design utilises the existing north west door as the main entrance into the building off Sadler Street as well as the two rear access points, one of which leads only to a bin store and not onward entry into the building. This means that there are only two entrances into the apartment building, with the rear door likely being largely utilised for the bin store and bike room. The anticipated communal travel through the apartment building is indicated in green with red arrows below.

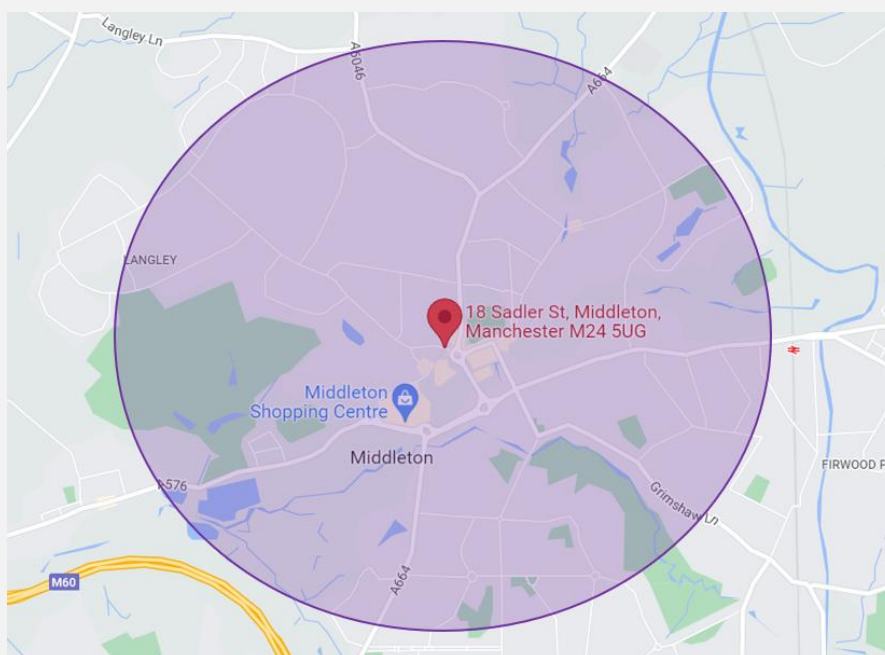
Additional doors will be added to facilitate three self-contained office areas. These offices do not have direct access into the apartment building and are indicated in blue below.

This presents a simple access strategy that suitably minimises entry points into the apartment section of the building and unnecessary travel and thoroughfares. Whilst the office space presents a different dynamic to the types of crime the building may attract, these will also provide additional activity and residual illumination to the rear of the building, which may otherwise be a little isolated.



5: Crime Analysis

5.1 Crime Statistics – Immediate site vicinity



A crime analysis of a 1.6 kilometre (one mile) radius around the Sadler Street site has been completed. The above map demonstrates the area captured within this.

The statistics have been compared from July to June 2017-18 and 2018-19. More up to date and suitably representative crime statistics are unavailable from Greater Manchester Police. However, the crime rates are extremely consistent over the two periods and the dynamic provided by the COVID-19 pandemic for the last two years and extended lockdown durations may provide unrealistic trends for the area.

Crime Type	Total No. Crimes July 2018- June 2019	Total No. Crimes July 2017- June 2018	+/- %
Anti-social behaviour	718	718	0
Burglary	226	274	-18%
Robbery	70	41	+70%
Vehicle	378	364	+4%
Violent/sexual	1,212	1,182	+3%
Shoplifting	206	194	+6%
Criminal damage and arson	410	465	-12%
Other theft	292	242	+21%
Drugs	68	43	+58%
Cycle theft	27	23	+17%
Theft from person	22	27	-19%
Weapons	45	36	+25%
Public order	506	576	-12%
Other	97	75	+29%
Total	4,277	4,260	+0.3%

(Other crime includes crimes such fraud, forgery, going equipped and other Home Office notifiable crimes. Other theft includes theft from building and handling crimes). Statistics obtained from www.crimstats.co.uk

The above statistics show a very consistent level of crime with an overall variance of +0.3% or 17 incidents. Whilst some of the percentage increases or decreases seem significant, the number of incidents this equates to is generally quite low. The overall crime trends are typical, albeit higher than average, for a mainly residential area on the outskirts of a large city.

The data highlights violent and sexual crime as the most frequent crime. Whilst this initially appears concerning, it should be noted that this is a broad category and covers a variety of offences ranging from common assault to murder. This means that the offence does not necessarily need to be physically violent and can be threatening language or gestures that make another person think that they may be about to be attacked.

The data indicates fairly constant rates in this classification with a variance of only 3% between the reporting periods.

Antisocial behaviour is the next most prevalent crime. Anti-social behaviours are actions that harm or lack consideration for the well-being of others or any type of conduct that violates the basic rights of another person or considered to be disruptive to others in society. This is more of a community based offence and this type of incident is attracted to buildings that are deteriorating in physical appearance and condition. Such environments suggest that poor behaviour is not addressed and encourages further wrongdoing. This has the potential to subsequently impact the surrounding residential area.

This crime category has remained constant with no variance between the two reporting periods.

Public order and criminal damage/arson are the next most frequent crimes in the area and the latter similarly correlates to the above observation in regard to the physical condition of the warehouse.

Burglary is quite high in the area in comparison to the rates of other crimes, but has also seen one of the biggest decreases of 18%.

The highest increases relates to robbery and drug crime which have risen by 70% and 58% respectively. Whilst this should not be discounted, this is a little misleading and whilst a significant increase, the number of incidents is fairly low.

Overall, the crime statistics for this area are higher than average for towns outside of the M60 in the Greater Manchester area.

5.3 Analysis of Impact of Proposed site on Crime

Violent/Sexual Crime

As discussed above, this is the most prevalent crime in the reporting area and whilst the existing site would likely have minimal negative impact on this, the creation of a formal residential area with defined boundaries and good illumination will likely positively influence both the incidence of violent and sexual crime in the immediate vicinity and the fear of such an incident.

The development of the site will increase natural activity in area and minimise deviant behaviour that could be attracted to the property. This is important as in many instances, lower-level crime such as public order, anti-social behaviour or criminal damage can be a precursor for more serious incidents, such as violent crime.

Anti-social Behaviour/Public order

Whilst there are currently no significant indicators of anti-social behaviour at the site, as previously discussed, buildings in a poor state of repair attract this activity and it is feasible that it could become a problem, especially during school holidays.

Such an increase of incidents in this area could negatively impact the local community and the fear of crime.

Again, the provision of a formal residential space that is clearly defined and well illuminated can offer additional surveillance and legitimate activity in the area which would be an active deterrent for such crime.

Criminal Damage

Criminal damage is the fourth most prevalent crime in the area of the proposed site. However, the development of the building into apartments and a lived-in space that is cared for can only positively influence this statistic. Not developing the building will increase decay markers and likely attract additional such incidents.

Burglary

As highlighted in the overview section, burglary in the area has reduced, but remains high in relation to the other categories and similar locations in the Greater Manchester area.

Burglaries tend to occur during the hours of darkness where the risk of being noticed or caught is perceived as lower. This also correlates to adversaries anticipating houses to be empty as they generally do not want a confrontation with a resident.

Access is primarily made through the rear of properties as again, there is a lower likelihood of being seen. Back doors and windows are often attacked to gain entry. Climbing points such as fencing, walls and maturing trees may also provide access to upper windows.

However, apartment buildings tend to be less targeted than individual houses due to the community development and increased activity on site; it would be rare for all of the units to be unoccupied at the same time and so this increases the likelihood of an adversary being detected.

The design of the proposed development affords minimal access points and as such, all activity will funnelled into these areas increasing casual surveillance/monitoring. This will have a similar effect where suspicious behaviour would likely be noticed.

Ground level windows also create a considerable risk to burglary and thoughtful design as to how these open or are designed is advised.

Given these observations and design elements, the planned illumination and that the site is adjacent to a large residential area, it is not believed that the building will have a negative impact on burglary.

Vehicle Crime and Cycle Theft

Vehicle crime has stayed fairly constant with only a small increase of 3% over the reporting period. Cycle crime has increased by 17%, although this is slightly misleading due to the low number of incidents and this actually equates to only four additional occurrences.

As previously discussed, there is no formal parking arrangement for the residents of the site and so there is the likelihood of increased parking to the front of the building. It is not clear where overflow parking

may be facilitated and with 15 apartments and three office spaces, the streetside parking may not accommodate the requirements for the residents. There are areas of land attributed to other buildings in the area that could potentially be informally used, although these are generally are poorly lit and set back from the street. This has the potential to impact vehicle crime in this vicinity.

Sadler Street is also link pedestrian route from the adjacent shopping centre and sports arena where evening events take place. The roadside vehicles may therefore be vulnerable to vandalism by late night party dwellers walking home on an evening.

However, the terraced housing and flats further up Saddler Street have a similar parking arrangement with no onsite facilities.

There is a secure cycle storage area within the building on the ground floor. This is much more preferable to an external facility.

It should however, be noted that such an area will provide improved protection against the external adversary, but not the internal one.

Building Site

During the construction phase of the proposed site there is a risk of burglary, theft (internal and external) and potentially sabotage of the site if the plans have been disputed publicly.

The site should be robustly hoarded with a single point of access and supplementary emergency exits as needed for health and safety. CCTV and security signage should be utilised to provide an active deterrent.

Care should also be taken to not leave facilitators for crime in view and accessible (e.g., tools, ladders, scaffold, pipes, bricks etc.)

6: Crime Prevention Through Environmental Design (CPTED)

The following section will analyse the proposed site in relation to the five core principles of CPTED.

Natural Surveillance

This principle is about increasing visibility that will help ensure that deviant behaviour is noticed and this subsequently provides an active deterrent to potential adversaries. In this instance, creating clear lines of sight and providing as much visibility of the external areas from apartment windows will increase the feeling of safety for legitimate users of the space.

The overall design of the building is rectangular which allows for straight lines and natural surveillance along each elevation of the building. Whilst external areas are somewhat limited due to the site footprint and the side paths around the building quite narrow, appropriate illumination in these areas will help maintain visibility to users. There are no recessed doors or windows that may create shadowy areas or hiding places for adversaries.

Each elevation includes feature windows at each level and this will also assist with natural surveillance of the outer areas. The additional of a second level on the building will further enhance this facility.

Natural Access Control

This is the control of vehicles and pedestrians through structures such as physical barriers, lighting or landscaping. Where possible, access routes should be clearly delineated – for example, in this instance, pedestrian access points and footpaths. The vast majority of people will comply with simple and subconscious guidance such as this and those not complying become immediately visible.

The building has only two entry points into the main apartment area and it is anticipated that the entrance on Sadler Street will accommodate much of the access traffic, with the side paths and being used by the office tenants. The main entrance is clearly visible from the street and there is a public lamp post immediately adjacent to the building frontage. This will help with the monitoring and funnelling of people into the building.

The rear entrance is likely to be largely used by residents taking rubbish out to the bin store as opposed to as a main entrance, but this feeds into a simple hallways design and so anyone accessing via this route will immediately be within the communal thoroughfare of the building with a higher likelihood of being detected.

Management and Maintenance

It is important that on completion, the physical environment is maintained to give the impression of care. Markers such as graffiti, litter or abandoned personal belongings can lead to an impression that this type of behaviour is tolerated and encourage further and elevated levels of criminal activity.

As a domestic apartment block, this is less likely to occur as in a commercial site as residents usually develop a community feel and take pride in their homes and the surroundings. There are limited external areas for litter or abandoned objects at the Sadler Street site. However, management services to the building should include regular inspections and issues or graffiti detected removed quickly to deter further occurrences.

Natural Territorial Reinforcement

There are two parts to Natural Territorial Reinforcement:

- Creation of a sense of ownership and security culture within the site
- Create a sense of owned space where space is clearly defined and strangers stand out

As mentioned above, small apartment buildings such as the proposed site generally create a small community and can identify out of the normal activity.

The site planned will have clear demarcation of land through a perimeter wall and the building shell. This will help to minimise 'accidental' access. As previously highlighted, there are limited external areas at the site and so this is

unlikely. Clear signage outlining the apartment addresses and numbers externally will highlight its residential status and similarly thoughtful notices in regard to the rear office space will help minimise access from curious members of the public.

Compartmentalisation

This is a fundamental security principle that develops concentric layers of protection around assets to delay an adversary and increase the likelihood of detection.

The compartmentalisation of the building is generally good with two layers of protection around each apartment; i.e., the main entrance and communal areas and then the door into the apartment. This is less effective for the office space where the main entrance door leads directly into the workspace. These doors should therefore be of an external standard with multiple locking points at least 50cm apart.

7: Recommendations

The following recommendations have been synthesised from the previous analysis and are also based on the standards outlined in Section 8.

Site Perimeter/External Areas

- Installation of effective, uniform lighting that does not create pools of intense illumination, create silhouettes of oncoming people or temporarily blind through glare. This should cover all perimeter areas and side footpaths as well as the key entrance points.
- The site perimeter should be clearly defined and fences/walls to the side and rear of the site should be of a suitable height to discourage climbing.
- Appropriate signage to advertise the residential status of the building and access arrangements for the office space.
- Gates should be installed on the side elevations to mitigate open access to the rear of the building.
- Door to the office spaces should meet external standards and have multiple locking points that are at least 50cm apart.

Building Shell

- Consideration as to how windows at ground level open to minimise access opportunities. For example, hinged at the bottom to tilt inover.
- Entrance points to be well illuminated.

8: Conclusion

This application has been assessed against the existing crime environment and the potential concerns created by the proposed site. It is concluded that given the existing condition of the building and its likelihood to further deteriorate, the surrounding facilities and extensive residential population in the vicinity, this development will not negatively impact crime. Indeed, it will likely have a considerable positive influence on the area and reduce opportunities for crime and fear of crime.

Recommendations have been made throughout this document to increase resilience to crime and compliance to the relevant Secured by Design standards.

9: Appendix 1: Standards

The following standards and features are recommended and are required for this development to demonstrate appropriate physical security to meet Secured by Design test standards.

Doors

- All external doors and internal access doors to the individual units (single and double leaf), windows and skylights must be compliant with and certified to BS PAS 24 (2016) or LPS 2081 SRB. It is also important that the additional ironmongery on escape doors is permitted under the security certification of the door. *(BS PAS 24 (2016) supersedes PAS 24 (2012) and provides a method for testing and assessing all security performance requirements of doorsets and windows, providing an easier specification requirement for developments).*
- Glazing in doorset and lower level windows should be compliant with BS EN 356: 2000.
- External doors and access doors into the individual units should have 3 hinges and a 5 lever/pin mortice deadlock (to BS 8621: 2017) – assumed keyless egress.
- Multipoint locking assemblies equivalent to BS8621.
- Door viewers to be compliant to DHF TS 002: 2009
- Door chains and limiters to be compliant to DHF TS 008: 2015

Illumination

- External areas of the proposed site should be illuminated to BS5489-1.

Access Controls

- AACS should be installed in line with BN EN 60839 – 11

Building Intruder Detection System

- Each individual unit (including offices) should have a building intrusion detection system installed in line with BS EN 50131 (wired system). This should not include any wireless devices.

Appendix 2: References

- www.ismi.org.uk
- www.crimestats.co.uk
- www.police.uk
- www.googlemaps.com
- www.wiki.com